



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

July 23, 2015

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**REGARDING: PROJECT NO. TR067861-(4)
COASTAL DEVELOPMENT PERMIT NO. 200600007
CONDITIONAL USE PERMIT NO.200600288
PARKING PERMIT NO.200600020
VARIANCE NO.200600012
LEASE PARCEL 9U, MARINA DEL REY, CA 90292**

The Regional Planning Commission, by its action of **July 22, 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).

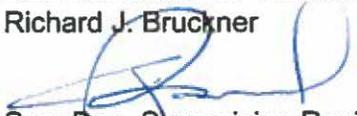
The applicant or any other interested persons may appeal the Regional Planning Commission's decision. The appeal period for this project will end at 5:00 p.m. on August 5, 2015. **Appeals must be delivered in person.**

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



for SZD

Sam Dea, Supervising Regional Planner
Special Projects Section

Enclosures: Affidavit of Acceptance (Permittee's Completion), Notice of Determination (1 original, 1 copy), Findings, Conditions of Approval, Department Comment Letters, Mitigation Monitoring Plan

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. TR067861-(4)
COASTAL DEVELOPMENT PERMIT NO. 200600007
CONDITIONAL USE PERMIT NO. 200600288
PARKING PERMIT NO.200600020
VARIANCE NO. 200600012**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 22, 2015, in the matter of Project No. TR067861, consisting of Coastal Development Permit No. 200600007 ("CDP"), Conditional Use Permit No. 200600288 ("CUP"), Parking Permit No. 200600020 ("Parking Permit"), and Variance No. 200600012 ("Variance"). The CDP, CUP, Parking Permit, and Variance are referred to collectively as the "Project Permits." The Commission previously conducted duly-noticed hearings on the Project Permits, on October 29, 2008, November 5, 2008, August 12, 2009, October 14, 2009, February 3, 2010, and March 10, 2010.
2. The permittee, MDR Hotels, LLC ("permittee"), requests the Project Permits to authorize the following: 1) the construction of a new 288-room hotel contained in one building with one five-story wing and one six-story wing and associated amenities including two (2) meeting rooms, restaurant, bar/lounge, fitness center, ground floor outdoor terrace, second floor outdoor deck with a pool, spa, and fire pits, and operations spaces including lobby, offices, laundry and maintenance facilities, 212 parking spaces contained in a one-level subterranean parking structure and 19 parking spaces contained in a surface parking lot, associated signage and landscaping, grading and vegetation removal, a new 28-foot-wide public waterfront promenade and a WaterBus shelter; 2) the sale of a full line of alcoholic beverages for on-site consumption; 3) valet-managed tandem parking; and 4) a reduction in the required promenade and side yard setbacks (collectively referred to as "Project") on an approximately 2.2-acre portion of Lease Parcel 9U in the unincorporated community of Marina del Rey ("Project Site").
3. The Project Site is located on Marina del Rey Lease Parcel 9U. The development area consists of the northern approximately 2.2-acre portion of a larger 3.66-acre lease parcel. The Project Site is irregularly shaped with generally flat and gently-sloping topography towards the water to the east. The Project Site is currently vacant and is fenced off from the public except for a small paved walkway along the subject parcel's bulkhead.
4. The CDP is a request to authorize the construction of the following: 1) a new 288-room hotel contained in one building with one five-story wing and one six-story wing and associated amenities including kitchens in the rooms located in the northern, six-story wing, two (2) meeting rooms, restaurant, bar/lounge, fitness center, ground floor outdoor terrace, second floor outdoor deck with a pool, spa, and fire pits, and operations spaces including lobby, offices, laundry and maintenance facilities, one-level subterranean parking structure, surface parking lot, associated signage,

- landscaping, grading, and vegetation removal; 2) a new 28-foot-wide public waterfront promenade with associated amenities; and 3) a WaterBus shelter in the Hotel Zone pursuant to County Code Section 22.46.1110
5. The CUP is a request to authorize development of a parking structure and the sale of a full line of alcoholic beverages for on-site consumption in the Hotel Zone pursuant to County Code Sections 22.46.1360 and 22.56.195.
 6. The Parking Permit is a request to allow for the use of valet-managed, tandem parking in the Hotel Zone pursuant to Part 7 of Chapter 22.56 of the County Code.
 7. The Variance is a request to authorize a zero setback from the public waterfront promenade and a reduction in the northerly side yard setback to allow a 7 ½-foot setback in the Hotel Zone pursuant to Section 22.46.1070 and Part 2 of Chapter 22.56 of the County Code.
 8. The Project Site is located in the Playa del Rey Zoned District and is currently zoned Specific Plan.
 9. The Project Site is located within the Hotel land use category with a Waterfront Overlay Zone of the Marina del Rey Land Use Policy Map.
 10. Surrounding Zoning within a 700-foot radius includes:
 - North: Open Space, Residential V, Residential III, Water
 - South: Residential V, Water, Multi-family Residential (City of Los Angeles)
 - East: Water, Residential III
 - West: Multi-family residential (City of Los Angeles)
 11. Surrounding land uses within a 700-foot radius include:
 - North: Open space, multi-family residential structures, water (Basin B)
 - South: Vacant land (future site of a restored wetland and upland park), multi-family residential structures (County and City of Los Angeles), water (Basin A)
 - East: Water (Basin B), multi-family residential structures
 - West: Multi-family and single-family residential structures (City of Los Angeles)
 12. In 1975, the Regional Planning Commission ("RPC") approved CUP No. 837 for a 10-story, 300-room hotel. In 1977, the RPC granted an extension to the previously approved CUP for the construction of a 10-story, 300-room hotel. In 1981, CDP No. A-207-79 was approved by the CCC and permitted the construction of a nine-story, 300-room hotel with associated commercial space. In 1999, CUP No. 99-205 was filed to authorize a 288-room hotel and a 527-unit residential complex; the application was denied due to inactivity. In 2010, the RPC approved Project No. TR067861 and permitted the development of a 288-room hotel and timeshare resort with associated amenities. In 2012, Project No. R2009-02277-(4) was certified by the CCC. This major amendment to the Marina del Rey Local Coastal Program designated the northern portion of Parcel 9U as Hotel and the southern portion of

Parcel 9U as Open Space to accommodate a proposed public wetland and upland park. The amendment also included policies and development standards intended to guide the development and protect the biological productivity of the public wetland and upland park. In 2012, CDP No. A-5-MDR-12-161 was approved by the CCC and permitted the restoration, construction, and maintenance of a public wetland and upland park on the southerly approximately 1.46 acres of the subject parcel; development is pending.

13. The permittee is requesting the Project Permits to authorize the construction of the following: 1) an approximately 263,000-square-foot, 288-room hotel containing a five-story wing and a six-story wing (approximately 61-foot- and 72-foot-tall respectively). The southern five-story wing is anticipated to be operated under the Marriott's Courtyard brand and will be comprised of rooms of various types and sizes; some of these rooms will include wet bars. The northern six-story wing is anticipated to be operated under Marriott's Residence Inn brand and will be comprised of suites of various sizes; these rooms will include small kitchen facilities. The proposed hotel will include approximately 13,800 square feet of amenities including meeting rooms, restaurant, bar/lounge, fitness center, a ground floor outdoor terrace, a second floor deck with pool, spa, and fire pits overlooking Basin B, and operations spaces including lobby, offices, and laundry and maintenance facilities; to the extent feasible, the hotel is proposing to incorporate Leadership in Energy and Environmental Design features into the overall project design; 2) a one-level subterranean parking garage with 212 valet-managed, tandem parking spaces, a surface parking lot with 15 valet-managed parking spaces and four (4) free, self-park spaces for a total of 231 spaces serving the hotel and future adjacent public wetland and upland park; 3) associated signage and landscaping; 4) the sale of a full line of alcoholic beverages for on-site consumption at several locations throughout the hotel including the proposed restaurant and outdoor terrace dining area, the bar/lounge, meeting rooms, and within hotel guest rooms; 5) an approximately 386-foot-long, 28-foot-wide public waterfront promenade; and 6) a new water taxi shelter.
14. The site plan depicts a 288-room hotel in a single building with an approximately 61-foot-tall five-story wing and an approximately 72-foot-tall six-story wing. There is one subterranean level that will contain 212 of the proposed on-site parking and some of the maintenance areas. The ground floor contains the main vehicular access point from Via Marina. This ingress/egress provides direct access to the guest motor court, the access ramp for the subterranean parking structure, the delivery/loading areas, and surface parking spaces for 19 parking spaces. The ground floor also includes the hotel lobby, meeting rooms, restaurant, bar/lounge, outdoor terrace, health room, breakfast area, maintenance areas, and hotel rooms in both wings. The site plan also depicts the 28-foot-wide reconstructed public waterfront promenade and associated amenities. The public waterfront promenade will incorporate decorative paving, marina-themed railing, landscaping and lighting, shaded seating areas, drinking fountains, bicycle racks, and a new decorative shelter for WaterBus patrons located at the connection point between the gangway for a future public/"transient" dock and the bulkhead. There are two 28-foot-wide fire access lanes/pedestrian access ways, one each on the northern and southern perimeters of the proposed hotel. These access ways provide vertical access to and along the

proposed hotel between Via Marina and the public waterfront promenade. The southern access lane will be constructed using a turf block material to maintain compatibility with the delineated wetland area to the south; the turf block material will be constructed in such a way as to be acceptable to Fire Department standards for emergency access. The second floor of the proposed hotel includes an outdoor deck with a pool, spa, and fire pits, a fitness center, and hotel rooms in both wings. Levels three through five are nearly identical and contain hotel rooms in both wings. Level six contains only hotel rooms in the northern wing.

15. The Project Site is accessible via Via Marina to the west. Primary access to the Project Site will be via a primary entrance/exit on Via Marina. Secondary access to the Project Site will be via two fire/pedestrian access lanes on the northern and southern sides of the proposed hotel. Pedestrian access to the Project Site will also be provided via an expanded public waterfront promenade that connects the Project Site to Lease Parcel 10R to the north and Lease Parcel 8T to the southeast.
16. The Project will provide a total of 231 parking spaces. 212 of the on-site parking spaces will be valet-managed tandem space located in a one-floor subterranean parking structure. The remaining 19 spaces will be located at-grade in two separate parking areas. 15 of these spaces will be located on the north side of the proposed motor court in the center of the Project Site and will be valet-managed while the other four spaces will be located on the south side of the motor court near the entrance to the Project Site and will be self-parked. Of the 231 spaces, 21 are reserved for users of a previously-entitled public wetland and upland park located on the southern approximately 1.46 acres of Parcel 9U. The four self-park spaces are part of these 21 and will be free of charge. The other 17 spaces will be charged a fee comparable to other public parking areas in the vicinity. Additionally, six of the proposed parking spaces will be handicap/accessible spaces and will be located in the northern at-grade parking area. The Project is providing loading areas near the northwest corner of the Project Site consistent with Zoning Code requirements.
17. Following Commission approval on March 10, 2010, the Project was appealed to the Board of Supervisors ("BOS") on March 22, 2010. Prior to the BOS hearing, the permittee redesigned features of the Project to address concerns raised by the public. In light of the redesign, on April 26, 2011, the BOS remanded the Project back to the Commission for further review.
18. The County Department of Public Works ("DPW") recommends approval of the Project and has recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("FD") recommends approval of the Project and has recommended conditions of approval, which are included in the Project's conditions. The County Department of Public Health ("DPH") recommends approval of the Project and has recommended conditions of approval, which are included in the Project's conditions.
19. An Addendum to the certified Environmental Impact Report (EIR) (State Clearinghouse No. 2007031114) for the original project was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental

guidelines to account for the revised project design. The Addendum concluded that the revised project design as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the certified EIR. Further, the Addendum concluded that impacts related to visual resources would be reduced to a level of less than significant, and therefore concluded that a supplemental environmental analysis was not required. Department of Regional Planning ("Regional Planning") staff prepared a Mitigation Monitoring Plan ("MMP") and Findings of Fact for the Project. The MMP contains all of the mitigation measures necessary to ensure the Project will not have a significant effect on the environment.

20. 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.
21. Prior to the Commission's public hearing, Regional Planning staff received 21 letters and one petition regarding the Project. The letters in support of the Project indicate that the Project will provide needed visitor-serving uses and will support economic development, job creation, and labor in the area. The letters in opposition to the Project expressed concerns regarding traffic, land use compatibility, California Environmental Quality Act compliance, and noise in the area. No other correspondence was received from the public regarding the Project.
22. The Commission held a duly-noticed public hearing on the Project Permits on July 22, 2015. Commissioners Valadez, Louie, Pincetl, Pedersen, and Modugno were present. Following staff's presentation, the Director of the Department of Beaches and Harbors provided a brief statement to the Commissioners regarding the history of the project and the project site. The applicant's representative, Aaron Clark, presented testimony in favor of the request and made himself available to answer questions. Testimony was heard by 25 individuals, including the applicant's representative. The testimony provided covered a range of topics including traffic, land use compatibility, California Environmental Quality Act compliance, noise, the nearby wetland, and other issues. The applicant's representative, the project architect, a project attorney, and biological consultant provided rebuttal testimony and responded to questions from the Commissioners. Staff from the Los Angeles County Department of Public Works requested that a condition be added regarding drainage. There being no further testimony, the Commission closed the public hearing and approved the Addendum to the certified Final EIR and the project permits with the added condition requested by Public Works staff.
23. The Commission finds that the Project is consistent with the goals and policies of the Marina del Rey Local Coastal Program ("LCP"). The Project is located within the Hotel land use category and within the Waterfront Overlay Zone in the LCP. This category is intended to "...provide overnight accommodations and attendant visitor-serving services including dining and entertainment areas." Additionally, 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 Project, including hotel with appurtenant restaurant, bar/lounge, outdoor deck, waterfront pedestrian promenade, and new water taxi stop, is consistent with the Hotel designation as the proposed uses provide overnight accommodations and visitor-serving amenities. Therefore, the Project is consistent with the permitted uses of the underlying land use category.

24. The Commission finds that the Project is consistent with the applicable policies related to shoreline access. Buildout of the Project will provide access to a portion of the Marina that is currently fenced off except for a paved walkway adjacent to the bulkhead. Additionally, the Project will widen the existing eight-foot-wide concrete waterfront promenade to a full 28 feet in width and incorporate new, higher quality materials including decorative paving and marina-themed railing. The improved promenade will be connected to other existing segments of the promenade to the north and south of Parcel 9U and will provide amenities including shaded seating areas, drinking fountains, decorative landscaping and lighting, bicycle racks, and a new decorative WaterBus shelter. The Project will provide several points of vertical access from Via Marina to the promenade and waterfront including a fire access lane along the southerly side of the proposed hotel, a second fire access lane along the northerly side of the proposed hotel, as well as through the ground floor of the proposed hotel. Additionally, the Project will provide improved public parking access to the western side of the Marina. 21 public parking spaces will be incorporated into the Project design to serve the future adjacent public wetland and upland park. 17 of these spaces will be valet-managed and users will be assessed a fee comparable to other public parking areas in the vicinity while the remaining four spaces will be free and self-parked. Finally, the Project will also provide visual access to the shoreline from Via Marina through the dedication of a large, single view corridor. The LCP requires that all development provide a view corridor across at least 20 percent of the parcel's waterfront. Development of the proposed hotel will be restricted to the northerly 2.2 acres of Parcel 9U leaving in place expansive views of the water from vantage points along and across Via Marina in a view corridor that accounts for roughly 40 percent of the parcel's waterfront.
25. The Commission finds that the Project is consistent with the applicable policies related to recreation and visitor-serving facilities. The existing approximately eight-foot-wide concrete waterfront promenade will be expanded to a full 28 feet in width along the entire bulkhead length of Parcel 9U connecting to existing adjacent promenade segments on Parcel 10R to the north and Parcel 8T to the southeast. The promenade will incorporate decorative colored paving and marina-themed railing as well as shaded seating areas, drinking fountains, and bicycle racks to serve users of the new segment of the promenade. The reconstructed promenade will afford views of the Marina del Rey harbor and will allow patrons to view boats and other water-based activities occurring within the Marina's waters. With buildout of the improved public waterfront promenade, the Project will provide expanded and improved low-cost visitor-serving facilities along the waterfront as compared to existing conditions. The Project will also construct a new decorative WaterBus shelter. This shelter will serve a new WaterBus stop that will be established as part of a dock construction project adjacent to Parcel 9U that will include public/transient

slips to access the west side of the Marina generally and the proposed hotel and adjacent public wetland and upland park specifically. By restricting development of the hotel to the northerly 2.2 acres of the parcel, visual access to the Marina's waters and harbor will be provided across roughly 40 percent of the parcel's waterfront from points along and across Via Marina. Finally, the Project will provide 231 parking spaces. 21 of these spaces will be reserved for public parking serving the future public wetland and upland park while the remaining spaces will serve the Project. The Project will include directional signage and other public information directing people to public parking, and recreational opportunities nearby.

26. The Commission finds that the Project is consistent with the applicable policies related to marine resources. The Project will be set back from the park by a 28-foot-wide fire access lane that will double as a vertical access walkway providing public pedestrian access between Via Marina and the public waterfront promenade and to the wetland park area. This access lane will be constructed of a turf block material. This material allows for runoff infiltration so that runoff from the Project Site does not negatively impact the biological productivity of the delineated wetland. Further, by setting the proposed hotel back from the park area, it also ensures that project operation will not impede the biological productivity of the park. The proposed hotel does not include any primary access points along its southern façade ensuring that the daily operation of the hotel does not encroach within the park area and does not negatively affect the wetland's biological integrity.
27. The Commission finds that the Project is consistent with the applicable policies related to important biological resources. A preliminary tree survey was conducted of the Project Site and the adjacent road medians to identify the presence of trees. The survey identified six (6) trees on the Project Site and 16 trees in the medians along Via Marina and Tahiti Way. The specimens identified are a mix of palm and coral species of which none are considered native to the area and none of which have shown evidence of bird nesting. Because the Proposed Project will completely redevelop the north portion of Parcel 9U, all six (6) of the trees identified on the Project Site will be removed. Additionally, in order to accommodate a new left-turn pocket into the proposed hotel from southbound Via Marina, a "cut" will need to be made in the median that will result in the removal of three (3) median trees along Via Marina. The Proposed Project is conditioned to require compliance with the tree trimming and removal policies of the LCP in order to preclude impacts to any nesting birds that may exist on the Project Site or in a street median. Further, the Proposed Project is conditioned to comply with the tree replacement requirements of the LCP. The landscaping concept developed for the Proposed Project will see the planting of 65 trees across the Project Site. The planting palette includes a variety of species that are considered appropriate for a coastal environment and are not considered invasive. The number of trees proposed for planting is greater than the one-to-one replacement ratio required by the LCP.
28. The Commission finds that the Project is consistent with the applicable policies related to land use. As the Project Site is currently vacant land and all Project components will be located on land, buildout of the Project will not affect the recreational value of the Marina by displacing existing recreation amenities. Further,

by constructing a hotel on this parcel, which is consistent with the subject parcel's land use designation, the Project will develop overnight accommodations in a part of the Marina where no such facility exists. The development of the hotel will provide expanded opportunities for visitor lodging in a portion of the Marina not well served by this amenity allowing people to stay and recreate along the Marina's waterfront. The ground floor of the proposed hotel, which will include a restaurant and bar lounge, will be available to the public in addition to providing access to the improved public waterfront promenade. This expanded public waterfront promenade will include decorative colored paving, marina-themed railing, decorative lighting and landscaping, shaded seating areas, and will incorporate a decorative WaterBus shelter. Finally, 21 of the on-site parking spaces are reserved for public parking for patrons of the future public wetland and upland park and are incorporated into the Project's design to facilitate access to this recreational amenity. The Marina del Rey Design Control Board ("DCB") reviewed and recommended approval of the preliminary site plan at its January 22, 2014 meeting.

29. The Commission finds that the Project is consistent with the applicable policies related to coastal visual resources. The Project will widen an existing eight-foot-wide concrete promenade to a full 28-foot width along the entire bulkhead of Parcel 9U, approximately 386 feet in length and provide unobstructed views of the Marina's waters. Views of the water will also be provided along two, 28-foot-wide vertical access fire lanes along the northern and southern perimeters of the hotel structure. These lanes will provide unobstructed views of the Marina's waters. The southern approximately 1.46 acres of Parcel 9U are entitled for the restoration, construction, and maintenance of a public wetland and upland park. As there will be no structures associated with this project, the park will provide unobstructed views of the Marina and its waters across approximately 41 percent (159 feet) of the parcel's width. Both the vertical access fire lanes and the wetland portion of Parcel 9U will afford views from points along and across Via Marina. In addition to views, a wind study conducted for the Project found that the construction of the proposed hotel will produce similar wind patterns throughout the Marina with only localized changes at the western ends of Basins B and C that will not significantly affect wind currents and sailing conditions.
30. The Commission finds that the Project is consistent with the applicable landscaping requirements. The Project is providing landscaping along the northern, western, and southern perimeters of the Project Site and will include a mixture of trees, shrubs and groundcover in planting areas that range from eight to 10 feet in width consistent with the requirement.
31. The Commission finds that the Project is consistent with the applicable lot coverage requirements. The parcel is approximately 3.66 acres in area and the Project will be located on the northerly 2.2 acres of this parcel. As such, the development area of the Project will cover approximately 60 percent of the lot area. In total, the Project will include approximately 11,115 square feet of landscaped areas. As the Project Site is approximately 95,832 square feet, this amount of landscaping exceeds the minimum 10 percent requirement.

32. The Commission finds that the Project is consistent with the applicable parking requirements. The Project will provide 231 parking spaces in excess of the 144 parking spaces required by the Zoning code and the 21 parking spaces required to serve the future public wetland and upland park. The proposed hotel is dedicating six of the parking spaces for handicap use, in excess of the five spaces required by the code. The Project is also providing adequate loading space to accommodate the three required Type A loading spaces.
33. The Commission finds that the Project is consistent with the applicable sign requirements. The requested CDP includes the installation of Project signage at numerous points throughout the proposed hotel. The Project is conditioned to submit a sign program consistent with the requirements of the Revised Permanent Sign Controls and Regulations to the DCB and the Department of Regional Planning for review and approval.
34. The Commission finds that the Project is consistent with the applicable view corridor requirements. Due to the presence of wetland habitat, the development area for the proposed hotel will occur only on the northern portion (approximately 2.2 acres) of the parcel. By leaving the southern portion of the parcel undeveloped, a single, uninterrupted view corridor providing views of the Marina harbor between Via Marina and the bulkhead is provided. In total, the Project provides a continuous view corridor 159 feet (approximately 41 percent) across the parcel's width consistent with this requirement.
35. The Commission finds that the Project is consistent with the applicable emergency access requirements. The Project will construct a 28-foot-wide perpendicular fire access lane/pedestrian access way between Via Marina and the public waterfront promenade along the southern side of the hotel. Along the northern side of the proposed hotel, the Project will rely on a 28-foot-wide fire access lane/pedestrian access way/vehicular access lane approved as part of the residential project on Parcel 10. The applicants for the various projects have reached an agreement to allow for the shared use of the fire access lane and the Project is conditioned to provide documentation to that effect prior to the issuance of building permits. The fire access lanes on both the southern and northern side of the proposed hotel are designed to accommodate a fire truck turnaround where the access lane intersects with the public waterfront promenade. Finally, along the bulkhead of Parcel 9U, the Project will construct the public waterfront promenade to a full 28-foot width so the public waterfront promenade can be used for fire access in cases of emergency.
36. The Commission finds that the Project is consistent with applicable transportation improvement requirements. The Mitigation Monitoring Plan for the Project includes a mitigation measure for the fair-share payment of mitigation fees related to the generation of this number of peak trips.
37. The Commission finds that Section 22.46.1180.A.15.b of the Marina del Rey Specific Plan requires applicants for a hotel use to designate no less than 25 percent of the land area of the site proposed for new hotel development for a lower cost overnight facility and provide plans and agree to construct the facility as part of the project.

Such area may be reduced if a facility containing one-tenth of the number of beds as the hotel contains rooms can feasibly be provided is proposed on site. Such a facility may include a youth hostel, lower cost conference facility with overnight accommodations, or campground. However, subsection "v" of this same Code section expressly exempts an applicant's on-site provision of such lower-cost overnight facilities in cases where it is demonstrated that a proposed hotel project of the same or lesser size on the same parcel paid a lower-cost overnight accommodation in-lieu fee, or its equivalent, within 20 years of the date of a subsequent hotel application for the same site.

38. The Commission finds that pursuant to Section 22.46.1180.A.15.b.v, the Permittee is exempt from the lower-cost overnight facility provisions of the LCP. The Permittee has demonstrated that the developer of a previously-approved hotel project on Parcel 9U (the Marina Plaza Hotel) already fulfilled this obligation through its prior payment of a lower cost overnight facility "in-lieu fee;" this payment occurred within 20 years of the Permittee's filing of its application for the Project on Parcel 9U. Records indicate that the developer of the Parcel 9U Marina Plaza Hotel paid a lower-cost overnight accommodations in-lieu fee in the amount of \$365,000. These monies were utilized for the construction of an American Youth Hostels, Inc. ("AYH") youth hostel in the City of Santa Monica, which has been in operation since 1989 (see Coastal Commission Coastal Development Permit Application no. 5-86-175, American Youth Hostels, Inc., applicant).
39. The Commission finds that the Project is consistent with the applicable height requirements. The LCP limits height on Project Site to 225 feet. Further, the Site-specific Development Guidelines contained in the Specific Plan further restrict building heights to 140, which can be granted back up to 225 feet with the provision of an expanded view corridor. None of proposed structures exceed a maximum height of 72 feet, consistent with this requirement.
40. The Commission finds that with the granting of the requested variance, the Project is consistent with applicable setback requirements. The Project will provide the required 10-foot front- and southerly side-yard setbacks consistent with this requirement. The applicant is requesting a variance to reduce the required promenade setback to zero and reduce the northerly side-yard setback to seven feet, six inches.
41. The Commission finds that the Project is adequately conditioned to require the implementation of a shuttle program between the proposed hotel and Los Angeles International Airport consistent with this requirement.
42. The Commission finds that the Project is consistent with the applicable displacement requirements pertaining to public parks and coastal-dependent and/or boating uses. The Project is located in the western portion of Marina del Rey on Lease Parcel 9U. At present, this parcel is vacant, though a CDP has been approved for the restoration, construction, and maintenance of a public wetland and upland park on the southerly approximately 1.46 acres of the parcel. Consistent with this delineation, the LUP designates this portion of Parcel 9U as Open Space. The

Project will be developed on the northern portion of Parcel 9U and no part of the proposed hotel or accessory uses will be located on a portion of the parcel reserved for the public wetland and upland park. Thus, the Project will not reduce the amount of land area devoted to existing public parks or coastal-dependent marine commercial uses. Further, as there are currently no docks in the water adjacent to the parcel or boating facilities on the parcel, the Project will not reduce the amount of land area devoted to existing boating uses.

43. The Commission finds that the Project is consistent with the applicable site specific development guidelines. The Project will widen the existing eight-foot-wide concrete waterfront promenade to a full 28 feet in width and incorporate new, higher quality materials including decorative paving and marina-themed railing. The improved promenade will be connected to other existing segments of the promenade to the north and south of Parcel 9U and will provide amenities including shaded seating areas, drinking fountains, decorative landscaping and lighting, bicycle racks, and a new decorative WaterBus shelter. This WaterBus shelter will connect to a new future WaterBus stop that will be constructed along with a previously-approved dock project adjacent to Parcel 9U.
44. The Commission finds that the Project Site is adequately served by highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of pedestrian, bicycle, and vehicle traffic such use would generate. The Project Site is accessed on the west side of the lease parcel by Via Marina, an existing full-improved designated parkway. The environmental analysis performed for the Project found that Via Marina is capable of accommodating the proposed 288-room hotel and associated amenities.
45. The Commission finds that the Project Site is adequately served by public or private utilities and services that are required for operation. The Project Site is located in Marina del Rey, an urbanized community in the western portion of Los Angeles County that is served by existing urban services and utility systems. The environmental analysis prepared for the Project notes that the Project Site is currently served by existing urban services and infrastructure including water, sewer, solid waste, schools, police, fire, library, and parks.
46. The Commission finds that the majority of required on-site parking (212 spaces) will be located in a single-floor subterranean parking structure and arranged in tandem spaces.
47. The Commission finds that the Project's tandem parking arrangement will be supported by a professional, valet-managed parking system to ensure that no conflicts to vehicular access, internal circulation, and ingress/egress and with the surrounding neighborhood arise from the use of tandem parking in the parking structure. Further, the use of a valet system for on-site parking will ensure that such impacts as line formation, uncoordinated ingress and egress, and neighborhood circling do not occur.

48. The Commission finds that the valet-managed, tandem parking arrangement will result in a more coordinated, efficient parking operation that should reduce the possibility of any traffic congestion, potential for off-site parking, or the use of parking facilities developed to serve surrounding properties.
49. The Commission finds that the use of tandem spaces allows the Project to develop a more efficient parking arrangement that consolidates all on-site parking into a smaller space resulting in minimized grading.
50. The Commission finds that by reducing the amount of space devoted to parking facilities, the Project is able to reduce the massing associated with a large parking structure and better integrate the structure into the proposed hotel.
51. The Commission finds that the below-grade structure will be completely subterranean and will not be visible from surrounding properties. As such, the Project integrates this project component into the design of the hotel and out of view such that the parking structure will not detract from the visual character of this portion of the Marina.
52. The Commission finds that the parking structure will be constructed to current building code requirements to ensure seismic stability and prevent impacts related to liquefaction.
53. The Commission finds that alcohol is proposed to be sold at several locations throughout the proposed hotel, including the restaurant, bar/lounge, meeting rooms and in guest rooms via mini-bar service.
54. The Commission finds that the Project is adequately conditioned to ensure that staff involved in the sale of alcohol and the operation of alcohol points-of-sale are adequately prepared to manage the sale of alcohol in a safe manner and ensure the safety of nearby residents and hotel patrons.
55. The Commission finds that the sale of alcohol is customarily associated with the operation of a hotel, in particular at the proposed restaurant and bar/lounge, and supports the economic sustainability of such uses customarily offered at comparable facilities elsewhere in the Marina and Los Angeles County.
56. The Commission finds that, except for the guest rooms, each alcohol point-of-sale is located in the central part of the structure and are located away from nearby residential and open space uses, buffered by project structures, fire access lanes/pedestrian vertical access ways, surrounding roadways, and the public waterfront promenade. The Commission further finds that mini-bar service within individual guest rooms is customarily offered by similar hotels throughout the County.
57. The Commission finds that the Project Site is approximately 2.2 acres in size.

58. The Commission finds that the Project meet all applicable development standards, including landscaping, lot coverage, parking, signage, view corridors, emergency access, transportation improvements, height, shuttle program operation, displacement, and public promenade construction. However, due to the limited development area on Parcel 9U, the Project cannot meet applicable promenade and northern side yard setback requirements. Thus, with the granting of the requested variance, the Project will meet all applicable development standards.
59. The Commission finds that development to the west, south, and south east consisting of multi-family residential structures that are three-stories-tall set atop a partially at-grade, partially below-grade parking podium. The parcel to the north of the Project Site is entitled for several residential structures that will be up to four stories tall; a parcel to the northwest at the intersection of Via Marina and Marquesas Way is developed as a small, passive green space area. A portion of the southern 1.46 acres of Parcel 9U has been delineated as a wetland.
60. The Commission finds that there are no places used exclusively for religious worship, schools, parks, playgrounds, or similar uses within a 600-foot radius of the Project Site.
61. The Commission finds that at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area. On-site alcohol point-of-sale are buffered from the nearby residential uses by project structures, 28-foot-wide fire access lanes/pedestrian vertical access ways, surrounding roadways, and the new 28-foot-wide public waterfront promenade.
62. The Commission finds that there are no establishments which possess a license for the sale of alcohol within 500 feet of the Project Site and thus does not result in an undue concentration pursuant to the Los Angeles County Planning and Zoning Code.
63. The Commission finds that within the census tract containing the Project Site, the California Department of Alcoholic Beverage Control ("ABC") has allocated eight licenses to sell alcohol for on-site consumption and five licenses to sell alcohol for off-site consumption within the census tract containing the Project Site.
64. The Commission finds that, presently, ABC has issued 38 licenses for on-site consumption and 7 licenses for off-site consumption in the census tract resulting in an undue concentration per ABC standards.
65. The Commission finds that because there are no establishments within 500 feet of the Project Site possessing a license to sell alcohol to this portion of the Marina broadly and to patrons of the proposed hotel specifically, the granting of the requested CUP for the sale of a full line of alcohol for on-site consumption would allow the sale of alcohol in a portion of the Marina not readily served by any existing establishment.

66. The Commission finds that the sale of alcohol at the Project Site will provide an economic opportunity that currently does not exist within the vicinity of the Project Site and will contribute to the amenities available in this portion of the Marina.
67. The Commission finds that all of the Project's alcohol points-of-sale except for the hotel rooms will be accessible to the public, thus providing a public convenience as patrons of the hotel and nearby residents cannot easily obtain alcohol near the Project Site.
68. The Commission finds that the Project will consist of a single building with two wings; the southern five-story wing will be approximately 61 feet tall and the northern six-story wing will be approximately 72 feet tall.
69. The Commission finds that the design of the proposed hotel will incorporate a range of high-quality materials into an open, modern design that is consistent with many of the newer developments nearby and will contribute to the aesthetic character of the western portion of Marina del Rey.
70. The Commission finds that at a maximum of six stories tall, the Project is similar in height and massing to many of the structures in the vicinity of the Project Site.
71. The Commission finds that with the use of high-quality materials and a height and massing that are similar to other nearby buildings, the exterior appearance of the proposed hotel will be consistent with structures already constructed or under construction within the immediate neighborhood and will be well-integrated into the surrounding area.
72. The Commission finds that there is an existing wetland delineated on a portion of the southern 1.46 acres of Parcel 9U. No wetlands are found on any other parcel in the western portion of the Marina.
73. The Commission finds that the presence of the wetland restricts the development area to the northern 2.2 acres of Parcel 9U. This limitation in building area is not present on any other Hotel-designated parcel in the Marina.
74. The Commission finds that the limitation in development area hinders the ability of the Permittee to design a project that implements the intention of the land use category and meets all applicable development standards.
75. The Commission finds that other properties in Marina del Rey with the Hotel designation are not similarly constrained.
76. The Commission finds that without the required setbacks, the Project will still be able to provide adequate emergency access along all sides of the proposed hotel.
77. The Commission finds that even without the required setbacks, the Project will still be located completely on Parcel 9U and will be designed and conditioned such that operation of the facility will not negatively impact other property in the area.

78. The Commission finds that even without a promenade setback and a reduced northern side yard setback, the Project will implement the principal permitted use in the Hotel land use category, clearly implementing the intended purpose of the land use category.
79. The Commission finds that the granting of the requested variance will not interfere with the establishment of the required public access components including the 28-foot-wide public waterfront promenade and the required 28-foot-wide vertical access way between Via Marina and the public waterfront promenade on the northern side of the proposed hotel.
80. The Commission finds that without the required promenade and northern side yard setback, the Project still provides the required 28-foot-wide public waterfront promenade with recreational amenities including shaded seating areas, drinking fountains, decorative landscaping and lighting, bicycle racks, and a new, decorative WaterBus shelter.
81. The Commission finds that the reduction in required setbacks will not negatively impact the surrounding environment including the Marina's waters or the nearby delineated wetland.
82. The Commission finds that the construction of the proposed hotel incorporating all of the applicable development standards and with the requested entitlements is in conformity with the Marina del Rey Local Coastal Program.
83. The Commission finds that the Project Site is located between the nearest public road and the sea.
84. The Commission finds that the Project is conditioned to provide adequate informational signs to direct the public and hotel patrons to the waterfront and waterfront access points.
85. 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 the Marina del Rey community. On June 16, 2015, a total of 534 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, 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.
86. The Commission finds that the Addendum to the previously-certified EIR for the Project was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Commission reviewed and considered the Addendum, along with its associated MMP and Findings of Fact, and finds that they reflect the independent judgment of

the Commission. The Findings of Fact are incorporated herein by this reference, as set forth in full.

87. The Commission finds that the MMP for the Project is consistent with the conclusions and recommendations of the Addendum to the previously-certified EIR and that the MMP's requirements are incorporated into the conditions of approval for the Project.
88. The Commission finds that the MMP, prepared in conjunction with the Addendum to the previously-certified EIR, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project.
89. 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:

Regarding the Coastal Development Permit:

- A. The proposed use with the attached conditions is consistent with the certified Marina del Rey Local Coastal Program.
- B. The proposed use being 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.

Regarding the Conditional Use Permit:

- A. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- B. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- C. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

Regarding the Parking Permit:

- A. The proposed use will not create conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because vehicle parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan.
- B. The requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in this Title 22.

Regarding the Variance:

- A. There are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.
- B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.
- C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property improvements in the same vicinity and zone.
- D. That the variance is consistent with the Local Coastal Program including the land use category of the Specific Plan and the public access and recreation policies of the Coastal Act.
- E. That there would be no adverse impact on the environment.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Having considered the addendum along with the certified Final EIR (Environmental Assessment No. 200600216) for the Project, hereby approves the addendum and find that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred.
2. Approves Coastal Development Permit No. 200600007, Conditional Use Permit No. 200600288, Parking Permit No. 200600020, and Variance No. 200600012, subject to the attached conditions.

ACTION DATE: July 22, 2015

VOTE: 5:0:0:0

Concurring: Valadez, Louie, Pincetl, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

SZD:KAF
Jun 25, 2015

c: Each Commissioner, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. TR067861-(4)
COASTAL DEVELOPMENT PERMIT NO. 200600007
CONDITIONAL USE PERMIT NO. 200600288
PARKING PERMIT NO. 200600020
VARIANCE NO 200600012**

PROJECT DESCRIPTION

The project is a 288-room hotel in a single building with a five-story wing and a six-story wing (approximately 61-foot- and 72-foot-tall respectively) and approximately 13,800 square feet of amenities including meeting rooms, restaurant, bar/lounge, fitness center, a ground floor outdoor terrace, a second floor deck with pool, spa, and fire pits overlooking Basin B, and operations spaces including lobby, offices, and laundry and maintenance facilities. The hotel also includes 231 parking spaces contained in a one-level subterranean parking garage and surface parking areas; the sale of a full line of alcoholic beverages for on-site consumption at several locations throughout the hotel including the proposed restaurant and outdoor terrace dining area, the bar/lounge, meeting rooms, and within hotel guest rooms; a reconstructed, approximately 386-foot-long, 28-foot-wide pedestrian promenade; and a new water taxi shelter 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. 10 and 13. 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 22.56.2490 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. **The grant to authorize the sale of a full line of alcoholic beverages for on-site consumption at the hotel will terminate on July 22, 2035.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application for alcohol sales shall be filed with the Department of Regional Planning at least six months prior to the termination date of this permit, whether or not any modification of the use is requested at that time.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. Three (3) one-year time extensions may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. 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 \$4,000.00. 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 20 annual 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.

11. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Plan ("MMP"), which are incorporated by this reference as if set forth fully herein.
12. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall submit to Regional Planning a covenant and agreement, which attaches the MMP and agrees to comply with the mitigation measures imposed by the Environmental Impact Report for this project. The permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. 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.
13. 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 MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
14. 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.
15. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

16. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
17. 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").
18. 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.
19. 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.

20. 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 by **September 21, 2015**.
21. 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

22. 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, lighting, building colors and materials palette, and public amenities (concerning final design details of the public waterfront promenade shaded seating areas, drinking fountains, lighting standards, decorative paving and railing).

23. 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.
24. The permittee shall post signs conspicuously at the subject property's frontage on Via Marina notifying members of the public about the availability of the 21 public-access parking spaces available on the Project Site, which the permittee shall continually maintain for the public's use within the Project parking structure and surface parking areas. The permittee shall clearly mark each of the 21 public parking stalls with signs or paint that note the public nature of said stall. Further, the permittee shall ensure that the valet parking management and valet staff are aware that said spaces are to be reserved for exclusive use by the visiting public. The permittee shall include any public parking signs created as a result of this condition in the signage plan submitted for approval by the DCB pursuant to condition no. 22 of this grant.
25. The permittee shall provide signage at the bulkhead entrance and at conspicuous locations along the length of the promenade identifying the access ways as public. Benches shall be provided along the promenade.
26. Within (60) days of the DCB's final design approval, the permittee shall submit to the Director for review and approval **three (3) copies** of a landscaping and lighting plan, depicting the size, type and location of all proposed landscaping and lighting on the site as well as all proposed irrigation. Said plans shall also include details for the public waterfront promenade, including surfacing materials, lighting, benches and other proposed facilities. The permittee shall be prohibited from including exotic invasive plants or other species that are incompatible with the restored wetland and upland park. The Director shall not approve landscaping plans until the plans have been first approved by the DCB.
27. 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.
28. The following conditions shall apply to project construction activities:
 - All graded material 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.

- Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. Written permission from the Departments of Beaches and Harbors and Public Health is required prior to any construction on Saturdays. No construction shall occur on Sundays and legal holidays. Grading, hauling and pile driving shall not commence before 8:00 a.m., Monday through Friday and shall not occur on Saturdays, Sundays or legal holidays.
- During demolition and construction, the permittee and its contractor shall comply with Sections 12.12.010 – 12.12.100 of the Los Angeles County Code regarding building construction noise.
- All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby properties. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent properties. Parking of construction worker vehicles shall be on-site or at an adjacent off-site location approved by the Director and agreed to by the lessee of said property and restricted to areas buffered from residences located in the vicinity of the subject property, as approved by the Director. If the permittee chooses to provide parking for construction workers off-site, the permittee shall submit to the Director for review and approval plans for temporary construction worker parking and shall demonstrate that the use of the off-site parking spaces shall not interfere with parking spaces required for operation of any use or uses on the property to be used for temporary parking. All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory silencing features. To ensure that mobile and stationary equipment is properly maintained and meets all federal, state, and local standards, the permittee shall maintain an equipment log. Said log shall document the condition of equipment relative to factory specifications and identify the measures taken to ensure that all construction equipment is in proper tune and fitted with an adequate muffling device. Said log shall be submitted to the Director and the Department of Public Works for review and approval on a quarterly basis. In areas where construction equipment (such as generators and air compressors) is left stationary and operating for more than one day within 100-feet of residential land uses, temporary portable noise structures shall be built. These barriers shall be located between the piece of equipment and sensitive land uses.
- Pile driving shall be restricted to the hours between 8:00 a.m. to 5:00 p.m., Monday through Friday. No pile driving activity shall be conducted on Saturdays, Sundays, or legal holidays. The permittee shall provide adjacent property owners, building management, or homeowner's association, as applicable, with a pile-driving schedule 10 days in advance of such activities, and a three-day notice of any re-tapping activities that may occur. The

permittee shall submit a copy of the schedule and mailing list to the Director and to Public Works prior to the initiation of construction activities. In addition, at least 10 days in advance of any construction activities on the subject parcel, the permittee shall conspicuously post a construction schedule at the subject parcel's Via Marina and Marquesas Way street frontages. The schedule shall also include information where individuals may register questions, concerns, or complaints regarding noise issues. The permittee shall take appropriate action to minimize any reported noise problems.

- All project-related truck hauling shall be restricted to a route approved by the Department of Public Works, a map of which shall be provided to the Director upon approval. The permittee shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can register questions and complaints. The permittee shall keep record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the permittee and submitted to the County of Los Angeles Department of Health Services.
- Prior to any project construction activities, the permittee shall submit a site plan to the Director of Planning for approval, that depicts the following:
 - The location of the staging area;
 - Location and content of the required notice;
 - The expected duration of construction activities.
- The permittee shall develop and implement a construction management plan, as approved by the Director of Planning and the Director of Public Works, which includes all of the following measures as recommended by the South Coast Air Quality Management District (SCAQMD), or other measures of equivalent effectiveness approved by the SCAQMD:
 - i. Configure construction parking to minimize traffic interference.
 - ii. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).
 - iii. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable as determined by the Director of Public Works.
 - iv. Consolidate truck deliveries when possible.
 - v. Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

- vi. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at (800) 242-4022 for daily forecasts.
 - vii. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators, except as approved by the Director.
 - viii. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.
 - ix. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
- The permittee shall develop and implement a dust control plan, as approved by the Director of Planning and the Director of Public Works, which includes the following measures recommended by the SCAQMD, or other measures of equivalent effectiveness approved by the SCAQMD:
- i. Apply approved non-toxic chemical soil stabilizers according to the manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more).
 - ii. Replace ground cover in disturbed areas as quickly as possible.
 - iii. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications.
 - iv. Provide temporary wind fencing consisting of three- to five-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded.
 - v. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available).
 - vi. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.
 - vii. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces.
 - viii. Require construction vehicles to observe traffic speed limits of 15 mph or less on all unpaved roads.

- All construction and development on the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.
 - The permittee shall demonstrate that all construction and demolition debris, to the maximum extent feasible as determined by the Director, will be salvaged and recycled in a practical, available, and accessible manner during the construction phase. Documentation of this recycling program shall be provided to the Director and the County of Los Angeles Department of Public Works, prior to building permit issuance.
29. Final construction materials, lighting, and landscaping used in the construction and operation of the hotel and appurtenant facilities shall be treated and operated to reduce potential for bird strikes.
 30. The permittee shall comply with the requirements of the tree trimming and removal policies identified in the Marina del Rey Land Use Plan.
 31. The building shall be designed and constructed utilizing earthquake resistant construction and engineering practices and shall be designed to withstand a seismic event. All earthquake studies shall comply with the latest recommendations of the state Department of Conservation and the Seismic Safety Board for seismic safety.
 32. A minimum of 231 parking spaces shall be provided on-site, developed in compliance with Chapter 22.52, Part 11 of the County Code and in substantial conformance with the approved parking plan on-file (marked Exhibit "A"). Of these 231 parking spaces, at least 21 shall be reserved at all times for use by the general public. Of the 21 spaces, 17 shall be fee-based and valet managed and four (4) shall be free and self-parked. The fee associated with the 17 fee-based public parking spaces shall be comparable to the fees assessed at other public parking areas in the vicinity. The County shall establish the hourly use fee for said 21 public parking spaces in compliance with County policy and/or ordinance affecting same. The balance of these parking spaces are authorized to be valet-managed parking spaces for use by hotel patrons. On-street parking and parking in access driveways shall be prohibited.
 33. The permittee shall provide all code-required bicycle parking spaces.
 34. 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 and govern the permittee's development activities.
 35. 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.

36. All ground- and roof-mounted equipment shall be fully screened from public view. All roof-mounted facility screening materials shall be constructed of high quality building materials and shall be fully integrated into the building architecture.
37. All necessary Public Works facilities and infrastructure shall be provided for the project prior to the County's issuance of a Certificate of Occupancy for the project, to the satisfaction of the Director of the Department of Public Works. All project infrastructure shall be designed and constructed in an environmentally sensitive manner, in full conformance with County Department of Public Works' requirements to the satisfaction of said Department, and shall follow the design and recreation policies of the certified Local Coastal Program, including landscaping standards required by the DCB.
38. The permittee shall establish a functional Transportation Demand Management (TDM) program or shall participate in an existing TDM program. Viable TDM components may include, but shall not be limited to:
 - Carpools
 - Ridesharing
 - Vanpools
 - Increase use of bicycles for transportation
 - Bicycle racks
 - Preferential parking for TDM participants
 - Incentives for TDM participants
 - Disincentives

Said TDM program shall follow the guidelines in the Transportation Improvement Program contained in Appendix G of the Marina del Rey Local Coastal Program. An annual report on the effectiveness of the TDM program shall be submitted to the Director for each of the first three years following receipt of the certificate of occupancy. Following this three year period, the frequency of report preparation shall be at the discretion of the Director.

39. Project development shall conform to the phasing schedules in the certified Local Coastal Program. The phasing schedules include requirements for the existing Marina, circulation and public recreation improvements and infrastructure.
40. 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.
41. The permittee shall maintain a management staff on-site that is available to respond to any issues 7 days per week, 24 hours per day.

42. The hotel operator, if other than the permittee, shall file at the office of the Department of Regional Planning an affidavit stating that the hotel operator is aware of and agrees to comply with all of the conditions contained herein.
43. Amplified sound equipment, music or public address systems intended to be audible outside the Hotel boundaries are prohibited, except for an emergency address system.
44. Security lighting shall be low intensity, shielded, at low height, and directed downward.
45. The Hotel shall be operated in manner such that guest rooms and suites will be occupied and rented on a temporary basis and no commercial apartments shall be permitted on the Hotel site consistent with Section 8.52.020 of the County Code.
46. Hotel guest rooms shall not be rented for a period of less than one (1) night's stay, and rent for each guest room shall not be collected more frequently than once daily.
47. The hotel operator shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times.
48. Prior to the issuance of a certificate of occupancy for the hotel, the permittee shall submit an evacuation/emergency management plan for all persons working at, staying, or visiting the Project.
49. All outdoor events, with or without the inclusion of accessory live entertainment, shall be allowed to occur from 8:00 a.m. to 10:00 p.m., seven days a week.
50. The hotel restaurant shall be permitted to operate between the hours of 6:00 a.m. and 12:00 a.m. seven days a week. Service from the dining facilities for purposes of room service to the hotel rooms shall be allowed 24 hours per day.
51. The permittee shall keep a log indicating the date and time of all scheduled outdoor events that take place on the hotel premises. Said log shall be made available upon request for inspection by Regional Planning staff.
52. At the time of registration, guests shall be required to present a driver's license or photo identification or other form of identification acceptable to the permittee.
53. The permittee shall maintain and keep current any required registration or business license with the County Treasurer and Tax Collector.
54. The permittee shall install a video camera(s) at the hotel registration desk. The footage shall be kept for at least a two-week period and shall be made available to law enforcement personnel if requested.

55. 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.
56. Hours of operation for the swimming pool shall be between 6:00 a.m. and 10:00 p.m. seven days a week.
57. The permittee shall implement or coordinate the delivery of shuttle service between the hotel and Los Angeles International Airport.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

58. This grant authorizes the sale of alcoholic beverages from 6:00 a.m. to 2:00 a.m. seven days a week; this condition notwithstanding, hotel guestroom patrons may access minibars within the hotel guestrooms on a 24 hour per day basis.
59. The service of a full-line of alcoholic beverages at the hotel is limited to consumption on the premises only (the sale of alcoholic beverages on the premises for off-site consumption by patrons is strictly prohibited).
60. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
61. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
62. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
63. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
64. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.

65. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
66. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.
67. All servers of alcoholic beverages must be at least 18 years of age.
68. Employees on duty after 10:00 pm shall be at least 21 years of age.
69. The permittee may hold "happy hour" drink specials, specials or similar promotions from 4:00 p.m. to 7:00 p.m. seven days a week and only in conjunction with the sale of food.
70. The permittee shall provide adequate lighting in areas where alcoholic beverages are sold and consumed on the premises. Said lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons.
71. There shall be no coin-operated games or video machines maintained upon the premises at any time.
72. The permittee shall maintain on the premises and present upon request to any law enforcement officer, Department of Regional Planning Zoning Enforcement Inspector or CA Department of Alcoholic Beverage Control ("ABC") investigator a copy of the Business Permit, Insurance information and a valid emergency contact phone number for the valet service used by the permittee.
73. The conditions of this grant shall be maintained at all times on-site and be immediately produced upon request of any County Sheriff, Department of Regional Planning Zoning Enforcement Inspector or CA ABC investigator. The hotel management and all employees engaged in the sales and service of alcoholic beverages on the premises shall be knowledgeable of the conditions of this grant which pertain to the sale and service of alcoholic beverages.

PERMIT SPECIFIC CONDITIONS - PARKING PERMIT

74. Where tandem parking is proposed for nonresidential uses, there shall be valets or other persons employed to assist in the parking of automobiles. The ratio of valets to parking spaces shall be established. The parking of automobiles by valets on public streets shall be prohibited. Each tandem parking space shall be eight feet wide; the length of the space shall be 18 feet for each automobile parked in

tandem. Parking bays shall contain only two parking spaces where access is available from only one end. Bays of four parking spaces may be permitted where access is available from both ends.

75. The valet management parking system shall be reviewed annually to determine effectiveness. In the event that this program is terminated or unsuccessful, the permittee shall supply a traditional parking arrangement or propose an alternative program through a revised Exhibit "A."

PROJECT SITE SPECIFIC CONDITIONS

76. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated June 23, 2015.
77. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated July 25, 2014.
78. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated March 3, 2015.
79. The permittee shall comply with the approved drainage concept/hydrology/SUMP dated July 3, 2008 or any revision thereafter.

Attachments:

Mitigation Monitoring Plan

Fire Department Letter dated June 23, 2015

Department of Public Health Letter dated July 25, 2014

Department of Public Works Letter dated March 3, 2015



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

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

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July 25, 2014

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

FROM: Michelle Tsiebos, MPA, REHS *M.T.*
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. TR 067861/ RCUP 200600288
Marina del Rey Marriott Courtyard and Residence Inn Hotel/The Reduced-Scale Project
13800 Tahiti Way, Marina del Rey

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

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The CUP is for The Reduced Scaled Project which proposes a hotel with meeting rooms, a restaurant, a dining deck, a bar, a pool deck, a sundry shop, and a gym for hotel guests.

The Department recommends approval of this CUP with the following conditions:

1. A water availability letter from the water purveyor (Los Angeles County Waterworks District #80) shall be submitted to this Department to ensure the availability of the potable water supply.
2. The project shall comply with all Public Health requirements relating to the construction and operation of food establishments. Three sets of construction plans for the proposed food establishments shall be submitted to the Department's Plan Check Program for review and approval prior to issuance of any building permits. Each proposed food establishment must be issued a Public Health Permit to operate by this Department after construction. For questions regarding the above conditions, please contact the Plan Check Program at (626) 430-5560.

3. The project shall comply with all Public Health requirements relating to the construction and operation of a commercial swimming pool. Three sets of construction plans for the proposed pool shall be submitted to the Department's Recreational Waters Program for review and approval prior to issuance of any building permits. The proposed commercial pool must be issued a Public Health Permit to operate by this Department after construction. For questions regarding the above conditions, please contact the Recreational Waters Program at (626) 430-5360.
4. The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

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



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARDER, Director

March 3, 2015

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

IN REPLY PLEASE

REFER TO FILE **LD-2**

TO: Samuel Dea
Special Project Section
Department of Regional Planning

Attention Anita Gutierrez

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

**MARINAL DEL REY MARRIOTT COURTYARD AND RESIDENCE INN HOTEL
COASTAL DEVELOPMENT PERMIT (CDP) NO. 200600007
CONDITIONAL USE PERMIT (CUP) NO. 200600288
PROJECT NO. TR067861
13800 TAHITI WAY, PARCEL 9
ASSESSOR'S MAP BOOK NO. 4224, PAGE 2, PARCEL 900
UNINCORPORATED COUNTY AREA OF MARINA DEL REY**

We reviewed the site plan for the proposed Marina del Rey Marriott Courtyard and Residence Inn Hotel in the Marina del Rey area. The project has been revised from the single building, 19-story hotel, that was originally approved under TR 067861 with a timeshare component. The new proposed development is for two hotel buildings, one with 5 stories and one with 6 stories, on the northerly 2.15 acres of the parcel. These two hotel buildings combined have a total of 288 rooms, studios, suites, and accessory patron and visitor service uses including two meeting rooms, a restaurant, a bar/lounge, an exercise room, and an outdoor pool/spa. The downsized project will not have a timeshare component.

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

1. Road

- 1.1 Dedicate, through the set aside process, adequate right of way to provide an 8-foot-wide sidewalk along the property frontage of Via Marina to the satisfaction of Public Works. A fee will be required for the review of the dedication documents.

- 1.2 Construct/reconstruct parkway improvements (sidewalk, driveways, and etc.) that either serve or form a part of a pedestrian access route to meet current Americans with Disabilities Act guidelines, along the property frontage on Via Marina, and to the satisfaction of Public Works. Additional sidewalk pop-outs in the vicinity of any above-ground utilities/obstructions will be necessary.
- 1.3 Close any unused driveways with standard curb, gutter, and sidewalk, along the property frontage on Via Marina, to the satisfaction of Public Works.
- 1.4 Reconstruct the raised median on Via Marina to provide an exclusive left-turn pocket at the project's easterly driveway to the satisfaction of Public Works. Relocate any affected utilities.
- 1.5 Plant street trees along the property frontage on Via Marina to the satisfaction of Public Works.
- 1.6 Provide detailed, full-scale (1"=40'), signing and striping plans on Via Marina, along the property frontage, to provide an exclusive left-turn pocket at the project's easterly driveway to the satisfaction of Public Works.
- 1.7 Provide a detailed, full-scale (1"=20'), traffic signal modification plan for the intersection of Via Marina and Tahiti Way if any traffic signal equipment is impacted as a result of any construction activities.
- 1.8 Comply with the mitigations measures identified in the attached April 22, 2014, letter from Public Works' Traffic and Lighting Division or any revisions thereafter, to the satisfaction of Public Works. Additional signing and striping and/or traffic signal plans may be required.
- 1.9 Acquire street plan approval before obtaining a grading/drainage permit.
- 1.10 In the event that this project is required to develop the Wetland Park located at the northeast corner of Via Marina and Tahiti Way, additional improvements including, but not limited to, pavement repairs; reconstruction of the existing sidewalk to 8 feet; reconstruction of the existing curb, gutter and curb ramp; and traffic signal modifications may be required on Via Marina and Tahiti Way along the Wetland Park frontage to the satisfaction of Public Works. Additional dedications, through the set-aside process along Via Marina and Tahiti Way, may also be necessary.

- 1.11 Provide an adequate landing area with a maximum 3 percent grade on the subterranean driveway exit and provide adequate sight distance from the subterranean driveway exit to the sidewalk (both directions), to the satisfaction of Public Works. Line-of-sight shall not be impaired by any proposed monument wall and/or landscaping adjacent to the subterranean driveway.
- 1.12 Execute an Agreement to Improve for the street improvements prior to issuance of a grading permit.

2. Grading

- 2.1 Submit a grading plan to Public Works for review and approval that complies with the approved drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan dated July 3, 2008, or any revisions thereafter. Acknowledgement and/or approval from all easement holders may be required.
- 2.2 Acquire permits and/or letters of non-jurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the California Coastal Commission; State of California Regional Water Quality Control Board; State of California Department of Fish and Game; State of California Department of Conservation, Division of Oil, Gas; and Geothermal Resources; and the Army Corps of Engineers.

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

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

RC:tb

P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 067861\Site Plan\12-18-2015\TR 067861 parcel 9 Marina del Rey Comments.docx

Attach.



**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: TR 67861 – Scaled Down Project

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

CONDITIONS OF APPROVAL

1. All proposed buildings shall be placed such that a fire lane is provided to within 150 feet 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.
2. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
3. All fire lanes, including the required Fire Department turnarounds and the required Fire Department access along the promenade, shall be labeled as "Private Driveway and Fire Lane" on the architectural site. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The fire lanes on the east and west side of the project shall provide a minimum paved unobstructed width of 28 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The fire lane on the east side of the project has been accepted as an alternate surface but maintaining a minimum unobstructed width of 28 feet, clear to the sky. The proposed alternate surface material to be used, the weight capacity of that material, and the width of the fire lane shall be reviewed and approved by the Fire Department prior to building permit issuance.



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PROJECT: TR 67861 – Scaled Down Project

6. The proposed removal bollards as indicated on the site plan are not acceptable and shall be setback from the public right of way a minimum of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
7. The Fire Department shall review and approved the type of removal bollards to be used at this development. Submit a detailed exhibit providing this information to the Fire Department for review and approval concurrently with the architectural plan prior to building permit issuance.
8. The Fire Department shall review and approved the spacing between the proposed removal bollards to ensure adequate fire apparatus vehicular access. Submit a detailed exhibit providing this information to the Fire Department for review and approval concurrently with the architectural plan prior to building permit issuance.
9. The fire lane on the promenade shall provide a minimum unobstructed width of 20 feet, clear to the sky. The material to be used on this fire lane shall be of an all-weather access surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
10. A reciprocal access agreement is required for all fire lanes within this development. Submit documentation to the Fire Department for review prior to building permit issuance.
11. Any change of direction within a fire lane 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.
12. Any proposed alternate surface material besides pavement within the required fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.



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PROJECT: TR 67861 – Scaled Down Project

13. A minimum unobstructed width of 26 feet is required adjacent to a required fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
14. Fire Department emergency pedestrian access, such as to the roof of the buildings and/or to the proposed pool terrace, in compliance with the applicable Fire and Building Codes will be performed during the Fire Department review of the architectural plan prior to building permit issuance. Additional access maybe required at that time.
15. This development is required to provide a minimum of 4 fire hydrants. Some of the fire hydrants maybe existing and some may need to be installed. Verification of the existing fire hydrant and the location of any new fire hydrants will be determined by the Fire Department during the architectural plan review process prior to building permit issuance.
16. All required fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
17. The required fire flow from the public fire hydrant for this development with the allowable reduction for an approved fire sprinkler system in the buildings can be up to 4000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be calculated by the Fire Department during the architectural plan review process prior to building permit issuance.
18. A fire flow test from the jurisdictional water purveyor is required with the submittal of the architectural drawing to the Fire Department prior to building permit issuance. The closest existing public fire hydrant(s) to the project site shall be tested and shown on the architectural site plan.
19. 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.



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PROJECT: TR 67861 – Scaled Down Project

20. Additional fire protection systems, such as an automatic fire sprinkler system and automatic fire alarm system are required for each proposed building within this development. Submit design plans to the Fire Department for review and approval prior to installation
21. A License Civil Engineer shall test the structural integrity of any approved alternate surface after installation and confirm the load capacity prior to occupancy. Copy of the test shall be submitted to the Fire Department.
22. A maintenance agreement by the future building operator for the proposed alternate surface and the proposed bollard is required by the Fire Department. The language of the agreement shall be reviewed and approved by the Fire Department and recorded into the CC&R document or recorded in the deed of the property. Indicate compliance prior to occupancy.
23. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
24. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

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

Project TR067861

Woodfin Hotel Suite (now Marina del Rey Marriott Courtyard and Residence Inn Hotel) Project – Parcel 9U North Mitigation Monitoring Plan

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOTECHNICAL AND SOIL RESOURCES				
<p>The proposed project has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving structures adversely affected by the magnitude of seismic shaking that could potentially occur on the project site.</p>	<p>Fault Rupture, Seismic Ground Shaking, Landslides:</p>		<p>Department of Public Works</p>	<p>During plan check</p>
	<p>5.1-1. Proposed structures shall be designed in conformance with the requirements of the most current edition of the UBC and the County of Los Angeles Building Code for Seismic Zone 4.</p>	<p>5.1-2. Proposed structures shall be designed in conformance with all recommendations included in the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14 35) or most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works.</p>		
<p>Surficial wind and water erosion on the project site has the potential to increase on the project site during construction.</p>	<p>Soil Erosion:</p>		<p>Department of Public Works</p>	<p>Prior to the issuance of grading permit and ongoing during construction</p>
	<p>5.1-3. Precautions shall be taken during the performance of site clearing, excavations, and grading to protect the project from flooding, ponding, or inundation by poor or improper surface drainage.</p>	<p>5.1-4. Temporary provisions shall be made during the rainy season to adequately direct surface drainage away from and off the project site after treatment to the satisfaction to County of Los</p>		

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	<p>Angeles Department of Public Works. Where low areas cannot be avoided, pumps shall be kept on hand to continually remove water during periods of rainfall.</p> <p>5.1-5. Where necessary, prior to and during periods of rainfall, the Contractor shall install checkdams, desilting basins, rip-rap, sand bags or other devices or methods necessary to control erosion and provide safe conditions, in accordance with site conditions and regulatory agency requirements.</p> <p>5.1-6. Following periods of rainfall and at the request of the Geotechnical Consultant, the Contractor shall make excavations in order to evaluate the extent of rain-related subgrade damage, when required by the County.</p> <p>5.1-7. Positive measures shall be taken to properly finish grade improvements so that drainage waters from the lot and adjacent areas are directed off the lot and away from foundations, slabs, and adjacent property.</p> <p>5.1-8. For earth areas adjacent to the structures, a minimum drainage gradient of 2 percent is required.</p>			
	<p>5.1-9. Drainage patterns approved at the time of fine grading shall be maintained throughout the life of the proposed structures. Any subsequent change to drainage patterns would require new grading and drainage permits approved by the County of Los Angeles Department of Public Works.</p>	<p>The applicant shall record a covenant committing project to the approved drainage plan prior to issuance of a certificate of occupancy.</p>	<p>Department of Public Works</p>	<p>Prior to issuance of a certificate of occupancy</p>
	<p>5.1-10. Landscaping shall be kept to a minimum and where used, limited to plants and vegetation requiring little watering as recommended by a registered landscape architect.</p>	<p>The applicant shall submit a landscape plan.</p>	<p>Department of Regional Planning</p>	<p>During plan check</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	5.1-11. Roof drains shall be directed off the site or directed to an on-site location to the satisfaction of the County of Los Angeles Department of Public Works in the County-approved drainage plan.	Applicant shall submit a grading and drainage plan for compliance	Department of Public Works	During plan check
	5.1-12. Proposed structures shall be designed in conformance with any additional recommendations pertinent to soil erosion in accordance with the recommendations of the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) or most current geotechnical report reviewed and approved by the County of Los Angeles.	Applicant shall submit structural and building plans for compliance.	Department of Public Works	During plan check
Consequences of liquefaction on the project site include liquefaction-induced ground subsidence and lateral spread or deformation toward the low-lying areas of the project site. Additionally, soils located on Parcel 9U are not suitable for support of the project.	<p>Liquefaction:</p> <p>5.1-13. Proposed structures shall be designed in conformance with all recommendations included in the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) or most current geotechnical report reviewed and approved by the County of Los Angeles.</p>	Applicant shall submit a geotechnical report and building plans for compliance.	Department of Public Works	During plan check
Methane is a natural by-product of the microbial decomposition of organic matter in an anaerobic environment. In large concentrations, methane can be explosive and, since it is	<p>Soil Gas</p> <p>5.1-14. The County Building and Safety, as defined in Los Angeles County Building Code Section 110.4, buildings or structures adjacent to or within 200 feet (60.96 meters) of active, abandoned or idle oil or gas well(s) shall be provided with methane gas-protection systems. For soil gas safety, the recommendations in the August 23, 2006 and May 3, 2008</p>	Applicant shall submit a methane gas report for compliance	Department of Public Works in conjunction with other relevant County	During construction

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
heavier than air, can displace atmospheric oxygen.	Methane Specialist reports (Draft EIR, Appendix 5.1) or most current methane gas report reviewed and approved by the County of Los Angeles Department of Public Works shall be implemented.		departments	
	5.1-18. There are several existing pile foundations on the site. Where the foundations are in the building area, they shall be cut off at least 5 feet below the bottom of the proposed mat or the proposed pile caps.	Applicant shall submit a demolition plan for compliance	Department of Public Works	During plan check
	5.1-19. A program of in-situ densification to improve the density of the granular estuary deposits to a minimum N-value of 20 shall be employed. Densification to achieve the required minimum N-values recommended in most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works should be performed throughout the estuary deposits to the surface of the dense sand and gravel. The densification shall be evaluated by a test program using cone penetration tests (CPT) to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant shall submit a geotechnical report for compliance	Department of Public Works	During plan check and on going during construction
	5.1-20. Foundations for the hotel should extend through the existing fill and estuary deposits and into the underlying dense sand and gravel. Driven piles could be used, but the noise associated with pile driving may be a problem in this residential neighborhood. Auger-cast piles could be used as an option to the driven piles. The specific design recommendations in the approved geotechnical report shall be incorporated, as appropriate.	Applicant shall record a covenant to ensure compliance for the notice required in Mitigation Measure 5.2-3	Department of Public Health in conjunction with Public Works.	During plan check and on going during construction

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
The project site is not located on expansive soils however; any import material shall be tested for expansion prior to importing.	<p>5.1-21. Any import material shall be tested for expansion potential prior to importing. A log of imported materials shall be maintained by the Project Contractor and made available to the County upon request.</p> <p>5.1-22. Expansion index tests shall be performed at the completion of grading if silty subgrade soils are exposed to verify expansion potential. Results of tests shall be provided to the County of Los Angeles Department of Public Works.</p>	Applicant shall submit a log of the imported material and test results to ensure compliance.	Department of Public Works	Grading completion
	5.1-23. Any additional recommendations pertinent to expansive soils as shall be carried out in accordance with the recommendations in the most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works.	Applicant shall submit a Geotechnical Reports to ensure compliance.	Department of Public Works	During plan check
NOISE				
Construction Impacts Construction activity would occur as close as 50 feet from existing noise sensitive residential uses located east and west of the project site, or along the haul route. Uses at these locations could experience noise levels that reach up to 94 A-weighted decibels (dB(A)) for short time periods. These could be	5.2-1. All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory mufflers, as feasible. Stationary source noises (such as generators and air compressors) within 100 feet of residential land uses shall be completely enclosed in temporary portable noise structures, such as a plywood fence or acoustic noise curtain. If determined necessary and feasible by the County of Los Angeles Department of Public Health, temporary sound walls shall be constructed between the construction activity and nearby occupied residences. The sound walls shall be continuous with no breaks, and shall be of such height to break the line-of-sight to the first floor occupants of the nearby residences.	The applicant shall submit an equipment log and record a covenant to ensure the equipment is properly maintained.	Department of Public Health	Log submitted quarterly and during field inspections

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
temporarily exposed to exterior noise levels that could exceed the County's Noise Control Ordinance standards for construction equipment noise.				
	5.2-2. All exterior construction activity, including grading, transport of material or equipment and warming-up of equipment, shall be limited to between the hours of 7:00 AM to 7:00 PM, except for concrete pours, and shall not occur during weekend periods unless approved by the Los Angeles County Department of Public Health. The work schedule shall be posted at the construction site by the project contractor and modified as necessary to reflect deviations approved by the Los Angeles County Department of Public Health. The project contractor or a designee should spot check and respond to complaints.	The applicant shall record a covenant to ensure compliance with the required noise restrictions; Field inspection	Department of Public Health in conjunction with Public Works	On going during construction
	5.2-3. The project applicant shall post a notice at the construction site that shall contain information on the type of project and anticipated duration of construction activity, locations of haul routes, and shall provide a phone number where people can register questions and complaints. The applicant shall keep a record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the applicant and submitted to the County of Los Angeles Department of Public Health.	The applicant shall record a covenant to ensure compliance with the required noise restrictions	Department of Public Health	On going during construction
Because the use of pile driving equipment is required for foundation construction, vibration	Vibration Impacts 5.2-4. To the extent feasible, the project developer shall utilize cast-	The applicant shall record a	Department of	On going

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
impacts that would occur are considered significant and unavoidable, but temporary in nature.	5.2-5. in-drilled-hole or auger cast piles in lieu of pile driving. A certified structural engineer shall be retained to submit evidence that pile driving activities would not result in any structural damage to nearby structures.	covenant to ensure compliance with the required vibration restrictions.	Public Health	during construction
HYDROLOGY AND DRAINAGE				
During construction, grading/excavation operations and project construction could result in increased water and wind erosion and a potential for the discharge of sediment to the small-craft harbor during storm events resulting in increased sedimentation or erosion. Additionally, temporary de-watering systems for the proposed partially subterranean parking garages also have the potential to discharge sediments from excavation areas directly to the small-craft harbor unless mitigated. Project	5.3-1. A final drainage plan and final grading plan (including an erosion control plan if required) shall be prepared by each applicant to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after redevelopment of the project sites. These plans shall be prepared to the satisfaction of the Los Angeles County Department of Public Works prior to the issuance of grading, demolition, or building permits.	The applicant shall submit a final drainage plan and final grading plan	Department of Public Works	Prior to issuance of demolition and grading permits

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>applicant(s) would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) for Parcel 9U pursuant to the National Pollutant Discharge Elimination System (NPDES) that would identify the various Best Management Practices (BMPs) that would be implemented at the construction site.</p>				
AIR QUALITY				
<p>Demolition, Excavation and Construction Impacts The emissions associated with concurrent demolition, excavation and grading and construction of all the project components would exceed the South Coast Air Quality Management District (SCAQMD) emission thresholds of significance during the construction phase for</p>	<p>5.4-9. Develop and implement a construction management plan, as approved by the County, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</p> <ul style="list-style-type: none"> a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. d. Reroute construction trucks away from congested streets. e. Consolidate truck deliveries when possible. 	<p>The applicant shall submit a construction management plan and a detour/haul route plans to ensure minimal construction activity impact. The applicant shall maintain a log to insure compliance.</p>	<p>Department of Public Works and Public Health.</p>	<p>Prior to issuance of a grading permit and on going during construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
carbon monoxide (CO), oxides of nitrogen (NOX), and volatile organic compounds (VOC), as well as cause localized significant ambient air quality impacts for particulate matter less than 10 microns in diameter (PM10), particulate matter less than 2.5 microns in diameter (PM2.5), and NOX.	<ul style="list-style-type: none"> f. Provide dedicated turn lanes for movement of construction trucks and equipment on and off site. g. Maintain equipment and vehicle engines in good condition and in proper tune according to manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions. h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts. i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators. j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices¹. k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices¹. 			

¹ "Competitive prices" refers to costs that are no greater than 10% higher than the costs of utilization of standard equipment.

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	<p>5.4-10. Develop and implement a dust control plan, as approved by the County, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</p> <ul style="list-style-type: none"> a. Apply approved non-toxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more). b. Replace ground cover in disturbed areas as quickly as possible. c. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications. d. Water active grading sites at least twice daily (SCAQMD Rule 403). e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. f. Provide temporary wind fencing consisting of 3- to 5-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded. g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code. h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available). 	<p>The applicant shall submit a dust control plan to alleviate dust emissions. Field inspection</p>	<p>Department of Public Health</p>	<p>Prior to issuance of a grading permit and on going during construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>The project would generate GHG emissions, which would contribute to potential cumulative impacts of GHG emissions on global climate. These are not considered to be cumulatively considerable impacts.</p>	<p>Global Climate Change</p> <p>5.4-11. The project shall achieve energy efficiency equivalent to the California Energy Commission Tier II building energy use standards.</p> <p>5.4-12. The project applicant shall recycle and/or salvage for reuse a minimum of 65 percent of non-hazardous construction and demolition debris by weight.</p> <p>5.4-13. The project applicant shall use drought-tolerant landscaping from an approved plant list provided by the lead agency, County of Los Angeles, or other agency.</p> <p>5.4-14. The project applicant shall install a smart irrigation controller for any area of the lot that is either landscaped or designated for future landscaping. The project applicant shall ensure landscaped areas comply with all requirements within Title 22 Part 21 of Chapter 22.523.</p> <p>5.4-15. The project applicant shall install high-efficiency toilets (maximum 1.28 gallons/flush) when tank-type toilets are installed.</p> <p>5.4-16. The project applicant shall provide sufficient interior and exterior bicycle parking facilities at residential components of the project. The project applicant will also provide residents and hotel guests with information regarding local and regional public transportation services.</p>	<p>The applicant shall incorporate compliance with the County Green Building Ordinance with final project design plans. Applicant will submit a log to ensure compliance.</p>	<p>Department of Public Works</p>	<p>Prior to issuance of building permit.</p>
<p>BIOTA</p>				
<p>Direct impacts on terrestrial special status species associated with construction and operation on the project</p>	<p>5.5-4 To avoid impacts to native nesting birds (California Fish and Game Code (Section 3503, 3503.5 and 3513), the applicant and/or its contractors shall retain a qualified biologist to conduct nest surveys in potential nesting trees within the project site and the median of Via Marina and Marquesas Way</p>	<p>Qualified biologist to monitor construction activities and provide pre-construction nesting bird survey</p>	<p>Department of Regional Planning and Department of Beaches and</p>	<p>Prior to and during construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
sites are not considered significant, except nesting migratory birds when found nesting in project area landscape trees.	prior to construction or site preparation activities. Specifically, within 30 days of ground disturbance activities associated with construction or grading, a qualified biologist shall conduct weekly surveys to determine if active nests of bird species protected by the Migratory Bird Treaty Act and the California Fish and Game Code are present in the construction zone. If no breeding bird behavior or nesting activity is observed, the surveying biologist may instruct the contractor to remove potential nesting habitat, so long as the removal occurs within three days of the survey. If the removal of potential nesting habitat does not occur within three days, an additional pre-construction survey will be conducted such that no more than three days will have elapsed between the last survey and the commencement of ground disturbance activities.		Harbors	
Direct impacts on terrestrial special status species associated with construction and operation on the project sites are not considered significant, with the exception of black-crowned night-heron and snowy egret when found nesting in project area landscape trees.	5.5-5 During all construction activities if active heron or egret nests are discovered on or adjacent to the project and these nests are being used for breeding or rearing offspring, a qualified biologist shall monitor bird behavior at the nest for any signs of distress or annoyance from the construction noise. In the event the consulting biologist determines that noise from the project construction activities are causing distress or annoyance to herons or egrets that may be utilizing nests on these parcels, then construction activities shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during that year. The urbanized and disturbed condition of the existing environment shall be considered when determining buffer distances, since birds that typically nest in the area are already accustomed to noisy conditions.	Qualified biologist to monitor construction activities	Department of Regional Planning	During construction

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
VISUAL QUALITY				
<p>The height and mass of the proposed Woodfin Suite Hotel and Timeshare Resort Project from Viewing Locations One, Two, and Three, would be out-of-character with surrounding land uses. As such, impacts are considered significant and mitigation is required..</p>	<p>5.6-1. A deed restriction shall be placed of the southern portion of Parcel 9U requiring that the wetland park be retained as natural open space.</p> <p>5.6-2. On the street level of the project landscaping to the satisfaction of the County of Los Angeles, Department of Beaches and Harbors, Design Control Board shall be implemented to reduce visual impacts of the project when viewed from this location. Further, if approved by the Design Control Board, areas of landscaping shall be included on terraces and balconies that could be incorporated into the design of the hotel structure and associated parking structure.</p> <p>5.6-3. Articulation and variations in color or building materials could be incorporated into the lower levels of the hotel and parking structure. These actions would reduce visual resource impacts on Via Marina.</p>	<p>Recordation of deed restriction over Parcel 9U for wetland park</p> <p>Approval of landscape and final design plans</p>	<p>Department of Regional Planning, Department of Beaches and Harbors- Design Control Board</p>	<p>Prior to issuance of building permit</p>
TRAFFIC/ACCESS				
<p>The project is expected to generate approximately 1,538 net new trips per day. Of this total, an estimated 117 trips would occur during the morning peak hour, and 102 new trips would occur during the evening peak hour. These new trips would be added to the project area</p>	<p>5.7-1. Through the implementation of area traffic improvement measures recommended in the adopted Marina del Rey Specific Plan Transportation Improvement Program (TIP) project (i.e., existing + ambient growth + project) traffic related impacts would be reduced to a less than significant level. Based on the expected net project trip generation of 102 PM peak hour trips, the project (Parcel 9U) would be required to pay \$580,380 in trip mitigation fees. A portion of these fees is designated toward the Category 1 and 3 (regional) transportation improvements.</p>	<p>The applicant shall pay the fair share TIP fees</p>	<p>Department of Public Works Traffic and Lighting Division</p>	<p>Prior to construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>roadway network once the existing development is removed and the proposed project is completed and fully occupied. The incremental project traffic would significantly impact the (LOS) forecasts during the PM peak hours at three of the study intersections, Admiralty Way and Via Marina, Washington Blvd. at Ocean Avenue and Via Marina, and Admiralty Way and Mindanao Way. During the AM peak hour only the Admiralty Way/Mindanao intersection would be significantly affected.</p>				
<p>Cumulative Impacts The results of the cumulative development analysis show that the potential additional traffic resulting from area-wide development</p>	<p>The intersection improvement measures recommended to address these cumulative traffic impacts, consistent with the detailed specific intersection improvement measures in the December 2007 Traffic Analysis prepared by Crain and Associates, include the intersections of:</p> <ul style="list-style-type: none"> • Admiralty Way and Via Marina • Washington Boulevard and Via Marina/Ocean Avenue • Admiralty Way and Palawan Way 	<p>The applicant shall pay fees to the transportation improvement fund.</p>	<p>Department of Public Works Traffic and Lighting Division</p>	<p>Prior to construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
would significantly impact 12 of the 17 study intersections, resulting in several locations nearing or exceeding capacity. The proposed project would also contribute incrementally to these cumulative impacts.	<ul style="list-style-type: none"> • Washington Boulevard and Palawan Way • Lincoln Boulevard and Washington Boulevard • Lincoln Boulevard and Marina Expressway (SR-90) • Lincoln Boulevard and Bali Way • Lincoln Boulevard and Mindanao Way • Lincoln Boulevard and Fiji Way • Admiralty Way and Bali Way • Admiralty Way and Mindanao Way • Marina Expressway (SR-90) Eastbound and Mindanao Way 			
SEWER SERVICE				
The proposed development would generate an increase demand for sewage.	5.8-1. Prior to issuance of building permits, the Woodfin Suite Hotel Project applicants shall demonstrate sufficient sewage capacity for the proposed project	The applicant shall obtain approval of a sewer area study from the Department of Public Works (DPW), or otherwise confirm sewer capacity to DPW's satisfaction	Department of Public Works,	Prior to the issuance of building permits
WATER SERVICE				
The proposed development of the project would increase the demand for water in the project area.	5.9-1. The Woodfin Suite Hotel Project shall meet the County Efficient Landscape Ordinance since landscaped areas exceed 2,500 square feet in area.	The applicant shall submit a landscape plan	Department of Regional Planning	During plan check
Implementation of MWD 25-year comprehensive	5.9-2. The Woodfin Suite Hotel Project shall incorporate into the building plans water conservation measures as outlined in the following items:	The applicant shall submit building plans incorporating water	Department of Public Works	Prior to the issuance of building

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
Integrated Water Resources Plan (IRP)	<ul style="list-style-type: none"> • Health and Safety Code Section 17921.3 requiring low-flow toilets and urinals; • Title 24, California Administrative Code which establishes efficiency standards for shower heads, lavatory faucets and sink faucets, as well as requirements for pipe insulation which can reduce water used before hot water reaches equipment or fixtures; and • Government Code Section 7800 which requires that lavatories in public facilities be equipped with self-closing faucets that limit the flow of hot water. 	conservation methods		permit
	5.9-3. Prior to the issuance of grading permits, the Woodfin Suite Hotel Project applicant shall provide to the Los Angeles County Department of Regional Planning a letter from Public Works Waterworks Divisions confirming that it is able to provide water service to the project phase under consideration.	The applicant shall submit water service letter from Waterworks District No. 29 of ability to provide sufficient water supply	Department of Regional Planning	Prior to the issuance of grading permit
SOLID WASTE SERVICE				
Demolition of the existing structures would generate construction debris.	5.10-1. The Woodfin Suite Hotel Project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris. The Waste Management Plan shall be provided to the County of Los Angeles Department of Public Works for review and approval, prior to the issuance of demolition and grading permits.	The applicant shall submit a Recycling and Reuse Plan	Department of Public Works	Prior to issuance of demolition and grading permits
During project operation, Woodfin Hotel Suite and	5.10-2. To reduce the volume of solid and hazardous waste generated by the operation of the project, a solid waste management plan shall be developed by the Woodfin Suite Hotel Project	The applicant shall submit a solid waste management plan.	Department of Public Works	Prior to issuance of demolition and

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
Timeshare Resort project would generate a net increase of solid waste generation beyond currently permitted landfill capacity.	applicants. This plan shall be reviewed and approved by the LACDPW. The plan shall identify methods to promote recycling and re-use of materials, as well as safe disposal consistent with the policies and programs contained within the County of Los Angeles SRRE. Methods shall include locating recycling bins in proximity to dumpsters used by future on-site residents.			grading permits
POLICE PROTECTION				
<p>Construction Impacts Site development and construction would normally not require services from the County Sheriff's Department, except in the cases of trespass, theft, and/or vandalism. Implementation of standard construction-traffic control procedures such as flagmen and signage would further reduce any potential impact.</p>	<p>5.12-9. As part of the building permit process, the County Sheriff's Department shall review the Woodfin Suite Hotel Project site design during the planning and building plan-check process with respect to lighting, landscaping, building access and visibility, street circulation, building design and defensible space. Subsequent to Sheriff's Department review, comments regarding safety design techniques shall be incorporated into the design of the project.</p> <p>5.12-10. During construction, the builder and contractor shall adhere to the County of Los Angeles ordinances pertaining to construction noise (refer to Title 12, Chapters 12.08 and 12.12 Los Angeles County Code).</p>	The applicant shall submit site design to the County Sheriff's Department	County Sheriff's Department	Prior to issuance of demolition and grading permits
FIRE PROTECTION				
<p>Construction Impacts During construction, a</p>	<p>5.13-9. Applicants associated with the Woodfin Suite Hotel Project shall submit and have approved by the County of Los Angeles</p>	The applicant shall submit a Fire Safe Plan	County of Los Angeles Fire	Prior to issuance of

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>large amount of wood framing and other flammable construction materials would be present on the project site(s). In addition, construction traffic would occur on and near the project site during working hours due to commuting construction workers, trucks and other large construction vehicles that would potentially slow emergency response times. However, no significant impacts will occur with implementation of standard County safety measures.</p>	<p>Fire Department, a Fire Safe Plan. The Fire Safe Plan shall include information regarding water flow and duration requirements, building sprinkler requirements, internal and external fire access. The applicant will provide a Conceptual Fire Safety Plan to be reviewed by the County Fire Department prior to issuance of building permits for each project. Typically, such plans, defined emergency evacuation plans and other information deemed necessary by the Fire Department. The Fire Safe Plan shall be reviewed by and incorporate all recommendations of the County Fire Department prior to project approval.</p> <p>5.13-10. During construction, security fencing will be installed surrounding the project site and private security services will be hired to reduce the potential for emergency medical or fire situations on the project site caused by illegal trespassing that could require a response by the County Fire Department.</p> <p>5.13-11. Consistent with the Fire Safe Plan, ingress/egress access for the circulation of traffic and for emergency response access shall be reviewed and approved by the County Fire Department prior to project approval.</p> <p>5.13-12. The development of this project shall comply with all applicable code and ordinance requirements for access, water mains, fire flows, and fire hydrants.</p>		<p>Department</p>	<p>building permits</p>