AGN. NO. 7, 8 & 9

MOTION BY SUPERVISOR DON KNABE

April 26, 2011

The Neptune Marina-Legacy Partners Apartments are two separate projects planned for adjacent parcels in Marina del Rey. The first project, planned for Marina del Rey Parcel 10, would demolish an existing 136-unit apartment complex and replace it with a new 400-unit complex. The second project, planned for Parcel FF, would demolish an existing 2010-space public parking lot and replace it with a 126-unit apartment complex. This project is conditioned to fund half of the public spaces at a more convenient location near Chace Park and to replace the open space from Parcel FF, on Parcel 9.

The Neptune projects would require Coastal Development Permits, Conditional Use Permits, Variances and amendments to the certified Marina del Rey Local Coastal Program (LCP). The Regional Planning Commission (Planning Commission) heard these projects on October 29, 2008, November 5, 2008, August 12, 2009, October 14, 2009, February 3, 2010, and March 10, 2010, determined their compliance with the

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Coastal Act, and recommended the approval of the projects' plan amendments and related entitlements to the Board. Furthermore, the plan amendments were previously considered and approved by the Board on March 15, 2011 as part of the Marina del Rey Map and Text Amendment. As part of these apartment project approvals, the plan amendments are being recommended again to the Coastal Commission for approval. Related to the two Neptune Apartment projects is a wetland park project, which shares an Environmental Impact Report with the Neptune projects. The projects are related because the Neptune projects will facilitate the provision of the wetland park on the southern portion of Parcel 9. The wetland park project requires a Coastal Development Permit. The wetland park was heard concurrently with the projects proposed for Parcel 10 and FF and is an important opportunity to enhance the existing degraded wetland on the southern portion of Parcel 9 and to improve wetland habitat in Marina del Rey. The Planning Commission found that the wetland park project is consistent with the certified LCP and certified the Final EIR and approved the project. The decision was appealed to the Board.

The Neptune Marina apartments will increase the public access to the coast by providing an improved 28-foot wide pedestrian promenade and additional boater amenities. The wetland park will provide improved habitat for sensitive biological resources in a passive, public setting.

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I, THEREFORE MOVE, that the Board:

1. Close the public hearing;

2. Certify the Final EIR for Project Nos. R2006-03647-(4), R2006-03652-(4) and R2006-03643-(4) and adopt the related Environmental Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring Program for these projects;

3. Indicate the Board's intent to:

   A. Approve Project No. R2006-03647-(4), which includes, Coastal Development Permit No 200600008, Conditional Use Permit No. 200600289 and Variance No. 200600013;

   B. Approve Project No. R2006-03652-(4), which includes, Coastal Development Permit No. 200600009, Conditional Use Permit No. 200600290 and Variance No. 200600014;

   C. Recommend approval of Plan Amendment 200600013 and submit such recommendation to the Coastal Commission

   D. Recommend approval of Plan Amendment 200600014 and submit such recommendation to the Coastal Commission; and

   E. Approve Project No. R2006-03643-(4), which includes Coastal Development Permit No. 200600006; and

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4. Instruct County Counsel to prepare the necessary documents for final approval of these projects, including the findings and conditions for the respective Coastal Development Permits, Conditional Use Permits, Variances and the final Resolution for Plan Amendment Nos. 200600013 and 200600014 to be submitted to the Coastal Commission, and bring back these final documents to the Board at a future Board meeting for its consideration.

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JM:mw