AGN. NO. 5 & 6

MOTION BY SUPERVISOR DON KNABE

April 26, 2011

The Oceana Retirement Facility is planned for Marina del Rey Parcel OT. This project is a request to demolish an existing 186-space public parking lot, and construct in its place a 114-unit senior accommodations facility, 3,500 square feet of retail space, and 92 public parking spaces. Ninety-four of the existing public parking spaces on Parcel OT would be transferred to the related project planned for Parcel 21.

The Oceana project requires a Coastal Development Permit, Conditional Use Permit, Parking Permit and an amendment to the certified Marina del Rey Local Coastal Program (LCP). The Regional Planning Commission (Planning Commission) heard this project on October 21, 2009, November 11, 2009, December 16, 2009, April 07, 2010 and April 28, 2010, determined its compliance with the Coastal Act, and recommended the approval of the project's plan amendment and related entitlements to the Board. Furthermore, the plan amendment was previously considered and approved by the

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Board on March 15, 2011 as part of the Marina del Rey Map and Text Amendment. As part of this individual project approval, the plan amendment is being recommended again to the Coastal Commission for approval.

Related to the Oceana project is the Holiday Harbor Courts project, which shares an Environmental Impact Report (EIR) with the Oceana project. The Holiday Harbor Courts project is a request to authorize the removal of an existing commercial center and the development of a new commercial complex with 2,916 square feet of retail uses, 11,432 square feet of marine commercial uses, a 5,000 square foot yacht club, 6,000 square foot health club, an adjacent waterfront public pedestrian promenade, and a 447-space six-level parking structure and a public plaza on Parcel 21 in Marina del Rey. The Holiday Harbor Courts project requires a Coastal Development Permit, Conditional Use Permit, and Parking Permit, and is related to the Oceana project because it is proposed by the same lessee and will replace 94 of the public parking spaces currently located on Parcel OT.

The Holiday Harbor Courts project was heard by the Regional Planning Commission at the same time as the above-mentioned Oceana project. The Planning Commission found that the project was consistent with the certified LCP and certified the Final EIR for the project and approved the project. The Planning Commission's approval of this commercial project was appealed to the Board.

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These projects add much needed senior retirement accommodations and improved marine commercial and boater services within the area.

I, THEREFORE MOVE, that the Board:

1. Close the public hearing;

2. Certify the Final EIR for Project Nos. R2006-01510-(4) and R2006-02726-(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. R2006-01510-(4), which includes, Coastal Development Permit No 200600002, Conditional Use Permit No. 200600115 and Parking Permit No. 200600009;

   B. Recommend approval of Plan Amendment 200600005 and submit such recommendation to the Coastal Commission;

   C. Approve Project No. R2006-02726-(4), which includes, Coastal Development Permit No. 200600003, Conditional Use Permit No. 200600223 and Parking Permit No. 200600015; 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, Parking Permits, and the final Resolution for Plan Amendment No 200600005 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