



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
PARCEL 44 PROJECT
STATE CLEARINGHOUSE NO. 2013081040
COUNTY PROJECT NO. R2013-01647-(4)
ENVIRONMENTAL REVIEW NO. 201300142
CONDITIONAL USE PERMIT NO. 201300166
COASTAL DEVELOPMENT PERMIT NO. 201300003
PARKING PERMIT NO. 201300012
VARIANCE NO. 201300004**

The County of Los Angeles, acting in the capacity of Lead Agency under the California Environmental Quality Act (CEQA) and the County Environmental Document Reporting Procedures and Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Draft Environmental Impact Report (DEIR) for the **Parcel 44 Project**. This DEIR has been prepared in accordance with, and pursuant to CEQA, Public Resources Code, Section 21000-21177; the "Guidelines for California Environmental Quality Act" (State CEQA Guidelines), and California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387.

PROPOSED PROJECT AND SITE LOCATION

The Parcel 44 Project site is bordered to the north by Bali Way, the east by Admiralty Way and the south by Mindanao Way. The U-shaped site wraps partially around Basin G of the Marina del Rey small-craft harbor. The parcel consists of 8.39 landside acres and 7.18 waterside or submerged acres (15.37 acres total).

There are seven existing structures on the site totaling 14,724 square feet and a paved surface parking lot with 110 boat parking spaces and 383 vehicle parking spaces. The existing landside structures were developed as office space for boat brokers, a boat repair shop, and a yacht club currently. The site provides only a boaters' bathroom facility.

The proposed project consists of the demolition of all existing landside structures on Parcel 44 and redevelopment of the landside parcel. The project does not include redevelopment of the Parcel 44 anchorage that is located on the waterside portion of the subject parcel. Development approval for demolition of the existing Parcel 44 anchorage and the subsequent construction of a new private boat anchorage on the waterside portion of the subject parcel has already been granted by the California Coastal Commission pursuant to Coastal Development Permit (CDP) No. 5-11-131; final issuance of this CDP was given by the Coastal Commission staff on June 26, 2012.

The following is a description of the proposed new structures on Parcel 44, which total approximately 83,778 square feet of building area. Building I (as denoted on the site plan, contained in the DEIR) will serve as boaters' bathrooms with an area of 386 square feet. Building II will accommodate a Trader Joe's (or similar) grocery market of 13,625 square feet. Building III (386 square feet) is similar to Building I and will serve as boaters' bathrooms. Building IV is a two-story structure. The ground floor of this building will be occupied entirely by a West Marine (or similar) retail store (25,000 square feet). The second floor of this building will contain marine administrative offices (6,901 square feet), boat brokers' offices (5,133 square feet), boaters' bathroom and laundry (542 square feet), additional offices to replace existing office space to be demolished (4,554 square feet) and a community room/boaters' lounge (840 square feet). Building V will accommodate retail space (4,260 square feet) and a restaurant (2,367 square feet). Building VI will contain a two-story, waterfront-oriented restaurant (8,278 square feet) with a prominent "tower" feature to serve as an entry foyer to the restaurant, which will be accessible from Admiralty Way and Bali Way. The first floor of this building will also accommodate commercial retail space (9,270 square feet). Building VII will serve as boaters' bathrooms with an area of 386 square feet. Building VIII will accommodate a yacht club (1,150 square feet) and a boat repair shop (700 square feet).

In addition, an open-air boat stacking/rack system is included, allowing outdoor storage of up to 44 boats (stacked 3-boats-high), as are 13 "mast-up"/small sail boat storage spaces (adjacent to the proposed yacht club/boat repair shop

structure). The project proposes 479 surface parking spaces on the subject parcel, of which 284 are standard-dimensioned spaces, 11 are accessible spaces and 184 are compact parking spaces. Seventy (70) of the parking spaces are in a tandem configuration. The project also proposes 74 bicycle parking spaces. With the 25% maximum vehicle parking reduction allowed under County Code for the bicycle parking spaces being provided on-site (County Code allows a reduction of one parking space for every two bicycle parking spaces provided above the required number, not to exceed five percent of the total number of spaces otherwise required), the project's proposed uses require 485 spaces per Code. (The Applicant is requesting a Parking Permit to authorize a parking reduction for the project, in order to provide some flexibility regarding parking configuration and numbers to account for site installation of infrastructure improvements, i.e., transformers, etc., during construction, and to allow for commercial tandem parking.) The project also includes development of a waterfront pedestrian promenade along the parcel's bulkhead and realignment of the Marvin Braude Bike Path adjacent to the Admiralty Way-fronting waterfront pedestrian promenade; an interactive water feature is planned for the courtyard space fronting the promenade at project's main entrance on Admiralty Way.

REVIEWING LOCATIONS

The formal public review period for the DEIR will be from **February 13, 2015 to March 31, 2015 (45 days)**. A public hearing only for taking public testimony on the DEIR and the proposed Project has been scheduled before the Los Angeles County Hearing Examiner at 6:00 p.m. on **Wednesday, March 4, 2015** at the Marina del Rey Hotel in the Marina Room, located at 13534 Bali Way Marina del Rey, CA 90292. Interested persons will be given an opportunity to testify. A public hearing on the Project before the Regional Planning Commission will take place at a future date.

All comments received by the closing of the public review period for the DEIR will be considered in the Final EIR. To ensure public access to the DEIR, copies of the document are available for review online at <http://planning.lacounty.gov/case/all> (listed under County Project No. R2013-01647) and at the libraries listed below:

Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292

Culver City Julian Dixon Library
4975 Overland Avenue
Culver City, CA 90230

Abbot Kinney Memorial Library
501 S. Venice Boulevard
Venice, CA 90291

Copies of the DEIR and documents referenced in the DEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 5:30 p.m. at:

Los Angeles County Department of Regional Planning
Special Projects Section, Room 1362
320 West Temple Street
Los Angeles, CA 90012
(213) 974-4813

Please submit written comments on the DEIR to **Ms. Anita Gutierrez** of the Department of Regional Planning at the address above, or via email at marinaplanner@planning.lacounty.gov

VICINITY MAP BELOW

