Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

NOTICE OF PREPARATION AND SCOPING MEETING NOTIFICATION

Project Title: Parcel 44 Project, Marina del Rey

Applicant: Pacific Marina Venture, LLC

Notice is hereby given pursuant to California Public Resources Code Section 21083.9 . The Los Angeles County Department of Regional Planning has conducted an Initial Study for the subject project and has determined that an Environmental Impact Report ("EIR") is necessary. Los Angeles County will be the Lead Agency for the project and will be responsible for the EIR preparation. In order for the concerns of responsible and trustee agencies, adjacent jurisdictions, other public agencies, groups and individuals to be incorporated into the Draft EIR, we need to know their views, concerns and recommendations regarding the scope and content of the environmental information relevant to the proposed project. Responsible and trustee agencies must consider the EIR prepared by Los Angeles County when considering a subsequent permit or approval for this project.

Project Location: Parcel 44 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).

Project Description: Parcel 44 is a U-shaped site that 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 single 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) will serve as boaters' bathrooms with an area of 386 square feet. Building II will serve 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 on-grade 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 will be filing for a Parking Permit to authorize a modest 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.

NOTICE OF PREPARATION

A Notice of Preparation ("NOP") for the EIR is being distributed, requesting written comments regarding the scope and content of the environmental analyses to be included in the EIR. Copies of the NOP are available for public review from **August 19, 2013 to September 19, 2013** on the Department of Regional Planning's website http://planning.lacounty.gov/case, at the County of Los Angeles Department of Regional Planning, Hall of Records, Room 1362, 320 West Temple Street, Los Angeles, California 90012 Monday through Thursday, 7:30 a.m. to 5:30 p.m. (closed on Fridays), as well as at the following libraries:

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

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

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

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **September 19, 2013** and can be sent to: Ms. Anita Gutierrez, AICP, County of Los Angeles Department of Regional Planning, Special Projects Section, 320 West Temple Street, Los Angeles, CA 90012; Telephone (213) 974-4813; Fax (213) 626-0434; e-mal: marinaplanner@lacounty.gov . Written comments on the NOP will be accepted by the County through **September 19, 2013 at 6:00 p.m.**

SCOPING MEETING

A scoping meeting will be held to solicit suggestions from the public as to the content of the EIR that is being prepared. This meeting will be held at Burton Chase Park, Community Room, located at 13650 Mindanao Way, Marina del Rey, CA 90292 on September 10, 2013 from 6pm to 8pm. Attendees will be able to provide written and oral input regarding the scope of environmental analyses and alternatives to be incorporated into the EIR.