

REPORT TO THE HEARING OFFICER

DATE ISSUED: August 13, 2026

HEARING DATE: August 25, 2026 AGENDA ITEM: 5

PROJECT NUMBER: PRJ2024-002546-(2)

PERMIT NUMBER(S): Conditional Use Permit ("CUP") No. RPPL2024003831
Coastal Development Permit ("CDP") No.
RPPL2024003824
Parking Permit ("PP") No. RPPL2024003833

SUPERVISORIAL DISTRICT: 2

PROJECT LOCATION: 4215 Admiralty Way, Marina del Rey, CA 90292

OWNER: County of Los Angeles

APPLICANT: FantaSea Yachts

CASE PLANNER: Shawn Skeries, Principal Planner
sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2024-002546-(2), CUP Number RPPL2024003831, CDP Number RPPL2024003824, and PP Number RPPL2024003833 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motions:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

PROJECT NO. PRJ2024-002546-(2)
CONDITIONAL USE PERMIT NO. RPPL2024003831
COASTAL DEVELOPMENT PERMIT NO. RPPL2024003824
PARKING PERMIT NO. RPPL2024003833

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CONDITIONAL USE PERMIT:

I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2024003831
SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

COASTAL DEVELOPMENT PERMIT:

I, THE HEARING OFFICER, APPROVE COASTAL DEVELOPMENT PERMIT NUMBER RPPL2024003824
SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PARKING PERMIT:

I, THE HEARING OFFICER, APPROVE PARKING PERMIT NUMBER RPPL2024003833 SUBJECT
TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested.

The applicant, FantaSea Yachts, is requesting a CUP, CDP, and a PP to authorize the continued operation, maintenance, and use of a charter yacht rental company with two yachts ("FantaSea" and "Dandean") for up to 435 passengers (an increase from 298), on-boat consumption of alcoholic beverages (Type 54 California Department of Alcoholic Beverage Control ("ABC") License - On sale General Boat), continued use of 92 off-site parking spaces, and a request to further reduce the amount of required parking due to the increase in passenger occupancy ("Project") pursuant to County Code Sections 22.56.2280 (Coastal Development Permits - Permit Required), 22.46.1320 (Residential V – Uses Subject to Additional Permits), 22.46.1680 (Water – Uses Subject to Additional Permits), 22.140.030 (Alcoholic Beverage Sales), and 22.178 (Parking Permits). The Project is located at the designated land side address of 4215 Admiralty Way with a Marina del Rey Land Use Plan ("Land Use Plan") designation of RV (Residential V, 75 dwelling units per acre) with a Waterfront Overlay zone. The two yachts are physically located on Assessor's Parcel Number 4224-006-907 on Dock E-3000 (Basin E (Marina)) and Land Use Plan designation of W (Water), with the proposed allocated parking on Lease Parcel NR, Assessor's Parcel Number 4224-004-900 and a Land Use Plan designation of P (Parking), in the SP (Specific Plan) Zone in the unincorporated community of Marina del Rey ("Project Site").

B. Project

The Project includes the request to extend for 15 years, the operation of an existing visitor-serving use, a yacht charter rental company with two yachts, on the site of an existing boat

marina, with on-boat alcoholic beverage consumption, utilizing 92 existing off-site public parking spaces and further reduction in required parking requirements through a Parking Permit. The charter yacht rental operation is based out of Dock E-3000 and includes the FantaSea and Dandean yachts. The existing approvals included the use of a prior, smaller boat, and previous Coast Guard passenger weight class approvals that limited the use to 298 passengers. A new, larger boat was added to the fleet with the retirement of the smaller boat, so the applicant continues to have two boats, but the new weight classifications would allow the applicant to have up to 435 passengers across the two boats.

The rental company operates year-round. The Parking Permit approved the use of 99 spaces across a non-exclusive agreement for Public Parking Lot 8 (92 spaces) and seven in a private lot at 4215 Admiralty Way in 2010, at one parking space per three passengers. On October 3, 2024, Revised Exhibit "A", RPPL2024004468, was approved. The Parking Permit was approved to change to Public Parking Lot 9 (Lease Parcel NR), closer to FantaSea Yachts, due to a pending housing application at the other location. Since the approval, the applicant has also increased passenger capacity and has lost use of the seven spaces on Admiralty Way.

On-board use of the charter boats includes the consumption of alcoholic beverages for special occasions. The applicant proposes to continue the use of the ABC permits for on-site boat consumption as a part of the CUP request.

SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

LOCATION	MARINA DEL REY LAND USE POLICY	ZONING	EXISTING USES
SUBJECT PROPERTY	R V (Residential V, 75 Dwelling Units Per Acre), W (Water)	SP (Specific Plan)	Banquet building; Land address for Charter Yacht Business for the "Dandean" and "FantaSea" at Dock E-3000
NORTH	OS (Open Space), SA (Seniors), City of Los Angeles	SP, City of Los Angeles	Marina serving buildings, parking, Marina City

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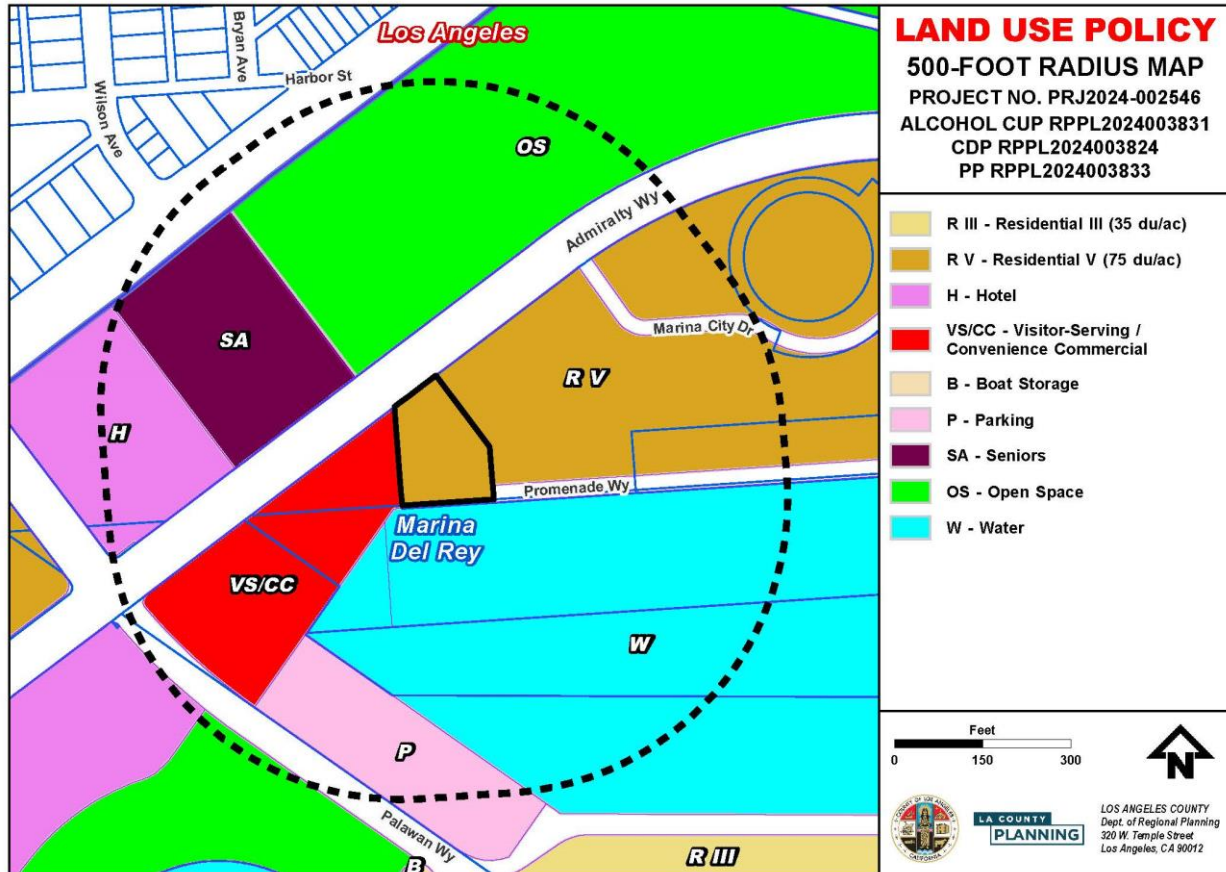
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			Condominiums, Oxford Basin
EAST	R V, W	SP	Marina serving buildings, parking, Apartment complex/condos, Basin E docks and main channel
SOUTH	W, P (Parking), VS / CC (Visitor – Serving / Convenience Commercial) OS	SP	Basin E, Boat Docks, parking, Mothers Beach
WEST	VS / CC. SA, H (Hotel)	SP	Restaurants, parking, visitor serving uses, hotel, apartment complex

MAPS

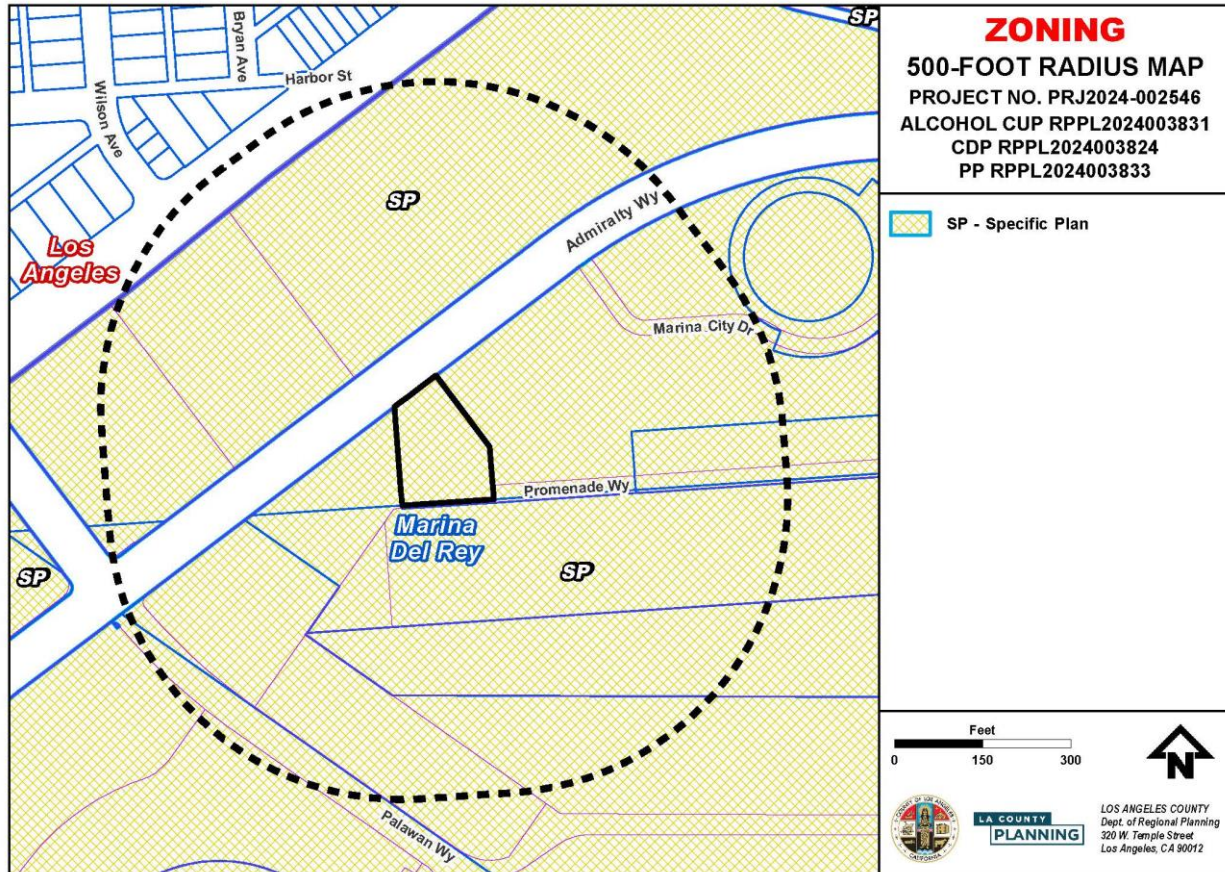
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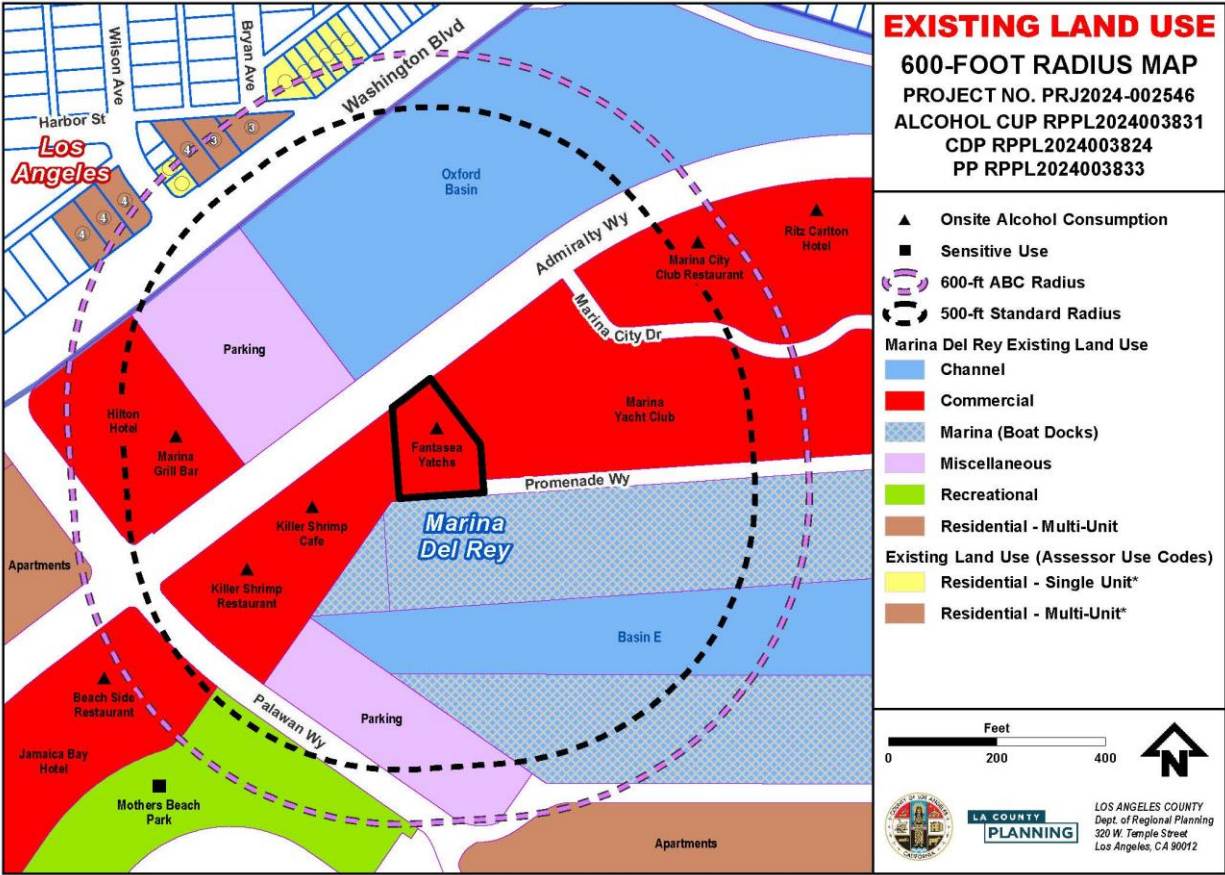
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PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	7- Unrestricted	September 12, 1927
8150	C-4- Restricted Commercial	January 23, 1962
900157z	SP-Specific Plan	November 6, 1990

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
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CDP Number 94-150, CUP Number 94-150, and PP Number 94-150	Reconstruction of deteriorating dock and boat slips, operation of a charter boat business, sale of alcoholic beverages for on-boat consumption, and off-site parking for FantaSea Yachts.	May 3, 1995
CUP Number 2024000777	Continued use of an existing banquet facility “FantaSea Yacht Club”, with on-site alcoholic beverages	March 9, 2005
Project Number 94-150(4), CDP Number 200500003, CUP Number 200500067, and PP Number 200500009	CDP to authorize an increase in occupancy of an existing charter boat business, a CUP to authorize the continued sale of alcoholic beverages for on-boat consumption, and a PP to authorize the continued use of off-site and shared parking facilities	December 1, 2010
RPPL2024004468	Parking Allocation Change from Lease Lot 147 to NR for 92 spaces	October 3, 2024

C. Violations

CASE NO.	VIOLATION	CLOSED/OPEN
N/A	N/A	N/A

ANALYSIS

A. Land Use Compatibility

The Project Site is located in the Marina del Rey Land Use Plan’s which states that recreational boating is a top priority. Recreational boating shall be emphasized as a priority use throughout the planning and operation of the Marina. To help achieve this goal, the Plan shall strive to ensure that adequate support facilities and services are provided, including, but not limited to boat charters. The Project is consistent with the goals and policies of the Marina del Rey Land Use Plan because the boat-related uses in this designation support the recreation and visitor-serving facilities of the Plan. The proposed project would allow for the continued and expanded passenger use of two charter rental yachts, which is a coastal-related and visitor-serving use and therefore supports the objectives of the Marina del Rey Land Use Plan by taking advantage of

the unique and desirable conditions in Marina del Rey to provide outdoor opportunities for residents and visitors to go out on the water and see the local area with groups and for special events.

Parking was originally approved at one space per three passengers. The applicant conducted a Parking Study (Exhibit K) for the uses associated with the Project and the projected ways customers are likely to arrive at the Project site in support of the Parking Permit. The study shows that past use and future projected use would have an average demand of 83 parking spaces. The 92 spaces provided in the past approvals exceeds this demand. According to the study, peak future demand is expected to exceed the parking capacity in 15 of 581 boat trips per year (2.6% of the time). When peak parking is exceeded, customers utilizing the chartered yachts have solved the parking limits by shuttling in passengers by bus from off-site locations. Therefore, the Parking Study projects the 92 spaces to be sufficient for the 435 proposed passenger limits.

Parking requirements are still based on occupancy load for assembly uses at one space per three passengers and a Parking Permit would allow a reduction of less than 50% of the required parking. The applicant is required to provide parking for 435 passengers, which would equate to 145 parking spaces. Since 92 public parking spaces are provided, a parking permit would allow for parking reduction for less than 50% and the support documentation provided by the applicant demonstrates the amount of parking provided would be sufficient.

B. Neighborhood Impact (Need/Convenience Assessment)

The charter yacht rental would continue to provide added amenities for the public and would be located adjacent to other visitor-serving uses, hotels, and public parking, providing easy accessibility to the water at the existing dock and parking areas. The chartered services provide a way for groups to get out on the water to view the various sights of the area and provide a place for private functions and gatherings. The chartered yachts would be consistent with the surrounding uses as visitors using the various docks and waterways currently co-exist with other Marina del Rey visitor-serving uses and parking lots. The yachts can be used by hotel groups and locals alike. The parking study provides supporting evidence that existing parking facilities will remain sufficient for the increase in passengers proposed.

Although the Project's Census Tract has a high concentration of ABC licenses authorizing the sale of alcoholic beverages for on-site consumption (33 existing where 12 are allowed), the alcohol license currently possessed by the applicant, a Type 54 On-Sale General Boat license, is exempt from the California Business and Professions Code 23958.4 requirements for undue

concentration considerations and therefore a finding of public convenience and necessity is not required.

C. Design Compatibility

No new physical development on the site is proposed, and the current use does not limit public access to or along the bulkheads facing the harbor or obstruct the public promenade. The charter yacht use will continue to utilize existing dock space and previously approved public parking associated with the parking permit. The expansion from 298 to 435 people is accommodated on two existing boats, so no new mooring space is required. The parking demand for the expansion, according to the parking study, will continue to be met in the 92 approved spaces of the current permit and can be authorized by the parking permit as a less than 50% reduction in required parking. Many larger groups bring their clients to the site by bus and ride-share, further minimizing impacts on shared parking.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Marina del Rey Land Use Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Sections 22.140.030 (Alcoholic Beverage Sales), 22.158.050 (Conditional Use Permit Findings and Decision), 22.56.2320 (Coastal Development Permit Burden of Proof), and 22.178.050 (Parking Permits – Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this Project qualifies for a Categorical Exemption (Class 1, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves the continued operation of a charter yacht business with expansion of the previously permitted number of passengers. The operation would continue to use two yachts, the existing mooring location, offer on-boat alcoholic beverages, and use an existing paved surface parking lot. The Project Site is not located within or near an environmentally sensitive area, a historical resource, or a hazardous waste site, or scenic route. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the

categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations. Therefore, Staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the Project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

Staff received a letter dated May 12, 2026, from Los Angeles County Sheriff's Department recommending approval of the continued use of the yacht charter business and associated on-boat alcoholic sales with a recommendation to install and/or maintain surveillance cameras.

B. Other Agency Comments and Recommendations

Staff have not received any comments at the time of report preparation.

C. Public Comments

Staff have received five letters of support for the subject Project from businesses, organizations, and neighborhood residences in the area.

Report

Reviewed By:

Rob Glaser
Robert Glaser, Supervising Regional Planner

Report

Approved By:

David J. DeGrazia
David DeGrazia, Deputy Director

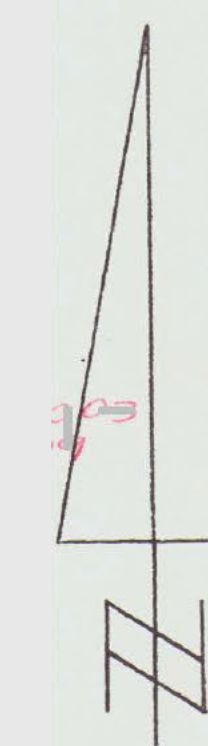
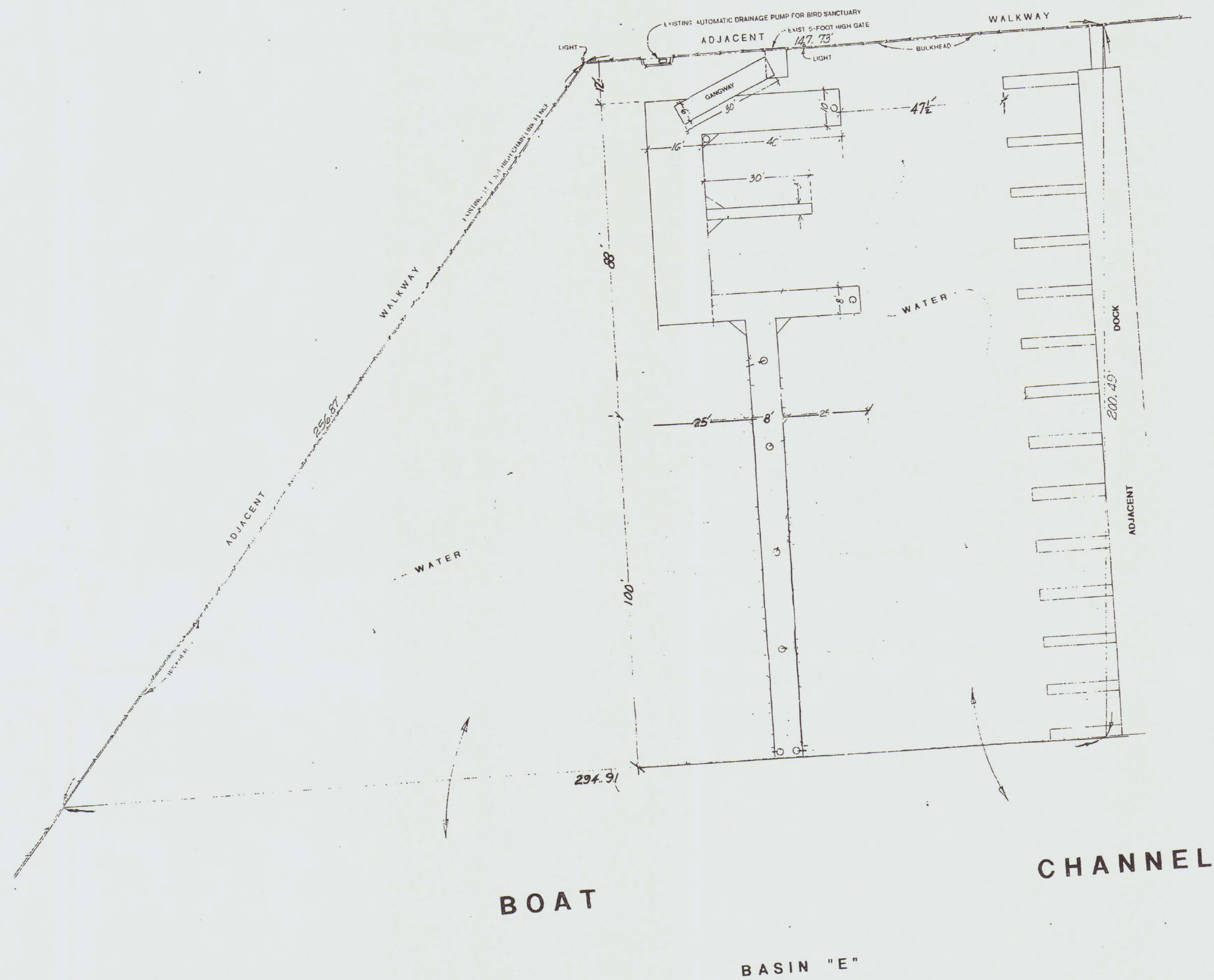
LIST OF ATTACHED EXHIBITS

EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet

PROJECT NO. PRJ2024-002546-(2)
CONDITIONAL USE PERMIT NO. RPPL2024003831
COASTAL DEVELOPMENT PERMIT NO. RPPL2024003824
PARKING PERMIT NO. RPPL2024003833

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EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence
EXHIBIT K	Parking Study dated June 24, 2024



FANTASEA YACHTS

4333 Admiralty Way, Marina Del Rey, CA 90292

TITLE

3600 DOCK "E" CHANNEL - MARINA CITY CLUB

LOCATION

MARINA DEL REY

LEGAL

LOTS 541 AND 542, L.A.C.A. NO. 88
AM 1 - 53 / 70

SCALE

1" = 20'

DATE

MARCH 2005

JOB NO.

94-138

SHEET NO.



8/19/2024

REVISED EXHIBIT "A" (FANTASEA YACHTS, OPERATING FROM MARINA DEL REY DOCK E-3000)



Hirsch/Green Transportation Consulting, Inc.

REVISED EXHIBIT "A" TO CDP NO. 200500003,
CUP NO. 200500067, AND PKP NO. 200500067
REQUEST TO TERMINATE FANTASEA YACHTS' PERMITTED USE OF 92 PARKING
SPACES AT PARKING LOT 8 (PARCEL 147) FOR PATRON PARKING AND TO SOLELY
AUTHORIZE 92 PARKING SPACES AT PARKING LOT NO. 9 (PARCEL NR) FOR
FANTASEA YACHTS' ONGOING PATRON PARKING USAGE



PROJECT NUMBER **HEARING DATE**

PRJ2024-002546-(2) August 25, 2026

REQUESTED ENTITLEMENT(S)

Conditional Use Permit (“CUP”) No.
RPPL2024003831

Coastal Development Permit (“CDP”) No.
RPPL2024003824

Parking Permit (“PP”) No. RPPL2024003833

PROJECT SUMMARY

OWNER / APPLICANT

County of Los Angeles / FantaSea Yachts

MAP/EXHIBIT DATE

August 19, 2024

PROJECT OVERVIEW

A CUP, CDP, and PP to authorize the continued operation, maintenance, and use of a charter yacht rental company with two yachts (“FantaSea” and “Dandean”) moored at Dock E-3000 for up to 435 passengers, on-boat consumption of alcoholic beverages (Type 54 California Department of Alcoholic Beverage Control License - On sale General Boat), and a reduction in the parking requirements with the use of 92 off-site parking spaces at an existing paved surface public parking lot.

LOCATION

4215 Admiralty Way, Marina del Rey

ACCESS

Admiralty Way at Promenade Way

ASSESSORS PARCEL NUMBER(S)

4224-006-915

4224-006-907

4224-004-900

SITE AREA

.62

GENERAL PLAN / LOCAL PLAN

Marina del Rey Land Use Plan

PLANNING AREA

Westside

ZONED DISTRICT

Playa del Rey

LAND USE DESIGNATION

RV (Residential V, 75 dwelling units per acre),
W (Water), and P (Parking)

ZONE

SP (Specific Plan)

PROPOSED UNITS

n/a

MAX DENSITY/UNITS

n/a

APPLICABLE STANDARDS DISTRICT(S)

Marina del Rey Specific Plan

ENVIRONMENTAL DETERMINATION (CEQA)

Categorical Exemption – Class 1 (Existing Facilities)

KEY ISSUES

- Consistency with the Marina del Rey Land Use Plan and Coastal Act
- Satisfaction with the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.46.1320 (Residential V – Uses Subject to Additional Permits)
 - 22.46.1680 (Water – Uses Subject to Additional Permits)
 - 22.56.2280 (Coastal Development Permits – Permit Required)
 - 22.56.2320 (Coastal Development Permit Burden of Proof)
 - 22.140.030 (Alcoholic Beverage Sales)
 - 22.158.050 (Conditional Use Permit Findings and Decision)
 - 22.178 (Parking Permits)

- 22.178.050 (Parking Permits – Findings and Decision)

CASE PLANNER:

Shawn Skeries

PHONE NUMBER:

(213) 974-0051

E-MAIL ADDRESS:

sskeries@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2024-002546-(2)
CONDITIONAL USE PERMIT NO. RPPL202403831
COASTAL DEVELOPMENT PERMIT NO. RPPL2024003824
PARKING PERMIT NO. RPPL2024003833

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Hearing Officer conducted a duly noticed public hearing in the matter of, Conditional Use Permit No. RPPL202403831 (“CUP”) Coastal Development Permit No. RPPL2024003824 (“CDP”) and Parking Permit No. RPPL2024003833 (“PP”) on August 25, 2026. The CUP, CDP, and PP are referred to collectively as the “Project Permits”.
2. **HEARING PROCEEDINGS.** *Reserved*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, FantaSea Yachts (“Permittee”), requests a CUP, CDP, and a PP to authorize the continued operation, maintenance, and use of a charter yacht rental company with two yachts for up to 435 passengers (an increase from 298), continued on-boat consumption of alcoholic beverages, continued use of 92 off-site parking spaces in an existing paved surface parking lot, and a request to further reduce the amount of required parking due to the increase in passenger occupancy (“Project”) pursuant to County Code Sections 22.56.2280 (Coastal Development Permits – Permit Required), 22.46.1320 (Residential V – Uses Subject to Additional Permits), 22.46.1680 (Water – Uses Subject to Additional Permits), 22.140.030 (Alcoholic Beverage Sales), and 22.178 (Parking Permits). The Project is located at the designated land side address of 4215 Admiralty Way with a Marina del Rey Land Use Plan (“Land Use Plan”) designation of RV (Residential V, 75 Dwelling Units Per Acre) with a Waterfront Overlay zone. The two yachts are physically located on Assessor’s Parcel Number 4224-006-907 on Dock E-3000 (Basin E (Marina)) and Land Use Plan designation of W (Water), with the proposed allocated parking on Lease Parcel NR, Assessor’s Parcel Number 4224-004-900 and a Land Use Plan designation of P (Parking), in the SP (Specific Plan) Zone in the unincorporated community of Marina del Rey (“Project Site”).
4. **ENTITLEMENT(S) REQUIRED.**
 - Conditional Use Permit for the on-boat consumption of alcoholic beverages on the chartered yachts (Type 54 California Department of Alcoholic Beverage Control (“ABC”) License - On sale General Boat).
 - Conditional Use Permit for the utilization of docking facilities for charter boats, sightseeing tours, party boats, etc.

- Coastal Development Permit for the allowance of an existing charter yacht business to increase from 298 to 435 passengers as an intensification of use.
 - Parking Permit to continue the allowance of off-site 92 parking spaces on an existing paved surface parking lot located at Lease Parcel NR as previously approved by RPPL2024004468, and to reduce the amount of required parking due to the increase in passenger occupancy.
5. **LOCATION.** The Project's land address is located at 4215 Admiralty Way. The two yachts are physically located on Assessor's Parcel Number 4224-006-907 on Dock E-3000 (Basin E (Marina)), with the proposed allocated parking on Lease Parcel NR, Assessor's Parcel Number 4224-004-900 in the unincorporated community of Marina del Rey.
6. **PREVIOUS ENTITLEMENT(S).** On May 3, 1995, CDP Number 94-150, CUP Number 94-150, and Parking Permit Number 94-150, for re-construction of deteriorating dock and boat slips, operation of a charter boat business, sale of alcoholic beverages on-boat, and off-site parking for FantaSea Yachts.
7. **PREVIOUS ENTITLEMENT(S).** On March 9, 2025, CUP Number 2004000777 was approved for the continued use of an existing banquet facility "FantaSea Yacht Club", with on-site alcoholic beverages.
8. **PREVIOUS ENTITLEMENT(S).** On December 1, 2010, Project Number 94-150(4), CDP Number 200500003, CUP Number 200500067, and PP Number 200500009 were approved for a yacht charter business with two yachts to increase the occupancy from 280 to 298 passengers with on-boat alcohol consumption with an increase in off-site parking from 93 to 99 spaces.
9. **PREVIOUS ENTITLEMENT(S).** On October 3, 2024, RPPL2024004468 was approved to change the off-site parking transfer from Lease Parcel 147 to Lease Parcel NR for 92 spaces.
10. **LAND USE DESIGNATION.** The Project Site land address is located within the Marina del Rey Land Use Plan R V (Residential V -75 dwelling units per acre) with a Water Overlay Zone. The two yachts are physically located on Assessor's Parcel Number 4224-006-907 on Dock E-3000 (Basin E (Marina)) and Land Use Plan designation of W (Water), with the proposed allocated parking on Lease Parcel NR, Assessor's Parcel Number 4224-004-900 and a Land Use Plan designation of P (Parking).
11. **ZONING.** The Project Site is currently zoned SP (Specific Plan) in the Marina del Rey Plan.
12. **SURROUNDING LAND USES AND ZONING**
The following chart provides property data within a 500-foot radius:

LOCATION	MARINA DEL REY LAND USE POLICY	ZONING	EXISTING USES
NORTH	OS (Open Space), SA (Seniors), City of Los Angeles	SP (Specific Plan), City of Los Angeles	Marina serving buildings, parking, Marina City Condominiums, Oxford Basin
EAST	R V (Residential V, 75 Dwelling Units Per Acre), W (Water)	SP	Marina serving buildings, parking, Apartment complex/condos, Basin E docks and main channel
SOUTH	W, P (Parking), VS / CC (Visitor – Serving / Convenience Commercial) OS	SP	Basin E, Boat Docks, parking, Mothers Beach
WEST	VS / CC. SA, H (Hotel)	SP	Restaurant, parking, visitor serving uses, hotel, apartment complex

13. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site includes an existing boat marina. The charter yacht rental operation has two boats based out of Dock E-3000, Basin E, including the FantaSea and Dandean a yachts. Certificate of Inspection issued by the United States of America Department of Homeland Security United States Coast Guard has indicated a maximum capacity of 135 passengers for the Dandean a vessel. The issuance of the Certificate of Inspection for the Fantasea vessel shows a maximum capacity of 300 passengers.

Allocated parking for the Project is shown to be a short walk to the dock via a pedestrian promenade. Proposed parking is provided in an existing paved surface lot located on Lease Parcel NR.

On-board use of the charter boats includes the consumption of alcoholic beverages for special occasions. The charter yacht business operates year-round.

B. Site Access

The Project Site is accessible via Admiralty Way and Promenade Way. The surface parking lot is accessible via Palawan Way.

C. Site Plan

The Site Plan shows Dock E-3000 in Basin E of Marina del Rey off Admiralty Way, south of the visitor serving uses and residences of the area. No changes to the site are proposed.

14. **CEQA DETERMINATION.** Prior to the public hearing on the Project, County Department of Regional Planning ("LA County Planning") staff determined that the Project qualified for Class 1 (Existing Facilities) categorical exemptions from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), and the County Environmental Document Reporting Procedures and Guidelines, because the Project involves the continued use of a chartered yacht business with an increase in passenger use and continued on-boat sale of alcohol and use of existing paved surface parking lot. The Project Site is not located within or near an environmentally sensitive area, a historical resource, or a hazardous waste site, or scenic route. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations.
15. **COMMUNITY OUTREACH.** The Permittee notified surrounding residential occupants and business operators via email of their intent to renew their permits for the Project. The notification from the Permittee produced five letters of support for the Project's continued use.
16. **PUBLIC COMMENTS.** Staff received seven letters in support of the Project.
17. **AGENCY RECOMMENDATIONS.**
 - A. Staff received a letter dated May 12, 2026, from Los Angeles County Sheriff's Department recommending approval of the continued use of the yacht charter business and associated on-boat alcoholic sales with a recommendation to install and/or maintain surveillance cameras.
18. **LEGAL NOTIFICATION.** Pursuant to Section 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, and newspaper (*The Argonaut*) and property posting. Additionally, the Project was noticed, and case materials were available on LA County Planning's website. On July 1, 2026, a total of three 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 34 notices to those on the courtesy mailing list for the Playa del Rey Zoned District and to any additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

19. **LAND USE POLICY.** The Hearing Officer Finds that the Project is consistent with the goals and policies of the Marina del Rey Land Use Plan RV (Residential V, 75 dwelling units per acre) and WOZ (Water Overlay Zone) in Basin E of the Marina in that no changes are proposed to the physical land and the use retains two charter yachts for rental and on-boat consumption of alcohol. The requested change from 298 to 435 passengers is based on the substitution of one vessel for another and the Coast Guard updated passenger weight analysis. The smaller vessel was retired and substituted with the Dandean that holds more overall passengers. The new vessel fits in the same spot as the prior one, no physical changes are required.

This use is considered an assembly use and required parking is calculated at one space per three passengers. The applicant conducted a new Parking Study to support the increase in passengers. The study shows that past use and future projected use would have an average demand of 83 parking spaces. The 92 spaces provided in the past approvals exceeds this demand. According to the study, peak future demand is expected to exceed the parking capacity in 15 of 581 boat trips per year (2.6% of the time). When peak parking is exceeded, the groups have resolved the parking limits by bringing in their groups by bus or ride-shares from off-site locations. Therefore, the Parking Study projects the 92 parking spaces to be sufficient for the 435 proposed passenger limits. In addition, the Parking Permit allows for a required parking space reduction up to 50% and this reduction would require a minimum of 73 parking spaces, and 92 parking spaces are provided.

20. **GOALS AND POLICES.** The Hearing Officer finds that the following goals and policies of the General Plan, the Marina del Rey Land Use Plan, and the California Coastal Act are applicable to the Project:

General Plan

- A. **Goal LU4: Infill Development and redevelopment that strengthens and enhances communities.** The continued operation of a charter yacht business with associated alcoholic beverage sales for on-boat consumption on an existing developed Marina parcel generates similar community benefits as new infill development by utilizing existing infrastructure, limiting the impacts of new development in undeveloped areas, and contributing to valuable concentration of visitor serving and convenience uses for the Marina del Rey community.
- B. **Goal LU 5: Vibrant, livable, and healthy communities with a mix of land uses, services, and amenities.** Authorizing the existing vessels to continue to sell a full-line of alcoholic beverages for on-boat consumption encourages a diversity of commercial services to meet local needs. Although there are many restaurants that serve alcoholic beverages in Marina del Rey, there are fewer charter services that offer this type of operation within walking distance of the residences in the Project Site's vicinity. FantaSea Yachts will contribute to a valuable concentration of convenient commercial uses to serve the needs of residents, visitors, and the greater Marina del Rey community.

- C. Goal LU 7: Compatible land uses that complement neighborhood character and the natural environment.** The existing Project with continued associated alcoholic beverage sales for on-boat consumption will be located on existing vessels at an existing marina structure. The location of this visitor serving tenant supports the neighborhood and contributes to its multi-use character. The existing vessels and continued associated alcoholic beverages sales for on-boat consumption will be a significant contributor to the urban character and relatively intense development of the Marina del Rey area and will support Marina del Rey's reputation as a destination for visitors and residents.

Marina del Rey Land Use Plan

- D. Marina del Rey Land Use Plan – Element A.1, Policy 2: Existing public access to the shoreline or waterfront shall be protected and maintained. All development shall be required to provide public shoreline access consistent with Policy 1.** The use does not limit public access along the bulkheads facing the harbor. The Project does not include any new construction that would hinder access to the shoreline, nor does the existing business obstruct the public promenade. The yacht charter business has facilitated direct public access to the sea for decades by providing the public recreational boating experiences in the small craft harbor and beyond.
- E. Marina Del Rey Land Use Plan - Element A.3, Policy 1: Recreational Boating a Top Priority. Recreational boating shall be emphasized as a priority use throughout the planning and operation of the Marina. To help achieve this goal, the Plan shall strive to ensure that adequate support facilities and services are provided including, but not limited to, the following: boat slips, a fueling dock, boat repair yards, boat dry storage yards, launch ramps, boat charters, day-use rentals, equipment rentals and on-going maintenance of the marina harbor and entrance channel, bulkhead repair, pollution control, safety and rescue operations, and sufficient parking for boaters. Emphasis shall be given to providing water access for the small boat owner through provision of public ramp facilities.** The continued use of a charter yacht business is a visitor and local-serving boating activity that facilitates the Coastal Act and Land Use Policies to provide coastal access opportunities through recreational boating. FantaSea Yachts has been in business in the Marina since 1980, and at the subject location since 1995 as the oldest public passenger vessel and yacht charter business in Marina del Rey, providing special occasions and events on the vessels.
- F. Marina Del Rey Land Use Plan – Element A.3, Policy 4 Recreational Boating Policy: Boating-Related Support Facilities. At a minimum, the existing operating boating-related support facilities and services shall be maintained for the boating public.** Visitor-serving commercial uses such as those provided

by FantaSea Yachts provide an opportunity for visitors and locals to have access to the ocean, the continued use of Dock E-3000 for charter service helps meet the character and intent of its plans for visitor-serving uses, and access to the water. The yacht charter docking facility is also conveniently located near the Marina's many hotels, two of its largest (the Marina Marriott and the Ritz Carlton) and others (the Jamaica Bay Inn and Hilton Garden Inn) being in the project's immediate vicinity. The use does nothing to limit public access along the bulkheads facing the harbor. The Project does not include any new construction that would hinder access to the shoreline, nor does the existing business obstruct the public promenade. The yacht charter business has facilitated direct public access to the sea for decades by providing the public recreational boating experiences in the small craft harbor and beyond.

Coastal Act

- G. Coastal Act Policy 30250(a): New Development to be located near existing development.** By authorizing the continuation of the charter yacht business Project including the sale of a full-line of alcoholic beverages for on-boat consumption in conjunction with the FantaSea yachts on an existing developed Marina structure, the Project reduces the need for the development of undeveloped areas.
- H. Coastal Act Policy 30252: The location and amount of new development should maintain and enhance public access to the coast by providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads.** By authorizing the continuation of the Project for charter yacht rentals and sale of a full-line of alcoholic beverages for on-site consumption in FantaSea Yachts at an existing developed Marina structure, the Project enhances public access to the coastal region by providing a high-quality urban experience and takes advantage of the existing waterfront promenade and residential and visitor areas. While the Project Site is located between the nearest public road and the sea or shoreline of a body of water located within the coastal zone, the Project is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
- I. Coastal Act Policy 30220: Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.** The proposed Project allows water-related recreational use to be enjoyed by the public at a location that is readily available to all as it is located with easy access to the pedestrian promenade.

ZONING CODE CONSISTENCY FINDINGS

- 21. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the SP zoning classification of the Marina del Rey Land Use Plan and RV (Residential V, 75 dwelling units per acre) with WOZ (Water Overlay Zone) in Basin E of the Marina, in that there are no changes to the use requested. A charter yacht business is consistent with Visitor-Serving Uses allowed with CUP and CDP in the zone and plan. The submitted

Parking Study provides an analysis on how patrons will utilize different modes of transportation and identifies that the requested increase in passenger capacity would support the parking reduction request. The Parking Permit allows for the reduction of required parking up to 50% and is necessary to support this reduction and allow for off-site parking.

22. **REQUIRED YARDS AND HEIGHT.** The Hearing Officer finds that the Project is consistent with the standards identified in Basin E of the Marna del Rey Land Use Plan, a no changes to the plan or dock have been done since the project was approved, and no changes are required to accommodate the two existing yachts and increase in passengers, as shown on the Site Plan.
23. **PARKING.** The Hearing Officer also finds that the Project's parking requirement is based on occupancy load for assembly uses at one pace per three passengers and a Parking Permit would allow a reduction of less than 50% of the required parking. The applicant is required to provide parking for 435 passengers, which would equate to 145 parking spaces. Since 92 public parking spaces are provided, a parking permit would allow for parking reduction for less than 50%, of which 92 spaces would be allowed for this permit. The supporting documentation provided by the applicant, although not reviewed by Public Works, provides an analysis on how patrons will utilize different modes of transportation and demonstrates the amount of parking provided would be sufficient.

CONDITIONAL USE PERMIT FINDINGS

24. **The Hearing Officer finds that the proposed use will be consistent with the adopted General Plan for the area.** The Los Angeles County General Plan designates the proposed project site as Specific Plan. The proposed project would not conflict with the Los Angeles County General Plan, as the continued use of the charter yacht business on the site is allowed under the Specific Plan designation with the addition of a conditional use permit for the allowance on-boat sales of alcoholic beverages, and a parking permit for the allowance of off-site parking.
25. **The Hearing Officer finds that the requested use at the location proposed will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The proposed Project continues the use of the subject yacht charter docking facilities in the surrounding area. FantaSea Yachts has been in operation at the subject location since 1995 without known harm or nuisance to those living and working in the surrounding area. The use has served as a convenience for the many residents and visitors to the area who have attended special events on the yachts. The yacht charter docking facilities are well maintained by the permittee and are an attractive asset for the

marina. Many patrons arrive at the marina via rideshare, cabs, or chartered buses in addition to many staying overnight at the local Marina hotels. To help minimize the business's potential adverse effects on neighboring properties, and to ensure patrons' continued consumption of alcoholic beverages during special events held on the yachts is appropriately managed and controlled, the project has been conditioned as such. Applicant's continued use of the Project's subject yacht charter docking facilities does not physically change the Marina dock area or parking lots. People located in the vicinity, including residents and businesses, submitted letters of support for the continued and expanded use of the charter yacht business. The Permittee has operated the business and maintained the subject yacht charter docking facilities in compliance with the conditions of the prior-issued CUP and Parking Permit that are intended to minimize the business' noise and parking impacts on neighboring properties. The Permittee operates the use in strict compliance with County-imposed operational conditions to minimize the yacht charter business's potential noise and parking impacts to its nearby neighbors and to appropriately control the sale of alcoholic beverages for patrons' consumption while upon the yachts, and supports the County's re-imposition of these conditions in the CUP and Parking Permit being requested here. The Permittee has and will continue to operate the use in conformance with all applicable US Coast Guard regulations; and the conditionally approved yacht charter docking use is consistent with the Marina del Reys Plan land use designation for the parcels. Together, these factors help ensure the use is operated by the Permittee in a manner that protects the public's health, safety, and general welfare.

26. **The Hearing Officer finds 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.** The Project includes a renewal of a long-established yacht charter docking facility that has been in operation on the subject parcel since 1995 and requires no modification to the existing marina facilities. The Permittee is subject to County oversight regarding its physical maintenance of its existing yacht charter docking facility and has always maintained strict compliance with its County lease and land use permit approvals for same. The Project is located on a leased Marina Dock, not subject to landscaping requirements and on a larger parcel occupied by buildings and existing uses on which no changes are proposed. The requested Parking Permit continuance will allow a reduction on required off-site parking with an increase from 298 to 435 passengers without adverse parking impacts for the use. Large groups will continue to be encouraged to arrive by group transportation (buses, ride-share, etc.). As a waterside facility, Title 22's regulations pertaining to yards, walls, and landscaping do not apply in this case.

27. **The Hearing Officer finds the proposed site is adequately served by highways or streets, improved as necessary to shorten trip length and reduce vehicle miles traveled for the kind and quantity of traffic such use would generate; and by other public or private service facilities as are required.** The surrounding streets serving the subject charter yacht docking facilities (Admiralty Way and Palawan Way) are of sufficient width and are improved as necessary to accommodate the kind and quality of traffic generated by the use. No physical improvements are required or proposed for the continuation of the Project. The Parking Permit allows off-site parking on Parcel NR, and the allowed parking reduction is sufficient to meet the demand for the increase in requested passengers proposed in the Project. The use has been in operation on at the subject site for decades without adverse effects to parking in the area. The long-established yacht charter docking facilities have been, and will continue to be, adequately serviced by public sewer, public water, and County Sheriff and Fire Departments. As such, the proposed site is adequately served by public and private service facilities, as required.
28. **GRANT TERM.** The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses; it is necessary to limit the CUP to 15 years.

COASTAL DEVELOPMENT PERMIT FINDINGS

29. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** The proposed uses are permitted at this location because the Project Site is in the Marina del Rey Specific Plan's Water and Parking land use designations. The Marina del Rey Specific Plan is the local implementation program of the Marina del Rey Local Coastal Program. The proposed project is in conformity with the certified local coastal program.
30. **The Hearing Officer finds that any development, 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.** The Project will not encroach upon the existing public promenade between the Project Site and the waterfront. The proposed project would not conflict with the applicable policies of the Coastal Act regarding maintaining and enhancing public access to the coastal and recreational boating facilities by providing adequate parking facilities. The project would permit the continued use of a chartered yacht business. This proposed use would allow greater public access to the marina and recreational boating opportunities.

ALCOHOLIC BEVERAGES FINDINGS

31. **The Hearing Officer finds that even though the proposed continuation of an on-sale alcohol license (on-vessel) would occur in an area of undue concentration, pursuant to the California Alcoholic Beverage Control Act and the regulations adopted under that Act, or that the use selling alcoholic beverages for on-site consumption is proposed within a 500-foot radius of another use selling alcoholic beverages for on-site consumption, the sale of alcohol at the subject property contributes to the public convenience or necessity.** The Project is associated with two vessels docked at the marina, Basin E, at Dock 3000-E. The alcohol license currently possessed by the applicant, a Type 54 On-Sale General Boat license, is exempt from the California Business and Professions Code Section 23958.4 requirements for undue concentration considerations and therefore the California Department of Alcoholic Beverage Control did not provide any statistics regarding over concentration and district crime statistics. The Project is located in Marina del Rey, a community widely considered to be an entertainment and night-life district and visitor serving-area where visitors and residents enjoy the concentration of restaurants and uses that serve the marina for on-site consumption. In a letter received May 12, 2026, the Marina del Rey Sherriff Station indicated that they had 3 calls for service at the Project Site land side address in the five-year period preceding the issuance of the letter. However, the calls for service associated with the Project Site have been routine in nature. The vessel-related activities have not been a problem.

The sale of alcoholic beverages for on-site consumption is related and essential to the associated charter dining and event services provided by the vessels, used for group functions, which cannot operate special events in a viable manner without the inclusion of alcoholic beverage sales. The requested use will continue to enhance the economic viability of Marina del Rey by adding to its critical mass of visitors and local-serving uses that provide access to the coast and its activities. The request will enhance the recreational and entertainment opportunities in the area by supporting an existing established charter operation with on-board dining and food service activities and by contributing to the vibrant urban environment enjoyed by Marina del Rey.

The request will support the public convenience of purchasing a full-line of alcoholic beverages to complement the dining and food service activities on-board. The request will contribute to the dynamic and urban environment in Marina del Rey and will enhance the aesthetic character and ambiance of the location and vessels of an already established charter business.

32. **The Hearing Officer finds the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.** The Permittee has been in business at the subject location since 1995 and has operated

its yacht charters in Marina del Rey since 1980. The service of alcoholic beverages to its patrons while onboard the yachts has been a constant service associated with the celebratory activities provided on the vessels. There are no churches or schools within a 600-foot radius of the subject docking facilities; however, there are many recreational uses in the Marina, and a public beach ("Mother's Beach") is located within 600 feet of the docking facilities. The yacht charter service has operated for years as a complementary and good neighbor to Mother's Beach and other recreational facilities in the Marina (including its waterways). The very long operational history of this yacht charter business at the subject location demonstrates that the business has no impact or adverse effect on any place used exclusively for religious worship, schools, parks, playgrounds, or any similar use within 600 feet.

33. **The Hearing Officer finds the requested use 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** The Project is on two existing yachts that have been in the marina for over 25 years. There have been no complaints by nearby residents, and a letter of support from one of the residential complexes has been received. The Permittee supports the County's re-imposition of the numerous operational conditions regulating the sale and service of alcoholic beverages on the yachts thus helping to ensure the use continues to operate without being a nuisance to neighboring residents.
34. **The Hearing Officer finds the requested use at the proposed location will not adversely affect the economic welfare of the nearby community** The existing yacht charter business positively contributes to the economic vitality of the surrounding community as shown in the letters of support received for the Project from various neighbors and organizations. Many of its patrons stay at local marina hotels and frequent the marina's many restaurants during their stays and special events held on FantaSea Yachts' vessels.
35. **The Hearing Officer finds the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.** FantaSea Yachts does not propose a change in the marina or dock structures and maintains the appearance of its vessels to help create the "ocean" aesthetic that consistent with the marina's environment and special events held on the vessels, and consistent with all requirements of the Coast Guard operational permits.

PARKING PERMIT FINDINGS

36. **The Hearing Officer finds that there is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following: The nature of the use is such that there is a reduced occupancy.** The parking requirement for FantaSea Yachts is based on occupant load for the assembly use, and not necessarily on its actual operations. The parking requirement ratio for an assembly use is one parking space per every three occupants, which does not account for various factors (e.g., the prevalent use of ride-hailing services such as Uber and Lyft by individual passengers, the use of private buses/shuttles by larger passenger groups, and the large number of guests staying overnight in adjacent hotels) that act to reduce the use's parking demands. Since the Parking Permit would allow for parking reduction of less than 50%, 92 spaces would be allowed for this permit. The supporting documentation provided by the applicant, although not reviewed by Public Works, provides an analysis on how patrons will utilize different modes of transportation and demonstrates the amount of parking provided would be sufficient. Due to these factors, the actual parking demands of FantaSea Yachts is less than the typical requirements. As supported in the Parking Demand Study prepared by Hirsch/Green Transportation Consulting, Inc. for this application, the proposed number of parking spaces serving the FantaSea Yachts use (92 parking spaces)—to be located exclusively at County parking Lot no. 9 on Parcel NR—is sufficient to ensure the use will not have any adverse parking impacts on local streets or throughout the MDR community.
37. **The Hearing Officer finds that sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Commission or Hearing Officer finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed** As was the case in the prior-issued Parking Permit the applicant is herein requesting to be replaced by the County with the subject application, FantaSea Yachts provides its patrons parking via non-exclusive access to 92 surface parking spaces on Lot 9 on Parcel NR, which is located a short walking distance from FantaSea's docking facilities at Dock E-3000. A substantial portion of the FantaSea Yachts activity occurs during the evening and nighttime hours, when the public's general demand for this public parking lot is significantly reduced. This factor provides increased parking availability during occasional periods of higher-than typical occupancy levels

38. **The Hearing Officer finds that there are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:** As was the case in the prior-issued Parking Permit the applicant is herein requesting to be replaced by the County with the subject application, FantaSea Yachts provides its patrons parking via non-exclusive access to 92 surface parking spaces on Lot 9 on Parcel NR, which is located a short walking distance from FantaSea's docking facilities at Dock E-3000. A substantial portion of the FantaSea Yachts activity occurs during the evening and nighttime hours, when the public's general demand for this public parking lot is significantly reduced. This factor provides increased parking availability during occasional periods of higher than typical occupancy levels.
39. **The Hearing Officer finds that off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:** As was the case in the prior-issued Parking Permit the applicant is herein requesting to be replaced by the County with the subject application, FantaSea Yachts provides its patrons parking via non-exclusive access to 92 surface parking spaces on Lot 9 on Parcel NR, which is located a short walking distance from FantaSea's docking facilities at Dock E-3000. A substantial portion of the FantaSea Yachts activity occurs during the evening and nighttime hours, when the public's general demand for this public parking lot is significantly reduced. This factor provides increased parking availability during occasional periods of higher than typical occupancy levels.
40. **The Hearing Officer finds that 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:** The historical operations of FantaSea Yachts over the past 15 years (2009 to 2023) indicate that the average passenger occupancy level (passengers at the site at the same time) was about 248 persons, or about 57 percent of the US Coast Guard-assigned combined maximum safe occupancy limit upon which the parking requirements are based. During that period, FantaSea Yachts' parking demand exceeded its parking supply (accommodating 276 total passengers) less than three percent of the time. Further, over the past three years (2021 to 2023), the maximum average occupancy was about 223 total passengers. Based on the County's parking requirements (one space for every three passengers), the maximum parking demand associated with the peak total occupancy (248 people) would be about 83 spaces whereas 92 parking spaces are available to continue to serve the use at Parcel NR (Lot 9). As a result, the County's parking requirement of 145 spaces is required. The Parking Permit would allow for parking reduction for less than 50%, which 92 spaces would be allowed for this permit. The supporting documentation provided by the applicant, although not reviewed by Public Works,

provides an analysis on how patrons will utilize different modes of transportation and demonstrates the amount of parking provided would be sufficient. These factors help to ensure the proposed use at the subject location will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property. Indeed, this has been proven over the years FantaSea Yachts has operated at the subject location under the County-issued Parking Permit the applicant is seeking to replace with the subject Parking Permit application.

41. **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:** The existing dock is designed for the loading of boat passengers. The Project proposes no physical development.

ENVIRONMENTAL FINDINGS

42. The Hearing Officer finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves the continued operation of yacht rental business with expansion of the previously permitted number of passengers. The operation would continue to use two boats, the same mooring location, serve alcohol, and use existing paved surface parking facilities. The Project Site is not located within or near an environmentally sensitive area, a historical resource, or a hazardous waste site, or scenic route. No significant effect due to "unusual circumstances" and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations.

ADMINISTRATIVE FINDINGS

43. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at LA County 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 Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the Conditional Use Permit:

- A. That the proposed use will be consistent with the adopted General Plan for the area.

- B. 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.
- C. 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 Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. 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.
- E. The proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity, so as not to adversely affect said area.
- F. The proposed location will not adversely affect the economic welfare of the nearby community.
- G. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
- H. The proposed Project would allow the sale of a full-line of alcoholic beverages for on-site consumption within an existing restaurant located within the Marina del Rey community and would contribute to the public's convenience and necessity. Further, the Project has been conditioned to ensure adequate consideration of the Project's location within an area of highly concentrated ABC licenses.

Regarding the Coastal Development Permit:

- A. That the proposed development is in conformity with the certified local coastal program.
- B. That the proposed development is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code

Regarding the Parking Permit:

- A. There is no need for the number of vehicle-parking spaces required by Chapter 22.112 (Parking) because the nature of the use is such that there is a reduced occupancy and Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative

may be waived for certain housing developments for senior citizens and persons with disabilities, where the Commission or Hearing Officer finds that it is unnecessary because of the anticipated permanent nature of such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed

- B. There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and (See response to Item B.1.d) e. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
- C. Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because: a. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use
- D. 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
- E. 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

THEREFORE, THE HEARING OFFICER:

1. Finds that the that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project involves the continued operation of yacht rental business with expansion of the previously permitted number of passengers. The operation would continue to use two boats, the same mooring location, serve on-boat alcohol, and use an existing paved surface parking facilities; and
2. Approves **COASTAL DEVELOPMENT PERMIT NO. RPPL2024003824, CONDITIONAL USE PERMIT NO. RPPL2024003831, and PARKING PERMIT NO. RPPL2024003833**, subject to the attached conditions.

ACTION DATE: August 25, 2026

PROJECT NO. PRJ2024-002546-(2)
COASTAL DEVELOPMENT PERMIT NO. RPPL2024003824
CONDITIONAL USE PERMIT NO. RPPL2024003831
PARKING PERMIT NO. RPPL2024003833

EXHIBIT C
FINDINGS

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c: Zoning Enforcement, California Coastal Commission

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-002546-(2)
CONDITIONAL USE PERMIT NO. RPPL2024003831
COASTAL DEVELOPMENT PERMIT NO. RPPL202403824
PARKING PERMIT NO. RPPL2024003833

PROJECT DESCRIPTION

This grant authorizes the continued operation of an existing charter yacht business, the continued sale of alcoholic beverages for alcohol consumption on-boat, an increase in occupancy load from 298 to 435, and parking reduction including off-site and shared parking subject to the following conditions of approval:

GENERAL CONDITIONS

1. **Permittee.** 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. **Affidavit of Acceptance.** 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 (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7[recordation], and until all required monies have been paid pursuant to Condition No. 10[inspection fees]. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4[indemnification], 5[litigation deposit], and 9[expiration], shall be effective immediately upon the date of decision of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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. **Litigation Deposit.** 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 LA County 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 LA County 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 (Fees for Providing County Records).

6. **Invalidation.** 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. **Recordation.** Prior to the use of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk (i.e. Recorder's Office). In addition, upon any transfer or lease of the property during the term of this grant, 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. **Grant Term. This grant shall terminate on August 25, 2041.** 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, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a new Conditional Use Permit, application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within ninety (90) days from the date of decision for this grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the charter yacht business and satisfaction of Condition No. 2 shall be considered use of this grant.
10. **Inspections.** 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. 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 **\$7,050.00** which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for **15** inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Revocation.** 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 County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.
12. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
13. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
14. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) 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 LA County Planning ("Director").

15. **Maintenance.** 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.
16. **Revisions to the Exhibit "A".** 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, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **October 26, 2026**.
17. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy 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

18. The permittee must always maintain the associated lease / parking permit for 92 off-site parking spaces during the duration of this permit.
19. The permittee will require the use of buses and ride-sharing services for larger groups when parking demands will be maximized.
20. The permittee shall be limited to a combined passenger load of 435 persons. A valid U.S. Coast Guard "Certificate of Inspection" for each charter yacht shall be available to LA County Planning staff upon request to confirm the passenger occupancy load.
21. If any changes is proposed in excess of the number of charter yacht occupants permitted in this grant, the permittee shall file an application for a new Coastal Development Permit, Conditional Use Permit, and Parking Permit.
22. In the event that the prescribed number of parking spaces shall become unavailable for such use, or such use is terminated, this permit shall become null and void, and the use of the subject property shall be subject to the regulations then in effect.
23. There shall be no revenue passengers aboard any charter yachts between the hours of 2:00 a.m. and 8:00 a.m.
24. The performance of live music or amplified recorded music shall not be conducted while the yachts are at their docks or within Basin E.

25. The use of boat horns, a public address system, or any additional acoustical devices shall be prohibited unless required for safety, or to comply with U.S. Coast Guard regulations.
26. The permittee shall employ crew to direct passengers to and from the parking lot and to monitor and control noise.
27. The hours of trash collection for said charter yacht business shall correspond to those of the adjacent development.
28. The permittee shall provide the residents for the Marina City Club with a telephone number to report noise or any other potential problems to said charter yacht service.

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

29. The sale of alcoholic beverages shall be limited to on-boat consumption only.
30. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
31. 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.
32. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property.
33. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near facility entrances, or a similar public service area. Such telephone numbers shall be visible by and available to the general public.
34. All servers of alcoholic beverages must be at least 18 years of age.
35. 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) provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
36. 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, DRP Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

PROJECT NO. PRJ2024-002546-(2)
CONDITIONAL USE PERMIT NO. RPPL2024003831
COASTAL DEVELOPMENT PERMIT NO. RPPL2024003824
PARKING PERMIT NO. RPPL2024003833

EXHIBIT D
CONDITIONS OF APPROVAL
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PROJECT SITE-SPECIFIC CONDITIONS

37. **Scope of Approval.** This grant shall authorize the continued operation of charter yacht rental for two boats with on-boat consumption of alcoholic beverages and 92 parking spaces leased in Lot NR (Parking Lot 9) for a period of 15 years from the date of approval. No modification to the site is approved with this permit. This grant only pertains to the yacht rental business and the two vessels, parking, alcoholic beverage consumption, and existing associated structures.

7/8/2026

Statement of Findings for Coastal Development Permit (CDP) Application

Applicant: FantaSea Yachts

Address: Dock E3000 (immediately adjacent to 4215 Admiralty Way)

Applicant's CDP request:

To authorize an increase in the occupancy of its existing yacht charter business from 298 to 435 persons. At the time of the County's prior land use permit approvals for the business in 2005 (see CDP No. 200500003, CUP No. 200500067, and PKP No 200500067), the applicant operated two charter yachts (the Dandean and the Regentsea) with a combined US Coast Guard-assigned capacity of 298 persons. The applicant's charter fleet now comprised two yachts (the Dandean and the FantaSea One) with a combined US Coast Guard-assigned capacity of 435 persons (135 for the Dandean and 300 for the FantaSea One). As further outlined in the Parking Permit submitted with this application, the applicant is also requesting the County's authorization for its continued use of 92 offsite surface parking spaces to serve the business; these parking spaces are conveniently located at Marina Parking Lot No. 9 (located at Parcel NR on Palawan Way, a short walk along the waterfront promenade from the Dock E-3000 docking facilities).

A. That the proposed development is in conformity with the certified Local Coastal Program for Marina del Rey (MDR LCP).

The proposed use is wholly consistent with the MDR LCP. As required by LACC 22.46.1680.A, the applicant has applied for a CUP to authorize its continued use of its existing docking facility at Dock E-3000. The yacht charter use fulfills key recreational boating and coastal access policies of the MDR LCP, which consists of the Marina del Rey Land Use Plan (LUP) and implementing ordinance, the Marina del Rey Specific Plan, including:

- **LUP Recreational Boating Policy no. 1 – “Recreational Boating is a Top Priority ...** the Plan shall strive to ensure that adequate support facilities and services are provided including, but not limited to, ... boat charters ...”

The continued operation of the yacht charter business directly supports this policy by promoting recreational boating to the public. FantaSea Yachts has been in business in the Marina since 1980 (it has operated from the subject dock location since 1995), making it the oldest public passenger vessel and yacht charter business in Marina del Rey. Since its inception, FantaSea Yachts has facilitated the Coastal Act's mandate to provide coastal access opportunities to the public through recreational boating by providing hundreds of thousands the opportunity to celebrate special occasions at sea (such as weddings, Bar/Bat Mitzvahs, Quinceañeras, high-school and college celebrations, birthdays, anniversaries, christenings, memorial services, and corporate and charity events). For many of FantaSea Yachts' patrons, it's the first time they have been on the ocean. The type

of recreational boating the charter business provides is arguably among the most protected under the Coastal Act and MDR LCP as it provides a broad segment of the public the opportunity to access the ocean in a manner most would otherwise be unable to enjoy.

- **LUP Recreational Boating Policy no. 4 – “Boating-Related Support Facilities.** At a minimum, the existing operating boating-related support facilities and services *shall* be maintained for the boating public...”

This MDR LCP policy mandates (read “shall” above) the County’s maintenance of existing boating-related support facilities, including the applicant’s charter docking facilities at Dock E-3000. Indeed, Dock E-3000 is depicted on MDR LUP Map 7, which identifies the locations of existing protected boating-related support facilities in Marina del Rey.

- **LUP Shoreline Access Policy no. 1 – “Public Access to Shoreline a Priority.** Maximum public access to and along the shoreline within the LCP area shall be a priority goal of this Plan...”

The use does nothing to limit public access along the bulkheads facing the harbor. The applicant is not proposing any new construction that would hinder access to the shoreline, nor does the applicant’s existing business obstruct the public promenade. The yacht charter business has facilitated direct public access to the shoreline and to the sea for decades by providing the public recreational boating experiences in the small craft harbor and beyond.

The certified LCP also encourages visitor-serving commercial uses such as that provided by FantaSea Yachts. Since charter boat operations provide an opportunity for visitors to the Marina to have access to the ocean, the continued use of Dock E-3000 for charter service helps the County meet the character and intent of its plans and helps the County serve the people who live in and who visit the County. The yacht charter docking facility is also conveniently located near the Marina’s many hotels, two of its largest (the Marina Marriott and the Ritz Carlton) and others (the Jamaica Bay Inn and Hilton Garden Inn) being located in the project’s immediate vicinity.

- B. That any development, 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.**

The applicant’s continued use of Dock E-3000 for its existing yacht charter business is in full conformity with the public access and recreational boating policies of the MDR LCP. As

noted, no new development is being proposed with this application. The long, successful history of this applicant's yacht charter operations from this dock (25 years) and in Marina del Rey (since 1980) and their service to the public is well recognized and received. There is no history of complaints or violations associated with the use. The business's continued use will not place any undue burden on public services, roads, means of access, or parking (see applicant's related Parking Permit application for details on the sufficiency of parking for the use). There is no basis for determining the continued use would change any existing circumstances relative to coastal access or public recreation. Indeed, the continued use of the yacht charter business at Dock E-3000—an MDR LCP-protected boater support facility—will only continue to facilitate the public's access to the ocean and recreational boating opportunities, all in keeping with the MDR LCP's goals and policies and the public access mandates of the Coastal Act.

Statement of Findings for Conditional Use Permit (CUP) Application

Applicant: FantaSea Yachts

Address: Dock E3000 (immediately adjacent to 4215 Admiralty Way)

Applicant's CUP requests:

- 1. Request for the continued operation, maintenance, and use of an existing docking facility (Dock E-3000) for applicant's two (2) charter yachts.***
- 2. Request for the continued sale and service of alcoholic beverages for onsite consumption by patrons in the course of the yacht charter business's operations.***

B1. The proposed use will be consistent with the adopted General Plan for the area.

The proposed use is wholly consistent with the adopted General Plan for the area. As required by LACC 22.46.1680.A, the applicant has applied for a CUP to authorize its continued use of its existing docking facility at Dock E-3000. As required by LACC 22.140.030, the applicant is also correctly requesting renewal of its CUP authorizing its continued sale and service of alcoholic beverages for patrons' onsite consumption during special events held on the yachts. The yacht charter use fulfills key recreational boating and coastal access policies of the certified Marina Del Rey Local Coastal Program, which consists of the Marina del Rey Land Use Plan (LUP) and implementing ordinance, the Marina del Rey Specific Plan, including:

- LUP Recreational Boating Policy no. 1 – “Recreational Boating is a Top Priority.”**

The continued operation of the yacht charter business supports this policy by promoting recreational boating support facilities and services to the public. FantaSea Yachts has been in business in the Marina since 1980 (it has operated from the subject dock location since 1995), making it the oldest public passenger vessel and yacht charter business in Marina del Rey. Since its inception, FantaSea Yachts has facilitated the Coastal Act's mandate to provide coastal access opportunities to the public through recreational boating by providing untold hundreds of thousands the opportunity to celebrate special occasions at sea (such as weddings, Bar/Bat Mitzvahs, Quinceañeras, high-school and college celebrations, birthdays, anniversaries, christenings, memorial services, and corporate and charity events). For many of FantaSea Yachts' patrons, it's the first time they have been on the ocean.

- LUP Recreational Boating Policy no. 4 – “Boating-Related Support Facilities. At a minimum, the existing operating boating-related support facilities and services *shall* be maintained for the boating public...”**

This MDR LCP policy mandates (read “shall” above) the County’s maintenance of existing boating-related support facilities, including the applicant’s charter docking facilities at Dock E-3000. Indeed, Dock E-3000 is depicted on MDR LUP Map 7, which identifies the locations of existing protected boating-related support facilities in Marina del Rey.

- **LUP Shoreline Access Policy no. 1 – “Public Access to Shoreline a Priority. Maximum public access to and along the shoreline within the LCP area shall be a priority goal of this Plan...”**

The use does nothing to limit public access along the bulkheads facing the harbor. The applicant is not proposing any new construction that would hinder access to the shoreline, nor does the applicant’s existing business obstruct the public promenade. The yacht charter business has facilitated direct public access to the shoreline and to the sea for decades by providing the public recreational boating experiences in the small craft harbor and beyond.

The certified LCP also encourages visitor-serving commercial uses such as that provided by FantaSea Yachts. Since charter boat operations provide an opportunity for visitors to the Marina to have access to the ocean, the continued use of Dock E-3000 for charter service helps the County meet the character and intent of its plans and helps the County serve the people who live in and who visit the County. The yacht charter docking facility is also conveniently located near the Marina’s many hotels, two of its largest (the Marina Marriott and the Ritz Carlton) and others (the Jamaica Bay Inn and Hilton Garden Inn) being located in the project’s immediate vicinity.

B2. The requested use at the location proposed will not:

a. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

The applicant’s continued use of the subject yacht charter docking facilities will in no way adversely affect the health, peace, comfort, and welfare of persons residing or working in the surrounding area. As noted, FantaSea Yachts has been in operation at the subject location since 1995 without harm or nuisance to those living and working in the surrounding area. There is no history of complaints or zoning violations related to the use. To the contrary, the use has served as a convenience to the many local residents and workers who have attended special events on the applicant’s yachts. The yacht charter docking facilities are beautifully maintained by the applicant and are an attractive asset for the Marina, providing outstanding service to the visiting public. As described in the related Parking Permit application submitted with this CUP request, sufficient parking facilities serving the use are located a convenient walking distance from the dock at Parcel NR (Lot no. 9)~~a convenient walking distance from the dock~~, which ensures potential adverse parking impacts will not materialize; the business has not generated any adverse parking or

traffic impacts over its decades of operation in the Marina. As described in the related Parking Permit application, many of the business's patrons arrive at the Marina via Uber/Lyft, cabs, or chartered buses in addition to many staying overnight at the local Marina hotels. To help minimize the business's potential adverse effects on neighboring properties, and to ensure patrons' continued consumption of alcoholic beverages during special events held on the yachts is appropriately managed and controlled, the applicant's operations are conditioned by the County as follows (the applicant supports the County including these conditions in the new CUP being requested here):

- There shall be no revenue passengers aboard any charter boats between the hours of 2:00 a.m. and 8 a.m.
- The performance of live music or amplified recorded music shall not be conducted while the boats are at their docks or within Basin E.
- The use of boat horns, a public address system, or any outdoor acoustical devices shall be prohibited unless required for safety, or to comply with U.S. Coast Guard regulations.
- The permittee shall employ crew to direct passengers to and from the parking lot and to monitor and control noise.
- The sale of alcoholic beverages shall be limited to on-board consumption only.
- All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
- 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.
- 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.
- The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near facility entrances, or a similar public service area. Such telephone numbers shall be visible by and available to the general public.
- 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.
- All servers of alcoholic beverages must be at least 18 years of age.
- 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 (insert

other State mandated program if applicable) provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.

- 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, DRP Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

b. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and

The applicant's continued use of the subject yacht charter docking facilities will in no way be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site. The applicant has operated the business and maintained the subject yacht charter docking facilities in strict compliance with the various conditions of the prior-issued CUP and Parking Permit that are intended to minimize the business's noise and parking impacts to neighboring properties and to ensure its patrons' consumption of alcoholic beverages while on the yachts for special events is appropriately managed and controlled. As noted, the applicant supports the County imposing these same operational conditions in the new CUP and Parking Permit being requested so that the business may continue to operate as a good neighbor to the residents and workers who live and work in the project vicinity.

c. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

The applicant's related Parking Permit request demonstrates there is sufficient parking available nearby the yacht charter docking facility to accommodate the use so there will be no adverse parking impacts associated with the business's continued operations at the site; the applicant operates the use in strict compliance with County-imposed operational conditions to minimize the yacht charter business's potential noise and parking impacts to its nearby neighbors and to appropriately control the sale of alcoholic beverages for patrons' consumption while upon the yachts, and supports the County's re-imposition of these conditions in the CUP and Parking Permit being requested here; the applicant has and will continue to operate the use in conformance with all applicable US Coast Guard regulations; and the conditionally-approved yacht charter docking use is consistent with the MDR Specific Plan's Water land use designation for the parcel. Together, these factors help ensure the use is operated by the applicant in a manner that protects the public's health, safety, and general welfare.

B.3 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.

This CUP request includes a renewal of a long-established yacht charter docking facility that has been in operation on the subject parcel since 1995 pursuant to County land use and ground lease approvals regulating same. The applicant is subject to County oversight regarding its physical maintenance of its existing yacht charter docking facility and has always maintained strict compliance with its County lease and land use permit approvals for same. As demonstrated in the related Parking Permit application, there is sufficient parking located a close walking distance from the docking facilities [at Parcel NR \(Lot no. 9\)](#) to minimize adverse parking impacts for the use. As noted, there is no new development being proposed and the applicant will continue to maintain the subject yacht charter docking facilities in compliance with all government approvals regulating same. As a waterside facility, Title 22's regulations pertaining to yards, walls, and landscaping do not apply in this case.

B.4 The proposed site is adequately served:

a. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate; and

The streets serving the subject yacht charter docking facilities (Admiralty Way and Palawan Way) are of sufficient width and are improved as necessary to accommodate the kind and quality of traffic generated by the use. As outlined in the related Parking Permit request, the use has been in operation on the subject parcel for decades with no appreciable adverse parking or traffic circulation effects in the project vicinity.

b. By other public or private service facilities as are required.

The long-established yacht charter docking facilities have been, and will continue to be, adequately serviced by public sewer, public water, and County Sheriff and Fire Departments. As such, the proposed site is adequately served by public and private service facilities, as required.

Addendum Findings for the Sale and Service of Alcoholic Beverages for Patrons' Consumption While Aboard the Applicant's two (2) Yacht Charters:

F.1.a. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

The applicant has been in business at the subject location since 1995 and has operated its yacht charters in Marina del Rey since 1980; the service of alcoholic beverages to its

patrons while onboard the yachts has been a constant, customary, yet accretive accessory use to the business. There are no churches or schools within a 600-foot radius of the subject docking facilities; however, there are many recreational uses in the Marina and a public beach (“Mother’s Beach”) is located within 600 feet of the docking facilities. The yacht charter service has operated for years as a good neighbor to Mother’s Beach and other recreational facilities in the Marina (including its waterways) without harm or incident. The very long operational history of this yacht charter business—without complaints or violations—at the subject location demonstrates that the business has no impact or adverse effect on any place used exclusively for religious worship, schools, parks, playgrounds, or any similar use within 600 feet. FantaSea Yachts runs a “first-class” operation: attractive, well-run, well-maintained yacht charters operated in strict compliance with all State and County laws, regulations, and conditions of approval affecting the sale and service of alcoholic beverages on the yachts.

F.1.b. The requested use 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.

The very long (over a quarter-century), successful operational history of the business at the subject location is a testament to the skill of FantaSea Yachts at managing their operations in a manner to control qualifying patrons’ consumption of alcoholic beverages on the yachts so as to respect those who live nearby. In particular, the lack of complaints or violations demonstrates the applicant does an excellent job of being a good neighbor to those who reside in the near vicinity of the site. And, as noted, the applicant supports the County’s re-imposition of the numerous operational conditions regulating the sale and service of alcoholic beverages on the yachts thus helping to ensure the use continues to operate without being a nuisance to neighboring residents.

F.1.c. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

To the contrary, the existing yacht charter business only positively contributes to the economic vitality of the surrounding community. Many of its patrons stay at local Marina hotels and frequent the Marina’s many restaurants during their stays in the Marina that are generated by the special events held on FantaSea Yachts’ vessels; this contributes to the overall economic welfare of the Marina. FantaSea Yachts also pays all applicable taxes and County rent, further contribution to the County’s overall economic health.

F.1.d. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood, so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

FantaSea Yachts is an exemplary business owner/operator. Its yachts are beautiful, impeccably maintained vessels; indeed, they help create the “ocean” aesthetic that is so special to the Marina’s environment, be they at dock or underway.

Findings of public convenience or necessity for an establishment located in an area of undue concentration as per census tract ABC licensing data.

Findings of public convenience or necessity shall be based upon review and consideration of relevant factors, which shall include, in accordance with Section 22.140.030.F.2.b, but not be limited to, the following (items i-ix below), as applicable.

The subject yacht charter docking facilities are located in census tract 7029.01, the boundaries of which are co-terminus with the boundaries of the unincorporated Marina del Rey community. ABC licensing data reveals there are numerous active Type 47 licenses (allowing sales and service of beer, wine, and distilled spirits for onsite consumption; the license type the Applicant currently maintains from CA ABC) and five active Type 41 licenses (allowing onsite sales and service of beer and wine only) at the Marina’s various stand-alone restaurants and hotel restaurants/bars.

Type 47 (full-line, onsite consumption) licenses appear active for the following Marina del Rey establishments:

1. Whiskey Red’s restaurant (Fiji Way adjacent to Fisherman’s Village)
2. El Torito (Fisherman’s Village)
3. Hilton Garden Inn (northeast corner of Palawan and Admiralty)
4. Killer Shrimp (southeast corner of Palawan and Admiralty)
5. Marina del Rey Hotel (terminus of Bali Way)
6. California Pizza Kitchen (Marina Waterside shopping center)
7. Chipotle (Marina Waterside shopping center)
8. Warehouse restaurant (Admiralty Way)
9. Café del Rey restaurant (Admiralty Way)
10. Tony P’s restaurant (Admiralty Way)
11. Ritz Carlton hotel (Admiralty Way)
12. Cheesecake Factory (on Via Marina at Mother’s Beach)
13. MDR Marriott hotel (Admiralty Way and Via Marina)
14. Island’s restaurant (southeast corner of Washington Blvd and Via Dulce)
15. Jamaica Bay Inn (southwest corner of Palawan Way and Admiralty Way)
16. LA Press (on the waterfront promenade within Esprit Apartments at terminus of Marquesas Way)
17. Marina Del Rey Courtyard and Residence Inn (Parcel 9U, Via Marina)

Type 41 licenses (beer and wine only, onsite consumption) appear active for the following Marina del Rey establishments:

1. Saponi restaurant (Fisherman's Village)
2. Shake Shack (Marina Waterside shopping center)
3. Sugar Fish (Marina Waterside shopping center)
4. Mendocino Farms (Marina Waterside shopping center)
5. Café Buna (Marina West shopping center on Washington Blvd, east of Via Marina)

Per ABC's authorizations for the Marina del Rey census tract, any number of active on-sale licenses exceeding nine (9) licenses is technically an "overconcentration" of such licenses, which requires the Applicant to justify the following findings.

i. The extent to which the requested use would duplicate and, therefore, contribute to an overconcentration of similar uses.

As evidenced by the above list of active on-sale licenses in Marina del Rey, the Marina complex is home to a wide variety of restaurants serving alcoholic beverages to patrons. The relatively large number of active ABC licenses in MDR is understandable, as the Marina is the unincorporated County's preeminent visitor-serving coastal waterfront destination. The subject yacht charter business is somewhat unique in that the alcoholic beverages its qualifying patrons consume are provided on yachts instead of land-based facilities. This helps shelter the use from sensitive land-based uses (apartments, Mother's Beach, etc.). The yachts' physical separations from restaurants serving alcohol in Marina del Rey and the somewhat unique location where the business operates (on the water and not on land) are distinguishable and help to lessen potential adverse impacts to land-based uses; the number of permitted yacht charter businesses of FantaSea Yachts' type and size in the Marina is also carefully managed by the County to limit their overconcentration.

ii. The extent to which alcoholic beverage sales are related to the function of the requested use, and the possibility of the use operating in a viable manner without alcohol sales.

FantaSea Yachts is seeking a renewal of its existing CUP for the sale and service of a full-line of alcoholic beverages for its qualifying patrons' consumption while aboard its two vessels for special events. The service of alcoholic beverages is customary for this type of business and is expected by the patrons the business serves. In short, the business would not be able to stay in business without the ability to serve its qualifying patrons alcoholic beverages as a complement to its food service during special events hosted on its vessels. The business has responsibly served alcoholic beverages to its patrons for decades without harm or incident, all in accordance with the numerous operating conditions for same imposed by the State and County; this will continue with the issuance of the CUP being requested.

iii. The extent to which the requested use will enhance the economic viability of the area.

The applicant's ability to continue to serve alcoholic beverages to its qualifying patrons as a complement to food service fortifies the business's revenues and helps enable the business to remain solvent. The applicant's continued ability to serve its qualifying patrons alcoholic beverages as a customary complement to the yacht charter business's food service function helps ensure the business's economic viability; this, in turn, helps enhance the economic viability of the larger Marina complex.

iv. The extent to which the requested use will enhance recreational or entertainment opportunities in the area.

The service of alcoholic beverages to qualifying patrons during special celebrations hosted on the vessels enhances entertainment opportunities in the Marina. Again, this is a customary and expected amenity service the business has provided its patrons for decades without harm or incident, all in accord with State and County regulatory oversight regarding same; this will continue to be the case with approval of the requested CUP.

v. The extent to which the requested use compliments the established or proposed businesses within a specific area.

The applicant's ability to continue to responsibly serve its qualifying patrons alcoholic beverages as a customary compliment the yacht charters' food service function will help sustain and grow the business's patronage; this, in turn, helps to improve the overall economy of the Marina, by providing lease revenues to the county and providing jobs for local workers. As noted, many of the patrons who attend special events on the applicant's yachts also stay at local hotels and dine at the Marina's many restaurants during their stays in the Marina; this "multiplier effect" helps contribute to the Marina's economic vitality.

vi. The ability of the requested use to serve a portion of the market not served by other uses in the area.

As noted, the yacht charter business's service of alcoholic beverages to its qualifying patrons as a complement to its food service during special celebrations held on the yachts is distinguishable from the many land-based restaurants providing this same service. As such, FantaSea Yachts serves a portion of the market that land-based restaurants are unable to serve, given the restaurants' static, land-based locations.

vii. The convenience of purchasing alcoholic beverages at the requested use in conjunction with other specialty food sales and services.

This finding is non-applicable to the on-sale license being sought by the Applicant.

viii. The aesthetic character and ambiance of the requested use.

As evidenced by the pictures of the vessels submitted with this application, the applicant's two yachts are beautiful and impeccably maintained, with spacious, well-appointed interiors and exteriors.

ix. The extent to which the requested use, location and/or operator has a history of law enforcement problems.

The applicant has had no history of law enforcement problems—concerning the service of alcoholic beverages or otherwise—over its decades in operation in Marina del Rey.

FANTASEA YACHTS PARKING PERMIT STATEMENT OF FINDINGS

B.1 There is no need for the number of vehicle parking spaces required by Chapter 22.112 (Parking) because of any of the following:

- a. The age and/or physical condition of the residents is such that the use of automobiles is unlikely. *N/A*
- b. The nature of the use is such that there is a reduced occupancy.

The parking requirement for FantaSea Yachts is based on several assumptions, and not necessarily on its actual operations. First, the safe passenger capacity limits set by the US Coast Guard for the yachts are somewhat arbitrary and relate to boat stability and other safety considerations rather than actual occupancies. Further, the parking requirement ratio that has historically been applied by the County for FantaSea Yachts' use (1 parking space per every three occupants) does not account for various factors (e.g., the prevalent use of ride-hailing services such as Uber and Lyft by individual passengers, the use of private buses/shuttles by larger passenger groups, and the large number of guests staying overnight in adjacent hotels) that act to reduce the use's parking demands. Due to these factors, the actual parking demands of FantaSea Yachts is less than the typical requirements. As demonstrated in the Parking Demand Study prepared by Hirsch/Green Transportation Consulting, Inc. for this application, the proposed number of parking spaces serving the FantaSea Yachts use (92 parking spaces)—to be located exclusively at County parking Lot no. 9 on Parcel NR—is sufficient to ensure the use will not have any adverse parking impacts on local streets or the wider MDR community. (Note, the County Department of Beaches & Harbors has directed the applicant to identify Lot 9 on Parcel NR as its sole parking location for this application as the department will soon be releasing an RFP for an affordable housing project on Parcel 147 (Lot 8). In practice, FantaSea Yachts has been utilizing only Lot 9 for its patrons' parking for the past several years due to Lot 9's closer proximity to FantaSea's docking facilities on Dock E-3000. No adverse parking or traffic impacts or complaints from the public have arisen over FantaSea's use of Lot 9 for its parking purposes.)

- c. The business or use has established a viable transportation program for its employees and/or customers to use transportation modes other than the single-occupant automobile. Such a program shall include positive incentives such as van pools, transit fare subsidies, commuter travel allowances, car pools, or bicycle commuter facilities. Where appropriate, proximity to freeways with high-occupancy vehicle (HOV) lanes, bus routes, park-and-ride facilities, people-movers, rapid transit stations, bikeways, or other similar facilities shall be a factor in this consideration. *N/A*
- d. Sufficient land area is reserved or an alternative arrangement is approved to insure that the parking requirements may be complied with should the use, occupancy, or transportation program change. Such reservation or alternative may be waived for certain housing developments for senior citizens and persons with disabilities, where the Commission or Hearing Officer finds that it is unnecessary because of the anticipated permanent nature of

such use. If required, the reserved land area shall be so located and developed in such a manner that it can be feasibly converted to parking if needed.

As was the case in the prior-issued Parking Permit the applicant is herein requesting to be replaced by the County with the subject application, FantaSea Yachts provides its patrons parking via non-exclusive access to 92 surface parking spaces on Lot 9 on Parcel NR, which is located a short walking distance from FantaSea's docking facilities at Dock E-3000. A substantial portion of the FantaSea Yachts activity occurs during the evening and nighttime hours, when the public's general demand for this public parking lot is significantly reduced. This factor provides increased parking availability during occasional periods of higher-than-typical occupancy levels.

- e. The reduction in the number of vehicle parking spaces will be offset by the provision of bicycle parking spaces, at a minimum ratio of two bicycle spaces for every one vehicle parking space above the minimum number of bicycle parking spaces otherwise required under Section 22.112.100 (Bicycle Parking Spaces and Related Facilities). *N/A*

B.2 There are no conflicts arising from special parking arrangements allowing shared vehicle parking facilities, tandem spaces, or compact spaces because:

- a. Uses sharing parking facilities operate at different times of the day or days of the week; *(See response to Item B.1.d)*
- b. Parking facilities using tandem spaces will employ valets or will utilize other means to insure a workable plan; or *N/A*
- c. Apartment houses using compact spaces for a portion of the required parking have a management program or homeowners' association to assure an efficient distribution of all parking spaces. *N/A*
- d. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and *(See response to Item B.1.d)*
- e. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. *N/A*

B.3 Off-site facilities, leases of less than 20 years, rear lot transitional parking lots, and uncovered residential vehicle parking spaces will provide the required parking for uses because:

- a. Such off-site facilities are controlled through ownership, leasing or other arrangement by the owner of the use for which the site serves and are conveniently accessible to the main use; *(See response to Item B.1.b)*
- b. Such leases are written in such a way as to prevent multiple leasing of the same spaces or cancellation without providing alternate spaces; such leases shall contain other guarantees assuring continued availability of the spaces; *N/A*
- c. Such transitional lots are designed to minimize adverse effects on surrounding properties; or *N/A*

- d. Uncovered parking for low and moderate income residential developments will be appropriately screened and compatible with the surrounding neighborhood. *N/A*

- B.4 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.

The historical operations of FantaSea Yachts over the past 15 years (2009 to 2023) indicate that the average passenger occupancy level (passengers at the site at the same time) was about 248 persons, or about 57 percent of the US Coast Guard-assigned combined maximum safe occupancy limit upon which the parking requirements are based. During that period, FantaSea Yachts' parking demand exceeded its parking supply (accommodating 276 total passengers) less than 3 percent of the time. Further, over the past three years (2021 to 2023), the maximum average occupancy was about 223 total passengers. Based on the County's parking requirements (one space for every three passengers), the maximum parking demand associated with the peak total occupancy (248 persons) would be about 83 spaces whereas 92 parking spaces are available to continue to serve the use at Parcel NR (Lot 9). As a result, the County's parking requirement of 145 spaces is unnecessarily excessive to adequately serve the use. These factors help to ensure the proposed use at the subject location will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property. Indeed, this has been proven over the years FantaSea Yachts has operated at the subject location under the County-issued Parking Permit the applicant is seeking to replace with the subject Parking Permit application.

- B.5 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.
N/A

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 23, 2026
 PROJECT NUMBER: PRJ2024-002546-(2)
 PERMIT NUMBER(S): Conditional Use Permit RPPL2024003831
 Coastal Development Permit RPPL2024003824
 Parking Permit RPPL2024003833

SUPERVISORIAL DISTRICT: 2
 PROJECT LOCATION: 4215 Admiralty Way, Marina del Rey, CA 90292
 OWNER: County of Los Angeles
 APPLICANT: FantaSea Yachts
 CASE PLANNER: Shawn Skeries, Principal Planner
 sskeries@planning.lacounty.gov

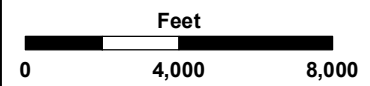
Los Angeles County (“County”) completed an initial review for the above-mentioned Project. Based on examination of the Project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The Project qualifies for a Class 1 (Existing Facilities) Categorical Exemption under State CEQA Guidelines Section 15301 because the Project involves the continued operation of a chartered yacht rental company with no physical expansion of the previously permitted use and structures. The chartered operation would be based out of two moored yachts at an existing established dock and the allocated off-site parking on an existing paved surface parking lot. The Project Site is not located within or near an environmentally sensitive area, a historical resource, or a hazardous waste site, or scenic route. No significant effect due to “unusual circumstances” and no cumulative impacts are anticipated. Therefore, no exceptions to the categorical exemption apply to the Project as per Section 15300.2 of the California Code of Regulations.



3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2024-002546
ALCOHOL CUP RPPL2024003831
CDP RPPL2024003824
PP RPPL2024003833



LA COUNTY
PLANNING

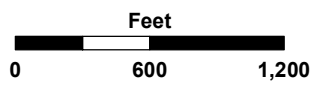
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



HALF-MILE RADIUS

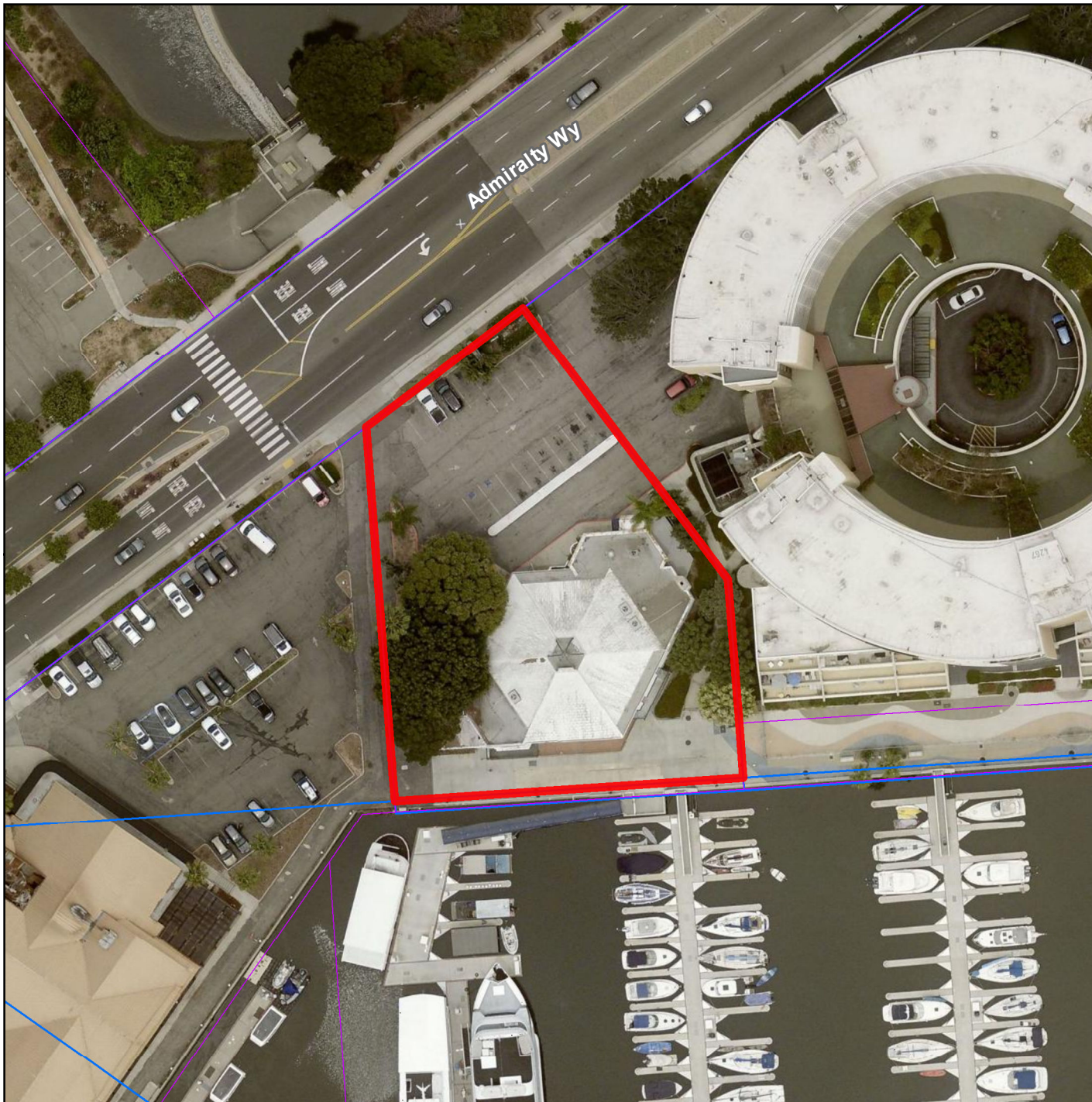
LOCATOR MAP

PROJECT NO. PRJ2024-002546
ALCOHOL CUP RPPL2024003831
CDP RPPL2024003824
PP RPPL2024003833



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
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AERIAL IMAGERY

SITE-SPECIFIC MAP

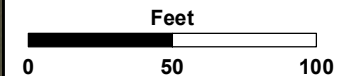
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ALCOHOL CUP RPPL2024003831

CDP RPPL2024003824

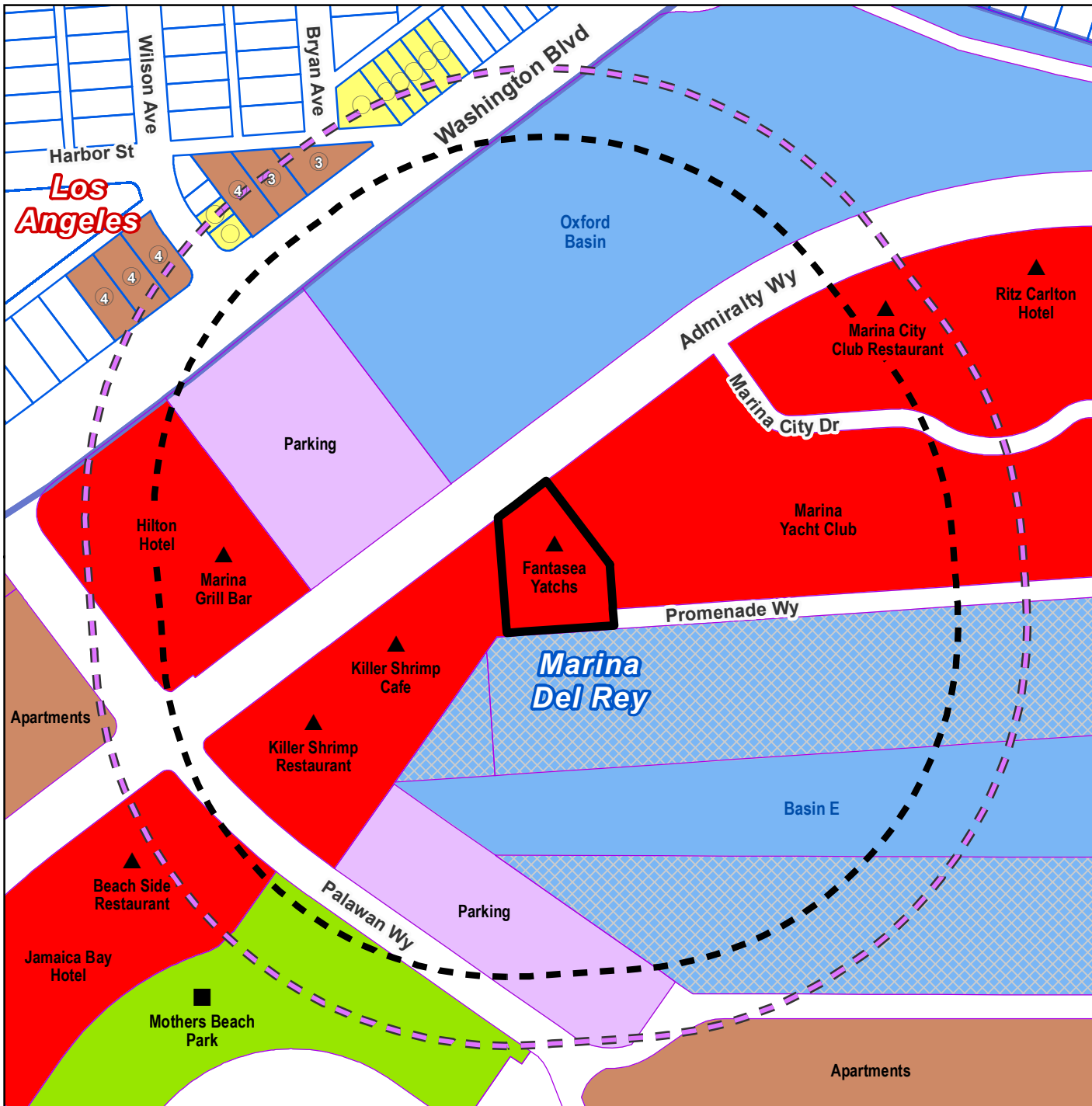
PP RPPL2024003833

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2025



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PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
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Los Angeles, CA 90012



EXISTING LAND USE

600-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002546

ALCOHOL CUP RPPL2024003831

CDP RPPL2024003824

PP RPPL2024003833

▲ Onsite Alcohol Consumption

■ Sensitive Use

600-ft ABC Radius

500-ft Standard Radius

Marina Del Rey Existing Land Use

Channel

Commercial

Marina (Boat Docks)

Miscellaneous

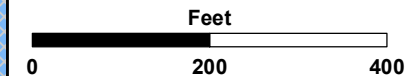
Recreational

Residential - Multi-Unit

Existing Land Use (Assessor Use Codes)

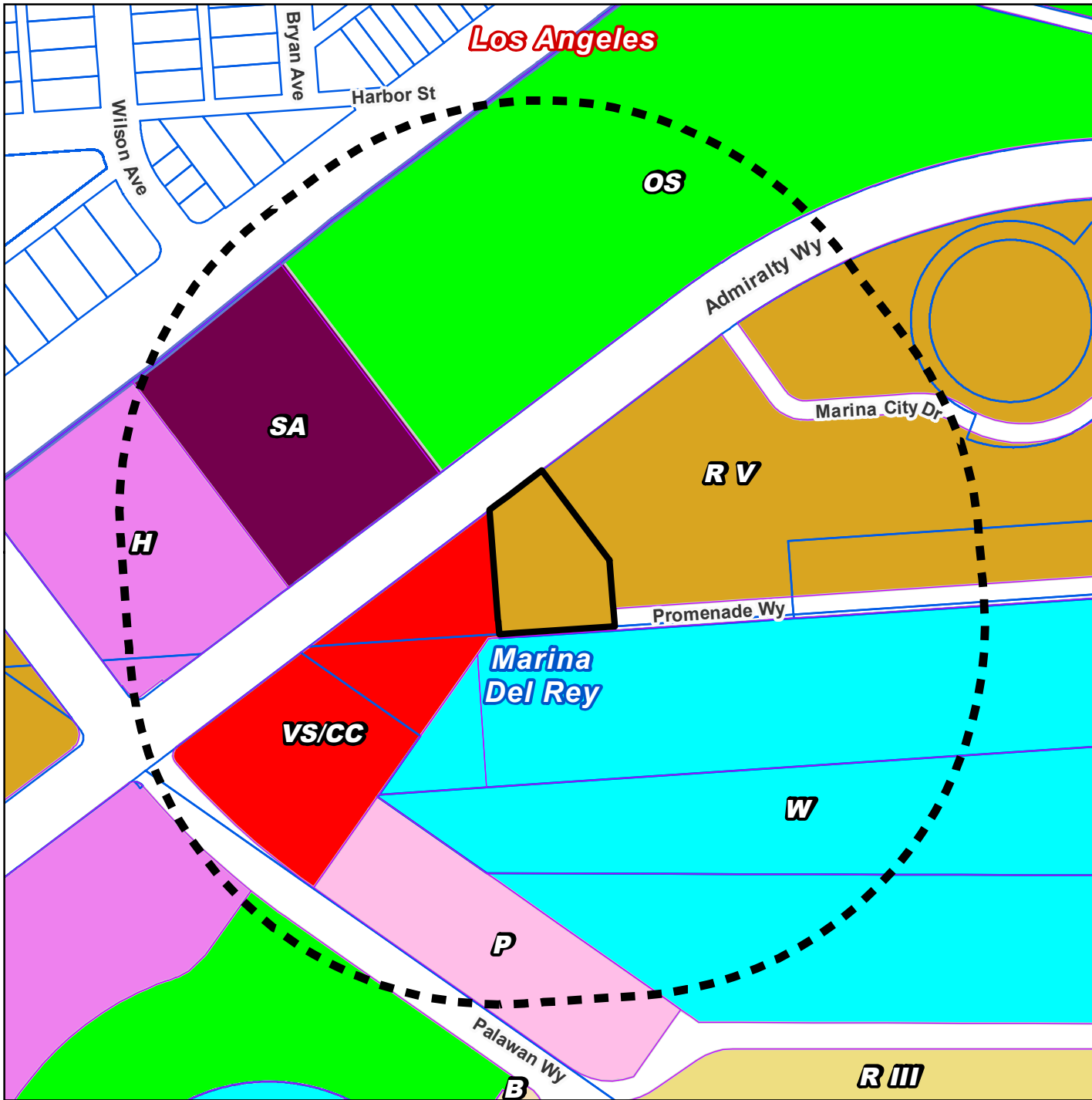
Residential - Single Unit*

Residential - Multi-Unit*



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LAND USE POLICY

500-FOOT RADIUS MAP

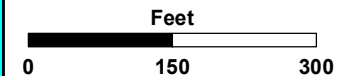
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ALCOHOL CUP RPPL2024003831

CDP RPPL2024003824

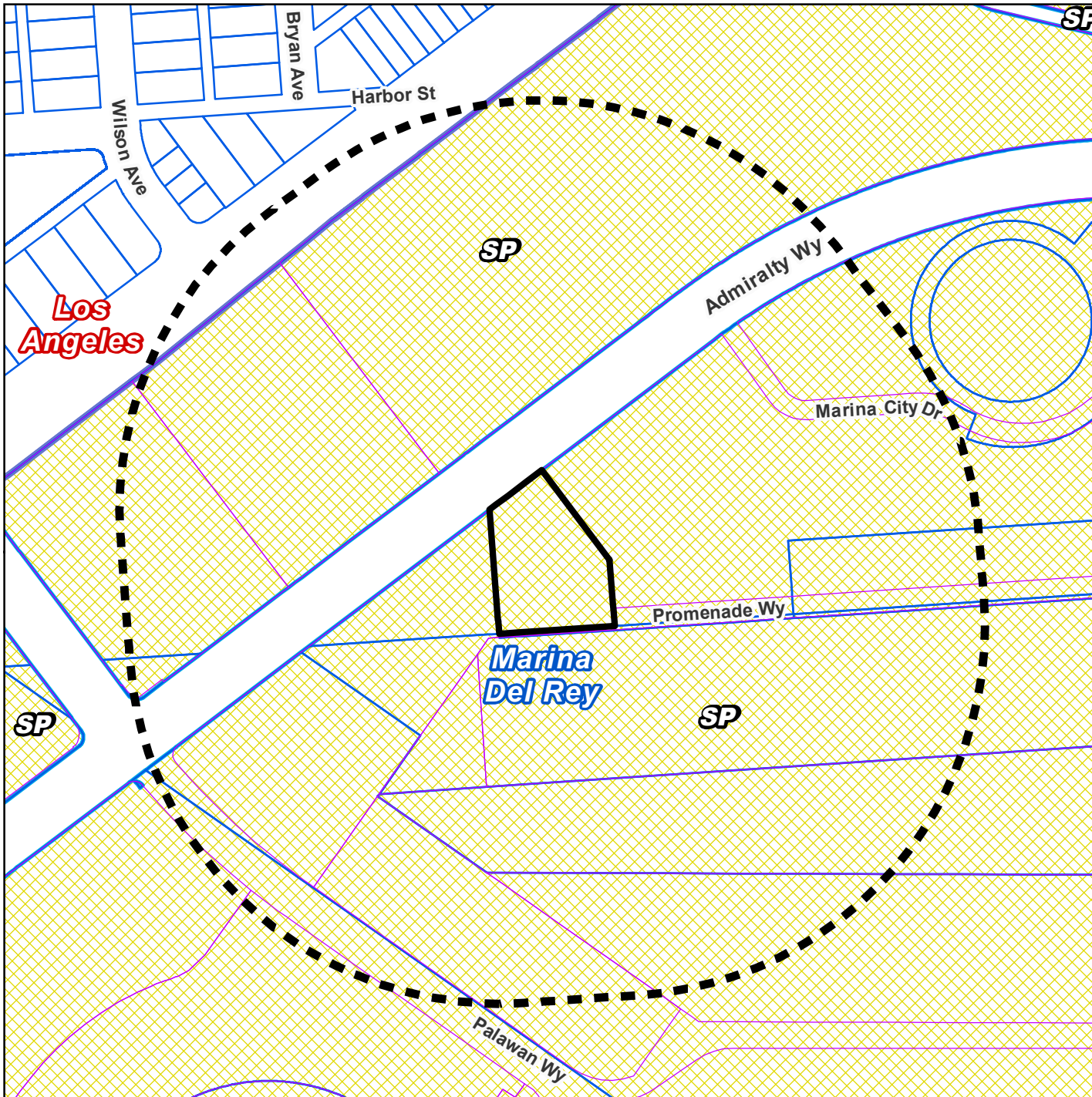
PP RPPL2024003833

- R III - Residential III (35 du/ac)
- R V - Residential V (75 du/ac)
- H - Hotel
- VS/CC - Visitor-Serving / Convenience Commercial
- B - Boat Storage
- P - Parking
- SA - Seniors
- OS - Open Space
- W - Water



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ZONING

500-FOOT RADIUS MAP

PROJECT NO. PRJ2024-002546

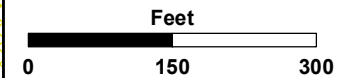
ALCOHOL CUP RPPL2024003831

CDP RPPL2024003824

PP RPPL2024003833



SP - Specific Plan



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012







OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

ROBERT G. LUNA, SHERIFF



May 12, 2026

Subject: Conditional Use Permit (CUP) Consultation for Sale of Alcohol
Project Number: PRJ2024-002546
Permit Number: RPPL2024003831
Establishment: FantaSea Yachts
Location: 4215 Admiralty Way, Marina del Rey, California 90292
Description: Requesting Type 54 (On Sale General Boat License) ABC license (renewal) to sell a full line of alcoholic beverages for on-site consumption in association with the yacht charter business operations.

(1) Summary of service calls and crime history for the project site over the last five years:

Between May 12, 2021, to May 12, 2026, the Los Angeles County Sheriff's Department responded to one (1) DUI Investigation all, one (1) Rescue Call for a person down and one (1) Unhoused Encampment call, for a total of 3 calls for service at the location of 4215 Admiralty Way, Marina del Rey, California 90292. Attached is the CFS report of those calls for service for your review.

(2) Comments/recommended conditions:

All calls were mostly routine in nature. The establishment has not been a problem in the past. We recommend the business install and/or maintain surveillance cameras in the event there is a need to report incidents to law enforcement.

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

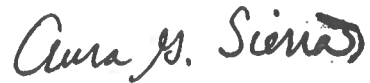
(3) Overall recommendation:

☒ Sheriff recommends approval of this CUP.

☐ Sheriff does **NOT** recommend approval of this CUP.

Sincerely,

ROBERT G. LUNA, SHERIFF

A handwritten signature in cursive script that reads "Aura G. Sierra".

Aura G. Sierra, A/Captain
Marina Del Rey Station

Report RAPS_300A
Regional Allocation of Police Services
Location Inquiry from 05/12/21 To 05/12/26

S	R	P	Location	Tag	Dispatch Text	Clearance Text	Unit	Entry	10/98
Incident Date: 03/20/22									
O	D	R	4215 ADMIRALTY WAY, MDR	50	C-4 D-1 [REDACTED] MW/081167 RE 23123 CVC	C/[REDACTED] RE 23123 CVC	272	1814	1835
Incident Date: 10/05/22									
C	B	E	4215 ADMIRALTY WAY, MDR "FANTASY YACHTS"	19	INF STS BLK CAR W/HOOD AND DRIVER SIDE DOOR OPEN, MW/A IS IN VEH SLUMPED OVER UNSURE IF HE IS CONCIIOUS, INF AFRAID TO MAKE CONTACT	CD 4 DNR NO BWC	272	1022	1030
C	B	E	4215 ADMIRALTY WAY, MDR "FANTASY YACHTS"	19	INF STS BLK CAR W/HOOD AND DRIVER SIDE DOOR OPEN, MW/A IS IN VEH SLUMPED OVER UNSURE IF HE IS CONCIIOUS, INF AFRAID TO MAKE CONTACT	X-274A AS NEEDED	273	1022	1033
C	B	E	4215 ADMIRALTY WAY, MDR "FANTASY YACHTS"	19	INF STS BLK CAR W/HOOD AND DRIVER SIDE DOOR OPEN, MW/A IS IN VEH SLUMPED OVER UNSURE IF HE IS CONCIIOUS, INF AFRAID TO MAKE CONTACT	C/[REDACTED] RE P929. DP WAS SLEEPING ONLY OF CRIME, NO 902R REQ	274A	1022	1110
Incident Date: 03/10/23									
C	D	R	4215 ADMIRALTY WAY, MDR YACHT CLUB	40	BUSINESS OWNER STATES THERE IS A HOMELESS PERSON IN AN ENCAMPMENT NEXT TO THEIR BUSINESS. INF WANTS PERSON TO BE ASKED TO LEAVE THE PREMISES. CONTACT MDR OPERATIONS WITH RESULTS	SEE TAG 37	270D	1739	1744
C	D	R	4215 ADMIRALTY WAY, MDR YACHT CLUB	40	BUSINESS OWNER STATES THERE IS A HOMELESS PERSON IN AN ENCAMPMENT NEXT TO THEIR BUSINESS. INF WANTS PERSON TO BE ASKED TO LEAVE THE PREMISES. CONTACT MDR OPERATIONS WITH RESULTS	SEE TAG 37	270D	1739	1739

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE

ON-SALE GENERAL BOAT

VALID FROM

Jun 01, 2025

USG ENTERPRISES INC
13428 MAXELLA AVE.
SUITE 984
MARINA DEL REY, CA 90292-5413

EXPIRES

May 31, 2026

TYPE NUMBER DUP

54 353008

AREA CODE

1933 03

BUSINESS ADDRESS DBA: FANTASEA YACHTS
(IF DIFFERENT)
4375 ADMIRALTY WY
DOCK E 800-1
MARINA DEL REY, CA 90292

RENEWAL

CONDITION

OWNERS USG ENTERPRISES INC



IMPORTANT INFORMATION

EFFECTIVE PERIOD: This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMENU.html>.

RENEWAL NOTICES: Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

RENEWAL DATE It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

RENEWAL PAYMENTS: Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. ☐ renewal ☐) must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

SEASONAL LICENSE It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

POSTING: Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

CONDITIONS: A copy of all applicable conditions must be kept on premises.

LICENSEE NAME: Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by ~"AND XX OTHERS~". All names are on file and available upon request from your local ABC office.

DBA: If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

<http://www.abc.ca.gov>

@ca_abc

CaliforniaABC

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
ALCOHOLIC BEVERAGE LICENSE
ON-SALE GENERAL BOAT

VALID FROM

Jun 01, 2025

GINZBURG, URI S

13428 MAXELLA AVE.
SUITE 984
MARINA DEL REY, CA 90292-5413

EXPIRES

May 31, 2026

TYPE NUMBER DUP

54 225455

AREA CODE

1900 03

BUSINESS ADDRESS
(IF DIFFERENT)

13701 FIJI WAY DOCK 55
MARINA DEL REY, CA 90292

RENEWAL

CONDITION

7

OWNERS

GINZBURG, URI S



IMPORTANT INFORMATION

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NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.

<http://www.abc.ca.gov>

@ca_abc

CaliforniaABC

Marina del Rey
Lessees Association

C/o Mr. Timothy C. Riley, Executive Director
8537 Wakefield Avenue
Panorama City, CA 91402
Telephone: 818-891-0495

March 3, 2025

via email

Shawn Skeries
Principal Planner, Coastal Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor,
Los Angeles, CA 90012

RE: FantaSea Yachts, CUP Renewal # RPPL2024003833

Dear Mr. Skeries:

The Marina del Rey Lessees Association, representing the hospitality, marine, commercial and residential businesses of Marina del Rey, wholeheartedly supports the application of FantaSea Yachts for a renewal of its conditional use permit application to continue existing operations.

Marking its 45th year in business, FantaSea Yachts is a three-generation family-owned and operated public passenger vessel business, offering dinner cruises, birthday parties, weddings, charity and company events, as well as high-school and college gatherings.

FantaSea Yachts, an important visitor-serving business in good standing, serves as a vital community asset by providing opportunities for diverse groups to enjoy the water-oriented recreational amenities of Marina del Rey's harbor.

Coastal Act policies encourage increased recreational boating use of coastal waters, while the Marina del Rey Land Use Plan, recognizing that recreational boating is a top priority, also notes that charter and rental boats, harbor tours and other boating facilities are significant for a recreational small craft harbor.

The Marina del Rey Lessees Association strongly believes that FantaSea Yachts is an irreplaceable community benefit that should continue to operate in Marina del Rey for a wide range of groups eager to enjoy water-oriented recreation.

March 3, 2025

The Association urges the support of the Department of Regional Planning in recommending to the Regional Planning Commission an approval of the renewal of the conditional use permit.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Debra Fixen" followed by a stylized flourish or initials.

Debra Fixen
President, Marina del Rey Lessees Association

cc: Gary Jones, Director, Department of Beaches and Harbors

TONY & JOSEPHINE YEH BOYS & GIRLS CLUB YOUTH CENTER



March 11, 2025

Shawn Skeries
Principal Planner, Coastal Development Services
Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Dear Mr. Skeries,

On behalf of the Boys & Girls Clubs Sailing Program in Marina del Rey, I am honored to extend our deepest gratitude and unwavering support for FantaSea Yachts in recognition for their years of steadfast commitment to our sailing programs. Their generosity and dedication have contributed to our ability to provide thousands of youths across Los Angeles County with invaluable access to the marina and the transformative experience of sailing an opportunity that would not be possible without their support.

FantaSea Yachts has opened their doors for young people from diverse backgrounds, granting them access to the joys of sailing, fostering confidence, and inspiring potential career opportunities in the boating world. For many of our members, stepping aboard a boat is not just a recreational activity it is a journey of discovery, teamwork, and personal growth. The skills they develop on the water of resilience, leadership, and responsibility translate into lifelong lessons that will serve them well in their future endeavors.

FantaSea Yachts' unwavering commitment to our mission has truly made a difference. By providing free access to the marina and resources to sustain our sailing programs, they have ensured that financial barriers never stand in the way of a young person's ability to experience the thrill and discipline of sailing by donating their time, resources, and expertise throughout the year.

We deeply appreciate Fantasia Yachts' dedication to empowering young people through sailing, and we look forward to many more years of meaningful collaboration. Thank you for taking our letter of support into consideration.

With gratitude,

JR Dzubak
Chief Executive Officer
Federal Tax id: 95-2782501





MARINA DEL REY TOURISM BOARD

February 27, 2025

Mr. Shawn Skeries
Principal Planner, Coastal Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Subject: FantaSea Yachts, CUP Renewal # RPPL2024003833

Dear Mr. Skeries,

I am writing to express the full support of the Marina del Rey Tourism Board for the renewal of the Conditional Use Permit (CUP) for FantaSea Yachts. Located in the heart of Marina del Rey, FantaSea Yachts has been a cornerstone of our local community since its establishment in 1980. As a long-standing, family-owned business, they have significantly contributed to elevating Marina del Rey as a premier destination for visitors, tourists, and social events.

FantaSea Yachts offers unique services that attract both locals and tourists alike. Their fleet of luxury yachts provides unforgettable experiences that highlight the beauty of the Marina and the surrounding coastal area. This contribution to the hospitality and tourism sectors of Marina del Rey is invaluable.

Beyond their business operations, FantaSea Yachts is deeply embedded in the local community. Daniel Ginzburg, the owner, is an active member of the Marina del Rey Tourism Board, and his commitment to our community extends beyond business interests. Their company has long been a supporter of local charities, making a meaningful impact on various nonprofit organizations. This generosity demonstrates their dedication to not only promoting Marina del Rey as a premier destination but also ensuring that the local community benefits from their success.

The Marina del Rey Tourism Board strongly believes in the continued importance of FantaSea Yachts in supporting our region's vibrant tourism economy and its longstanding commitment to social responsibility. Their continued operation will only enhance the community's success and help maintain Marina del Rey as one of Southern California's premier travel destinations.

We wholeheartedly support the renewal of FantaSea Yachts' CUP and encourage the Department of Regional Planning to consider their outstanding contributions to both the local economy and the community.

Thank you for your consideration. Please feel free to contact me should you require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Zaldua", with a stylized, flowing script.

Janet Zaldua
CEO
Marina del Rey Tourism Board



February 25, 2025

Shawn Skeries
Principal Planner, Coastal Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor,
Los Angeles, CA 90012

Subject: FantaSea Yachts, CUP Renewal # RPPL2024003833

Dear Mr. Skeries,

I am writing to express our strong support for **FantaSea Yachts** as they seek to renew their **Conditional Use Permit (CUP)** for their dock and yacht charter operations. As an adjacent residential community of 600 condominiums and 101 apartments, we have witnessed firsthand the positive impact that FantaSea Yachts has had on our area.

FantaSea Yachts is a well-respected, professionally managed business that provides valuable services to residents, tourists, and corporate clients. Their operations contribute significantly to the local economy by creating jobs, attracting visitors, and supporting related industries such as hospitality, catering, and event planning. Furthermore, they have consistently demonstrated a commitment to environmental responsibility and compliance with all applicable regulations.

Beyond their business contributions, FantaSea Yachts is an engaged and responsible member of our community. They have hosted numerous charitable and community events, supported local businesses, and maintained excellent relationships with neighboring establishments, such as the Marina City Club. Their continued operation is not only beneficial, but essential to the vibrancy and sustainability of our waterfront.

We urge you to approve their CUP renewal so they may continue to provide their valuable services to the community and continue the positive relationship we have been privileged to maintain. Please do not hesitate to reach out if further information or discussion is needed.

Thank you for your time and consideration.

Sincerely,

Susan Bursk

SUSAN BURSK
President, Board of Directors
Marina City Club Condo Owners Association
4333 Admiralty Way
Marina del Rey, CA 90292

Marina del Rey
Lessees Association

C/o Mr. Timothy C. Riley, Executive Director
8537 Wakefield Avenue
Panorama City, CA 91402
Telephone: 818-891-0495

March 3, 2025

via email

Shawn Skeries
Principal Planner, Coastal Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor,
Los Angeles, CA 90012

RE: FantaSea Yachts, CUP Renewal # RPPL2024003833

Dear Mr. Skeries:

The Marina del Rey Lessees Association, representing the hospitality, marine, commercial and residential businesses of Marina del Rey, wholeheartedly supports the application of FantaSea Yachts for a renewal of its conditional use permit application to continue existing operations.

Marking its 45th year in business, FantaSea Yachts is a three-generation family-owned and operated public passenger vessel business, offering dinner cruises, birthday parties, weddings, charity and company events, as well as high-school and college gatherings.

FantaSea Yachts, an important visitor-serving business in good standing, serves as a vital community asset by providing opportunities for diverse groups to enjoy the water-oriented recreational amenities of Marina del Rey's harbor.

Coastal Act policies encourage increased recreational boating use of coastal waters, while the Marina del Rey Land Use Plan, recognizing that recreational boating is a top priority, also notes that charter and rental boats, harbor tours and other boating facilities are significant for a recreational small craft harbor.

The Marina del Rey Lessees Association strongly believes that FantaSea Yachts is an irreplaceable community benefit that should continue to operate in Marina del Rey for a wide range of groups eager to enjoy water-oriented recreation.

March 3, 2025

The Association urges the support of the Department of Regional Planning in recommending to the Regional Planning Commission an approval of the renewal of the conditional use permit.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in dark ink, appearing to read "Debra Fixen" followed by a stylized flourish or initials.

Debra Fixen
President, Marina del Rey Lessees Association

cc: Gary Jones, Director, Department of Beaches and Harbors

"Service Above Self is the Key to a Fulfilling Life." – Paul Harris



March 5, 2025

Shawn Skeries
Principal Planner, Coastal Development Services
Los Angeles Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Board of Directors

Kurtis Sundblom
Boys & Girls Club
President

Tracey Thompson Busa
PowerTap Productions
President Elect

Bonnie Cullinan
Rock Mill Tile & Stone
Secretary

Nancy Voss
Registered Nurse
Treasurer

Helen Goto
Dispute Resolution Consultant
Foundation Director

Peter Smyth
Peter Smyth Realtor
Membership Director

Monica Trepany
Playa Realty
Community Relations Director

Joerg Rose
Strategy & Innovation Consultant
Club Image Director

Dear Mr. Skeries,

On behalf of the Marina del Rey Rotary Club, I am honored to express our deepest appreciation and unwavering support for FantaSea Yachts in recognition of their dedication to serving our local community. In the spirit of our Rotary motto, "Service Above Self," they have been instrumental in supporting vital initiatives that uplift and empower individuals throughout our region.

FantaSea Yachts has consistently demonstrated a passion for philanthropy and community engagement, generously providing resources, event support, and unwavering enthusiasm for initiatives that foster positive change. Through our partnership, the Marina del Rey Rotary Club has been able to expand its outreach, strengthen programs, and create meaningful opportunities for those in need. Whether through direct contributions, event collaborations, or simply being a community partner.

Thier commitment to supporting local causes, youth programs, and service-driven initiatives has played an invaluable role in shaping a stronger, more connected community. By aligning with organizations like ours, FantaSea Yachts has proven time and again that corporate leadership and social responsibility go hand in hand, setting an inspiring example for others to follow.

We wholeheartedly appreciate FantaSea Yachts' dedication to making a difference, and we look forward to continuing this meaningful partnership for years to come. Thank you for being your time and consideration in evaluating our letter of support.

With deepest gratitude,

A handwritten signature in black ink, appearing to read "Kurtis Sundblom".

Kurtis Sundblom
President 2024-2025
Rotary Club of Marina del Rey





February 25, 2025

Shawn Skeries
Principal Planner, Coastal Development Services
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor,
Los Angeles, CA 90012

Subject: FantaSea Yachts, CUP Renewal # RPPL2024003833

Dear Mr. Skeries,

I am writing to express our strong support for **FantaSea Yachts** as they seek to renew their **Conditional Use Permit (CUP)** for their dock and yacht charter operations. As an adjacent residential community of 600 condominiums and 101 apartments, we have witnessed firsthand the positive impact that FantaSea Yachts has had on our area.

FantaSea Yachts is a well-respected, professionally managed business that provides valuable services to residents, tourists, and corporate clients. Their operations contribute significantly to the local economy by creating jobs, attracting visitors, and supporting related industries such as hospitality, catering, and event planning. Furthermore, they have consistently demonstrated a commitment to environmental responsibility and compliance with all applicable regulations.

Beyond their business contributions, FantaSea Yachts is an engaged and responsible member of our community. They have hosted numerous charitable and community events, supported local businesses, and maintained excellent relationships with neighboring establishments, such as the Marina City Club. Their continued operation is not only beneficial, but essential to the vibrancy and sustainability of our waterfront.

We urge you to approve their CUP renewal so they may continue to provide their valuable services to the community and continue the positive relationship we have been privileged to maintain. Please do not hesitate to reach out if further information or discussion is needed.

Thank you for your time and consideration.

Sincerely,

Susan Bursk

SUSAN BURSK
President, Board of Directors
Marina City Club Condo Owners Association
4333 Admiralty Way
Marina del Rey, CA 90292



Hirsch/Green Transportation Consulting, Inc.

June 24, 2024

Mr. Daniel Ginzburg
Owner
FantaSea Yachts
4215 Admiralty Way
Marina del Rey, California 90292

RE: Parking Study for Renewal of Coastal Development Permit, Conditional Use Permit, and
Parking Permit for FantaSea Yachts Facility at Dock E-3000 in Marina del Rey

Dear Mr. Ginzburg,

This report summarizes the results of a parking study prepared in support of the renewal of coastal development permit (CDP) No. 200500003, conditional use permit (CUP) No. 200500067, and parking permit No. 200500009 for the FantaSea Yachts facility at Dock E-3000, in Basin E of the Marina del Rey small craft harbor near Parcel 125 in unincorporated Los Angeles County. The current CDP, CUP, and parking permit, originally issued in 2010, requires that FantaSea Yachts provide a minimum of 99 parking spaces, via non-exclusive access to a total of 92 spaces located in public parking Lot 8 on Parcel OT (aka, Parcel 147) and public parking Lot 9 on Parcel NR, with the remaining seven (7) spaces provided in the private parking lot serving 4215 Admiralty Way; note that the CDP/CUP/parking permit initially identified that the 92 parking spaces would be located in Lot 8 and in the public parking lot on Parcel Q, but was amended in September 2011 to replace "Parcel Q" with "Parcel NR", which is closer to the FantaSea Yachts operations at Dock E-3000. The locations of each of the referenced facilities in relation to each other are shown in Figure 1.

Typically, the renewal of a CDP, CUP, and/or parking permit does not require any new evaluations of the subject facility, as it is viewed as a continuation of previously approved activity. However, subsequent to the issuance of its 2010 CDP/CUP/parking permit, there have been several changes to the FantaSea Yachts operations that dictate that its associated parking demands be reviewed.

Specifically, when the current CDP/CUP/parking permits were issued, FantaSea Yachts operated two yachts from Dock E-3000, the "Dandean" and the "RegentSea". The maximum occupancies of these yachts, pursuant to the then-current U. S. Coast Guard ("USCG") Certificates of Inspection, were identified as 148 passengers for the "Dandean", and 150 passengers for the "RegentSea", or a total of 298 passengers. Since there are no standard parking requirements directly applicable to the subject facility (charter boat operations), the County's Department of Regional Planning, consistent with prior approvals for the subject facility, estimated the parking requirements for the 2010 FantaSea Yachts CDP/CUP/parking permit based on the "public assembly" use parking ratio of one parking space for every three (3) boat passengers, for a total of 99 required parking spaces.



FIGURE 1

FANTASEA YACHTS DOCK E-3000 AND
ASSOCIATED CDP/CUP/PARKING PERMIT AREA LOCATIONS

However, in 2012, in response to a change in average American body weights based on a study by the Centers for Disease Control (“CDC”), which identified that the typical weight of a passenger should be increased from 145 to 185 pounds, the USCG revised its previous occupancy limits for the “Dandean” downward from 148 to 135 passengers. Additionally, while it is of note that the USCG also revised the occupancy limit for the “RegentSea”, that action is no longer pertinent to the renewal of the current CDP/CUP/parking permit, since in 2020, the “RegentSea” was replaced at Dock E-3000 by the “FantaSea One”, also owned by FantaSea Yachts, but previously moored at a different dock that was not part of the subject CPD/CUP/parking permit. The “FantaSea One” is larger than the “RegentSea”, and based on the updated 2012 CDC weight guidelines, the USCG determined that the maximum safe occupancy limit for the “FantaSea One” is 300 passengers.

As such, the total passenger occupancy limits related to the current FantaSea Yachts operations at Dock E-3000 (combined “Dandean” and “FantaSea One” use) is estimated at 435 passengers. Based on the County’s assumed parking ratio of one parking space for every three passengers, the total parking requirement for these current FantaSea Yachts operations would be 145 spaces, exceeding the existing 99-space CPD/CUP/parking permit parking requirement by 46 spaces.

We understand that you have been advised that the County’s Department of Beaches and Harbors will soon be releasing a request for proposals (“RFP”) related to the proposed development of a new affordable housing project on Parcel 147 (Parcel OT), and as such, the County has requested that all parking for the FantaSea Yachts operations be assigned exclusively to Lot 9 on Parcel NR. You have indicated that, in practice, FantaSea Yachts has been utilizing only Lot 9 for its parking for the past several years, primarily due to its closer proximity and shorter and easier walking path to the current FantaSea Yachts facilities at Dock E-3000. However, despite the non-use of Lot 8, you also noted that there have been no observed parking deficiencies at Lot 9 during this period. Further, as described in detail in the following pages of this report, the future parking demands related to the FantaSea Yachts activities are expected to be similar to those of its current operations, and therefore, the County’s potential requirement that all FantaSea Yachts parking occur only at Lot 9 is not anticipated to result in any significant public parking impacts in the project vicinity.

Additionally, we understand that FantaSea Yachts no longer has access to the private parking lot at 4215 Admiralty Way (on Parcel 125), where seven (7) of the currently required parking spaces are located, thus reducing the total amount of parking available for the FantaSea Yachts operations to 92 spaces, and increasing the potential parking requirement “deficit” to a total of 53 spaces.

Despite this “theoretical” parking deficiency, it is important to understand that the methodology for establishing the parking requirements for the current FantaSea Yachts operations is based on a number of assumptions, and not necessarily on the actual, historical usage of the subject yachts. Specifically, as noted earlier, the estimates of the safe passenger capacity limits for the yachts are somewhat arbitrary, as exemplified by the reduction in the occupancy limits for the “Dandean”

due to the revised average passenger weights pursuant to the CDC recommendations, and which relate primarily to boat stability and other safety considerations rather than its actual operations. Additionally, the parking requirement ratio assumed by the County for the FantaSea Yachts facility does not account for the effects of various factors that can reduce parking demands, such as the use of ride-hailing services like Uber or Lyft by individual passengers, or of private buses/shuttles by larger passenger groups (school or corporate events). As a result, the actual parking demands for the FantaSea Yachts facility are expected to be substantially less than 145 spaces.

Therefore, in order to determine the parking needed for the current FantaSea Yachts operations, this study analyzed the historical use of the subject yachts over an approximately 15-year period. Those analyses are described in detail in the following pages of this report, but to briefly summarize the results of our evaluations, on average over the course of the past 15 years (2009 to 2023), the passenger occupancies for the subject yachts were about 68 persons for the “Dandean”, and about 180 persons for the “FantaSea One”, or a potential combined total of about 248 passengers.

Further, an evaluation of the more detailed historical individual peak passenger occupancies for each yacht over the past three years (2021 to 2023), including periods with both yachts operating at the same time, identified similar results, with a maximum average “concurrent use” occupancy of about 223 total passengers. Conservatively assuming that the County’s previously identified parking ratio of one space for every three passengers is applicable, the maximum parking demand associated with the peak total occupancy (248 persons) would be about 83 spaces. As a result, anticipating that only 92 total parking spaces will be available to the FantaSea Yachts operations in the future (assuming that the seven parking spaces at 4215 Admiralty Way cannot be used), the typical parking demands for the facility can be fully accommodated by that amount of parking.

Review and Analysis of Historical FantaSea Yachts Operations

In order to identify the appropriate amount of parking needed to adequately serve the existing and anticipated future operations of the FantaSea Yachts usage at Dock E-3000, the historical activity of the facility was examined. These evaluations are summarized in the following pages.

Long-Term (15-Year) Activity Levels

First, the long-term operations of the FantaSea Yachts facility were reviewed. This data, shown in Attachment 1 of this report, identified that, over the course of the past 15 years (2009 to 2023), the “Dandean” was used about 115 times per year, with an average passenger occupancy level of about 68 guests per cruise, while the “FantaSea One” was used an average of 63 times per year, with a typical occupancy of about 180 passengers. These historical passenger levels equate to about 50.4 percent of the maximum USCG safe occupancy limit of 135 persons for the “Dandean” and about 60.0 percent of the USCG safe occupancy level of 300 persons for the “FantaSea One”. However, it is of note that, as also identified in Attachment 1, during the three most recent years,

from 2021 to 2023, the “Dandean” and “FantaSea One” each exhibited somewhat higher usage, at about 121 and 73 operating dates per year, respectively, although the average passenger loads for both yachts were slightly lower during these years than over the entire 15-year activity period, with the “Dandean” averaging about 57 passengers per trip, and the “FantaSea One” averaging about 124 passengers per use. Nonetheless, the higher passenger occupancies associated with the overall 15-year historical activity period were utilized in these evaluations in order to ensure that the peak parking demands of the facility were considered. Note that the 15-year activity and passenger data includes use of the “FantaSea One” prior to its relocation to Dock E-3000 in 2020, to provide a complete database for assessing the future use of both subject yachts at that location.

As briefly discussed previously, the parking requirement for the FantaSea Yachts facility is based on the assumed concurrent utilization of both yachts, and as such, based on these historical data, and further assuming that the 15-year historical average occupancy levels are applicable to days when both yachts are in use at the same time, an average of approximately 248 total passengers could be expected at the site at any given time. Conservatively using the County’s parking ratio of one parking space for every three passengers, the typical parking demand associated with this total passenger occupancy would be about 83 spaces, and as such, the 92 total parking spaces assumed to be available to the FantaSea Yachts operations in the future will be more than adequate to accommodate the typical long-term average activity levels of the FantaSea Yachts facility.

Individual Yacht and “Concurrent Operations” Activity Levels

Although the 15-year historical occupancy levels for the “Dandean” and “FantaSea One” indicate that the presumed future 92-space parking supply for the FantaSea Yachts facility will be sufficient to meet the typical parking demands associated with the “concurrent operations” of both yachts, by definition, the passenger levels identified earlier include instances when the actual occupancies of one or both of the subject yachts exceed their averages. Therefore, a more detailed evaluation of the historical individual peak passenger occupancies for each yacht over the past three years (2021 to 2023), including periods when both yachts were in use at the same time, was conducted in order to identify the actual parking demands for the FantaSea Yachts facility during that period.

The data summarizing both the peak individual and “combined operations” passenger occupancies of the subject yachts is provided in Attachment 2 of this report. Note that, for the purpose of these evaluations, the peak occupancies are defined as instances when the “Dandean” exhibited a passenger load of 100 or more persons (about 75 percent of its USCG safe occupancy level) and the “FantaSea One” accommodated 200 or more passengers (about 67 percent of its USCG limit). Further, based on the County’s assumed parking ratio of one space for every three passengers, the maximum number of passengers that could be anticipated to be accommodated by the site’s expected future 92-space parking supply would be a total of approximately 276 persons. As such, this analysis focused on those times when either the individual passenger occupancy level of the

“FantaSea One”, or the combined “concurrent operations” passenger occupancy for both yachts exceeded 276 persons. Note that, since the potential maximum parking demand associated with the “Dandeanana” is only about 45 spaces (135 persons at one parking space per three passengers), which can be accommodated by the assumed future FantaSea Yachts 92-space parking supply, no specific evaluation of the parking needs for the peak individual use of this yacht is necessary.

First, in evaluating the potential maximum parking demands for the FantaSea Yachts operations, it is important to note that, out of a total of 581 instances during the past three years (2021 to 2023) that each of the yachts was used (362 times for the “Dandeanana”, 219 times for the “FantaSea One”), both yachts were in use at the same time on only 103 occasions, or about 18 percent of the time (20 times in 2023, 46 times in 2022, 37 times in 2021). As a result, the conditions upon which the County’s parking requirement for the facility are based (the concurrent operations of both yachts) occur relatively infrequently. Additionally, the average total number of passengers associated with the concurrent operations of both yachts from 2021 to 2023 ranged from about 176 to 223 persons, with a three-year average of about 203 passengers. These typical occupancy levels are less than the approximately 276 passengers whose parking demands are assumed to be accommodated by the presumed future 92-space parking supply available for use by the FantaSea Yachts facility, and again, would not be expected to result in any parking shortages at the subject site.

However, as also identified in Attachment 2, the maximum of 276 total (combined use) passengers, which as discussed earlier is assumed for the purpose of this study as the threshold for assessing the adequacy of the FantaSea Yachts parking supply to fully accommodate its parking demands, was exceeded several times during the past three years, and as such, the concurrent operations of the “Dandeanana” and “FantaSea One” yachts could exhibit a potential lack of sufficient parking. Specifically, a review of the peak passenger occupancy levels for each yacht, including during “concurrent operation” days, showed that the 276-passenger threshold was exceeded 15 times in 119 total occurrences over the past three years (five times by the “FantaSea One” individually, and 10 times due to the simultaneous utilization of both yachts), or about 12.6 percent of the time, including a maximum total “concurrent occupancy” exceeding 300 persons on only two occasions. However, it is also important to reiterate that the “concurrent operations” of both yachts occurred on fewer than 20 percent of the total number of times either of the yachts was used. As a result, the potential for parking shortages at the FantaSea Yachts site (exceeding 276 total passengers) occurred during only about 2.6 percent of the facility’s overall operations (15 of 581 total cruises).

Typically, parking supplies are not designed based on the absolute maximum parking demand for the subject facility (such as the end-of-year holiday season parking demands for shopping centers), as these demands occur relatively infrequently, and providing sufficient parking to accommodate the highest parking demands would result in unnecessary and unused parking much of the time. As such, although it can be anticipated that the FantaSea Yachts facility could occasionally exhibit instances where its parking demands could exceed its presumed future 92-space parking supply,

based on both its recent and long-term historical operations, the number of any such occurrences would be minimal, and it is expected that the continued operations of FantaSea Yachts, even with the recent replacement of the “RegentSea” yacht with the larger “FantaSea One” at Dock E-3000, would not result in any significant impacts or other undesirable effects on the area parking supply.

Further, while not disputed in this study, it is of note that the parking requirement assumed by the County for the FantaSea Yachts facility is actually for “assembly area” uses such as auditoriums or other venues with no fixed seating, and may not be directly applicable to the specific operations of the subject site. Additionally, it does not account for the effects of the use of ride-hailing services like Uber and Lyft by FantaSea Yachts passengers, or that large school or corporate event groups may employ private buses or shuttles, or provide ride-hailing service vouchers, for their members, both of which act to reduce the parking demands of the FantaSea Yachts operations.

The effects of “walk in” patronage, as well as the use of public transit by potential passengers of the FantaSea Yachts facility can also help reduce its parking demands. FantaSea Yachts is within one-quarter mile of several hotels, thereby allowing passengers who stay at these hotels to walk to the site with no need for parking. Several bus lines also provide stops within about 500 feet of the site, including the Los Angeles County Metropolitan Transportation Authority (“Metro”) Line 108, Commuter Express Route 437, and Venice/Playa del Rey Beach Shuttle on Admiralty Way, and Culver CityBus Route 1 and Santa Monica Big Blue Bus (“BBB”) Route 18 on Washington Boulevard.

If only 10 percent of the total number of FantaSea Yachts passengers during the peak individual or “concurrent operation” periods shown in Attachment 2 (a maximum of up to about 33 persons) used a transportation mode that did not require parking, its peak parking demands would exceed the presumed future 92-space parking supply on only two occasions during the past three years, or about one third of one percent (0.34%) of the 581 total yacht excursions during that period, and even then only by a maximum of seven spaces. As such, it is expected that the parking demands related to the current operations of the FantaSea Yachts facility will be effectively accommodated by its assumed future parking supply, and no significant parking shortages are anticipated.

Other Considerations

Finally, although they do not affect the results of the analyses summarized in the preceding pages of this report, which indicate that the presumed future 92-space parking supply available for the FantaSea Yachts facility will accommodate the typical parking demands of its current operations, there are two other factors that should be considered in the renewal of its CDP/CUP/parking permit.

First, it is important to note that, while most of the FantaSea Yacht cruises occur on Fridays and weekends, a substantial portion of that activity takes place during the evening and nighttime hours, when the general demands for the public parking lot to be used by FantaSea Yachts (specifically, Lot 9 on Parcel NR, per the County’s direction) are typically reduced. While not needed to meet the

facility's normal parking demands, this factor is expected to provide increased parking availability during the occasional (and infrequent) periods when its parking demands may exceed 92 spaces. As a result, the potential for parking impacts due to the FantaSea Yachts operations is nominal.

Additionally, given its location, the FantaSea Yachts facility is eligible for reductions in or elimination of any minimum parking requirements under the provisions of California Assembly Bill ("AB") 2097. Specifically, AB 2097 restricts a jurisdiction's ability to impose minimum parking requirements on qualifying development projects. Pursuant to an April 18, 2023 memorandum from the County's Department of Regional Planning, provided in Attachment 3, projects located within one-half mile of a "high-quality transit corridor" are eligible for parking reductions under AB 2097. The County's memorandum references several sources for identifying high-quality transit corridors, including the Southern California Association of Governments ("SCAG"). A review of the information provided by these various sources indicates that, as shown in Figure A3-1 (also provided in Attachment 3), the FantaSea Yachts site (Dock E-3000) is within a SCAG-designated high-quality transit corridor, and as a result, is eligible for the parking requirement reductions available through AB 2097.

Therefore, based on the results of the evaluations summarized in this report, we believe that the presumed 92-space future parking supply for the FantaSea Yachts facility will fully accommodate the parking demands associated with its typical operations, and pursuant to AB 2097, without substantial evidence to the contrary that its operations would result in significant parking impacts, the County cannot impose any minimum (or stricter) parking requirements on the facility.

Summary and Conclusions

As detailed in the preceding pages and attachments of this report, the typical parking demands related to the current operations of the FantaSea Yachts facility at Dock E-3000 are expected to be fully accommodated by the presumed future 92-space supply, provided within Marina del Rey public parking Lot 9 on Parcel NR. Therefore, except for the removal of the requirement to provide seven parking spaces at 4215 Admiralty Way (for a total requirement of 92 spaces), no changes to the number of vehicle parking spaces required for the FantaSea Yachts facility are necessary.

Please review the above and attached information, and let us know if you have any questions.

Sincerely,



Ron Hirsch, P.E.
Principal

Attachment 1

Long-Term (15 Year) Historical Average Yacht Utilizations and Passenger Occupancies

FantaSea Yachts
Historical Event and Guest Count Data

Data Range	Boat	Number of Events		Average Number of Guests/Event
		Total	Ave./Yr.	
2009-2023 (15 year)	Dandeanana	1,728	115	68
2009-2023 (15 year)	FantaSea One	942	63	180
2019-2023 (5 Year)	Dandeanana	505	101	60
2019-2023 (5 Year)	FantaSea One	322	64	139
2021-2023 (3 Year)	Dandeanana	362	121	57
2021-2023 (3 Year)	FantaSea One	219	73	124
2023-12 Months	Dandeanana	89	n/a	59
2023-12 Months	FantaSea One	62	n/a	121

Attachment 2

**Historical (3 Year) Individual and “Concurrent Utilization” Yacht Usage
and
Peak Passenger Occupancies**

FantaSea Yachts
Historical Peak Single Yacht and Combined Usage Occupancy Data

Dates with Higher-Than-Typical Guest Levels					Dates with Both Yachts Out at the Same Time						
Year	Dandean		FantaSea One		Day/Date	Number of Guests		Total Guests			
	(USCG capacity = 135; Guests > 100)		(USCG capacity = 300; Guests > 200)			Dandean	FantaSea One				
	Day/Date	Guests	Day/Date	Guests							
2023					Saturday	2/18/2023	65	200	265		
			Saturday	4/8/2023	230						
			Friday	4/28/2023	210						
					Saturday	4/29/2023	45	170	215		
					Saturday	5/13/2023	75	165	240		
					Friday	5/19/2023	80	105	185		
					Saturday	5/20/2023	75	115	190		
	Wednesday	5/24/2023	110		Wednesday	5/24/2023	110	150	260		
				Saturday	6/17/2023	300 *	Saturday	6/17/2023	100	90	190
					Saturday	7/1/2023	80	60	140		
				Sunday	7/30/2023	210					
				Saturday	9/2/2023	250					
				Friday	9/8/2023	210	Friday	9/8/2023	55	210	265
					Saturday	9/9/2023	80	160	240		
					Saturday	9/16/2023	65	110	175		
					Saturday	9/23/2023	60	155	215		
				Saturday	9/30/2023	250					
				Sunday	10/1/2023	290					
				Friday	10/20/2023	250	Saturday	10/7/2023	80	200	280
						Saturday	10/14/2023	90	125	215	
	Saturday	11/11/2023	115			Saturday	11/4/2023	45	115	160	
						Saturday	12/2/2023	50	105	155	
						Wednesday	12/6/2023	40	70	110	
						Saturday	12/9/2023	60	130	190	
						Thursday	12/14/2023	55	200	255	
				Sunday	12/17/2023	300	Thursday	12/21/2023	80	135	215
20 days both yachts out concurrently; average total guests = 208											
maximum total guests = 280											

20 days both yachts out concurrently; average total guests = 208

maximum total guests = 280

Notes:

* FantaSea One daytime event; not concurrent with Dandean use

Values in **BOLD** text indicate instances when the occupancy of either an individual yacht or for the concurrent use of both yachts exceeded 276 passengers

 highlight box identifies occasions when higher-than-typical occupancy for "Dandean" coincided with concurrent use of both yachts

 highlight box identifies occasions when higher-than-typical occupancy for "FantaSea One" coincided with concurrent use of both yachts

FantaSea Yachts
Historical Peak Single Yacht and Combined Usage Occupancy Data

Dates with Higher-Than-Typical Guest Levels																			
Year	Dandean			FantaSea One			Dates with Both Yachts Out at the Same Time												
	(CG capacity = 135; Guests > 100)		Guests	(CG capacity = 300; Guests > 200)		Guests	Day/Date		Number of Guests		Total Guests								
	Day/Date			Day/Date					Dandean	FantaSea One									
2022							Saturday	2/5/2022	70	180	250								
				Friday	2/11/2022	250	Saturday	3/12/2022	80	100	180								
							Saturday	3/19/2022	75	150	225								
				Sunday	3/20/2022	240	Saturday	3/26/2022	100	100	200								
							Sunday	3/27/2022	65	200	265								
		Saturday	4/9/2022	120								Saturday	4/9/2022	120	115	235			
					Saturday	4/16/2022	250								Saturday	4/16/2022	50	250	300
								Saturday	4/23/2022	60	110	170							
								Friday	5/6/2022	90	140	230							
								Thursday	5/12/2022	25	140	165							
								Friday	5/20/2022	85	200	285							
								Saturday	5/21/2022	95	90	185							
		Friday	5/27/2022	130								Sunday	5/29/2022	75	225	300			
		Saturday	6/4/2022	120								Saturday	6/4/2022	120	180	300			
								Saturday	6/11/2022	72	125	197							
								Saturday	6/18/2022	60	120	180							
								Friday	6/24/2022	45	170	215							
								Saturday	6/25/2022	70	125	195							
					Sunday	6/26/2022	250								Sunday	6/26/2022	60	250	310
					Monday	7/4/2022	250								Saturday	7/2/2022	55	85	140
								Sunday	7/10/2022	65	150	215							
								Saturday	7/16/2022	90	200	290							
								Saturday	7/23/2022	65	100	165							
					Saturday	7/30/2022	225								Saturday	7/30/2022	65	225	290
		Thursday	8/4/2022	120								Thursday	8/4/2022	120	160	280			
								Friday	8/5/2022	55	100	155							
								Sunday	8/7/2022	50	75	125							
								Saturday	8/13/2022	65	125	190							
								Saturday	8/20/2022	100	130	230							
								Saturday	8/27/2022	75	185	260							
								Saturday	9/3/2022	80	180	260							
								Saturday	9/10/2022	50	200	250							
								Saturday	9/17/2022	75	125	200							
								Sunday	9/18/2022	52	200	252							
								Saturday	9/24/2022	35	115	150							
					Sunday	10/2/2022	270												
					Saturday	10/8/2022	230								Saturday	10/8/2022	100	230	330
								Saturday	10/15/2022	55	165	220							
								Saturday	10/22/2022	80	170	250							
								Saturday	11/5/2022	75	130	205							
								Friday	11/11/2022	75	130	205							
								Saturday	12/3/2022	60	85	145							
								Friday	12/9/2022	55	170	225							
								Saturday	12/10/2022	65	120	185							
								Thursday	12/15/2022	45	200	245							
								Friday	12/16/2022	55	100	155							
					Sunday	12/18/2022	300								Saturday	12/17/2022	70	175	245

46 days both yachts out concurrently; average total guests = 223

maximum total guests = 330

Notes:

Values in **BOLD** text indicate instances when the occupancy of either an individual yacht or for the concurrent use of both yachts exceeded 276 passengers

highlight box identifies occasions when higher-than-typical occupancy for "Dandean" coincided with concurrent use of both yachts

highlight box identifies occasions when higher-than-typical occupancy for "FantaSea One" coincided with concurrent use of both yachts

FantaSea Yachts
Historical Peak Single Yacht and Combined Usage Occupancy Data

Dates with Higher-Than-Typical Guest Levels					Dates with Both Yachts Out at the Same Time				
Year	Dandean		FantaSea One		Day/Date	Number of Guests		Total Guests	
	(CG capacity = 135; Guests > 100)		(CG capacity = 300; Guests > 200)			Dandean	FantaSea One		
	Day/Date	Guests	Day/Date	Guests					
2021	None	n/a			Saturday	5/1/2021	35	80	115
					Saturday	6/12/2021	40	80	120
					Saturday	6/26/2021	50	80	130
					Sunday	6/27/2021	75	150	225
					Saturday	7/3/2021	75	80	155
					Saturday	7/10/2021	70	90	160
					Sunday	7/11/2021	60	125	185
					Saturday	7/31/2021	80	85	165
					Saturday	8/7/2021	50	150	200
					Sunday	8/8/2021	80	95	175
					Thursday	8/12/2021	30	200	230
					Saturday	8/14/2021	80	125	205
					Saturday	8/21/2021	75	85	160
					Saturday	9/4/2021	85	115	200
					Sunday	9/5/2021	75	120	195
					Sunday	9/12/2021	80	125	205
					Friday	9/17/2021	40	100	140
					Saturday	9/25/2021	80	80	160
					Sunday	9/26/2021	100	115	215
					Friday	10/1/2021	25	85	110
					Saturday	10/2/2021	50	100	150
					Sunday	10/3/2021	60	150	210
					Saturday	10/9/2021	50	125	175
					Saturday	10/16/2021	85	80	165
					Saturday	10/23/2021	60	90	150
					Saturday	11/6/2021	65	60	125
					Sunday	11/7/2021	65	135	200
					Saturday	11/13/2021	100	80	180
					Sunday	11/14/2021	65	120	185
					Saturday	12/4/2021	210	210	270
					Wednesday	12/8/2021	65	45	110
					Friday	12/10/2021	100	120	220
					Saturday	12/11/2021	50	155	205
					Sunday	12/12/2021	50	110	160
					Thursday	12/16/2021	26	120	146
					Friday	12/17/2021	75	130	205
					Saturday	12/18/2021	55	155	210
					Sunday	12/19/2021	300		

37 days both yachts out concurrently; average total guests = 176

maximum total guests = 270

Notes:

Values in **BOLD** text indicate instances when the occupancy of either an individual yacht or for the concurrent use of both yachts exceeded 276 passengers

 highlight box identifies occasions when higher-than-typical occupancy for "Dandean" coincided with concurrent use of both yachts

 highlight box identifies occasions when higher-than-typical occupancy for "FantaSea One" coincided with concurrent use of both yachts

Attachment 3

Los Angeles County Department of Regional Planning

April 18, 2023 Memorandum Regarding AB 2097

and

SCAG High Quality Transit Corridor Area Map including FantaSea Yachts Site Location

April 18, 2023

TO: Current Planning Division Staff

FROM: David DeGrazia, Deputy Director 
Current Planning Division

AB 2097 – ELIMINATION OF MINIMUM PARKING REQUIREMENTS NEAR PUBLIC TRANSIT

On September 22, 2022, the Governor signed AB 2097, which prohibits local jurisdictions from imposing or enforcing minimum parking requirements for development projects within a one-half mile radius of a major transit stop or a high-quality transit corridor, with exceptions. The bill became effective **January 1, 2023**. This Departmental memo provides updated guidance regarding AB 2097 and replaces the previous Departmental memo regarding this subject dated January 4, 2023.

A copy of the new State law is attached for your reference. The applicable provisions are in Section 2 of the bill. The following provisions shall govern and supersede any contrary provisions in Title 22, Specific Plans, and previous Departmental memos. Please be advised of the following:

Applicability

The bill applies to all new development projects, including additions and changes of use, that are located within a one-half mile radius of a major transit stop or a high-quality transit corridor, except:

- Hotels, motels, bed and breakfast inns, or other transit lodging (excluding residential hotels); and
- Employee parking for an event center, which is defined in California Health and Safety Code Section 40717.8 to include “community center, activity center, auditorium, convention center, stadium, coliseum, arena, sports facility, racetrack, pavilion, amphitheater, theme park, amusement park, fairgrounds, or other building, collection of buildings, or facility which is used exclusively or primarily for the holding of sporting events, athletic contests, contests of skill, exhibitions, conventions, meetings, spectacles, concerts, or shows, or for providing public amusement or entertainment.”

Public Transit

Per AB 2097, a “major transit stop” is defined as an existing rail or bus rapid transit station, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during morning and afternoon peak commute periods. A “high-quality transit

corridor” is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

To be eligible for AB 2097’s parking exemptions, all parcels of a development project must have no more than 25 percent of their area located outside the one-half mile radius from a major transit stop or a high-quality transit corridor, and if a development project includes residential units, no more than 10 percent of the residential units, or 100 units, whichever is less, can be located outside the one-half mile radius from a major transit stop or a high-quality transit corridor.

To determine if the location of a development project is within a one-half mile radius of a major transit stop or a high-quality transit corridor, please use the “SCAG – High Quality Transit Area 1/2-mile buffer” and “SCAG – Major Transit Stops 1/2 mile buffer” layers in GIS-NET, which are under the Transportation category. The metadata for the layers includes a caveat that transit agencies adjust bus service on a regular basis, so the planner may request the applicant to verify that the transit information provided is still valid and accurate.

Findings Required to Impose Minimum Parking Requirements

With some exceptions, as outlined below, AB 2097 allows LA County Planning to require parking for applicable development projects if it issues written findings within 30 days of receiving a completed application, supported by substantial evidence, that not imposing or enforcing the parking minimums “would have a substantially negative impact” on any of the following:

- The County’s ability to meet its share of the regional housing need for low-income and very low-income households.
- The County’s ability to meet any identified special housing needs for seniors or people with disabilities.
- Existing residential or commercial parking within one-half mile of a residential project.

These findings cannot be issued for housing development projects that:

- Set aside at least 20% of dwelling units for very low-, lower-, or moderate-income households, students, seniors, or persons with disabilities;
- Contain fewer than 20 dwelling units; or
- Are subject to parking reductions under any other law (such as the Density Bonus Law).

Requirements on Voluntarily Provided Parking

Development projects subject to AB 2097 may voluntarily provide parking. In such cases, LA County Planning may require a portion of the spaces to be available for car-share vehicles, require parking to be shared with the public, and/or require parking operators to charge for parking.

AB 2097 – Elimination of Minimum Parking Requirements

April 18, 2023

Page 3

LA County Planning cannot require the property owner to provide parking to residents free of charge, but the property owner may choose to do so. In addition, any voluntarily provided parking is subject to standards in [County Code Section 22.112.080 \(Parking Design\)](#) and all State and County requirements to provide parking spaces for electric vehicles and parking spaces that are accessible to persons with disabilities.

This Departmental memo will remain in effect until Title 22 is amended to comply with AB 2097.

DD:CC:BD:as:lm

Attachment

c: Amy J. Bodek, AICP, Director of Regional Planning
Connie Chung, AICP, Deputy Director, Advance Planning Division
Jon Sanabria, Deputy Director, Land Use Regulation Division
Mitch Glaser, AICP, Assistant Administrator, Current Planning Division
Susie Tae, AICP, Assistant Administrator, Current Planning Division
Elaine Lemke, Chief Legal Counsel
County Counsel
Development Authority
Public Works

K_CP_04182023_AB_2097_INFORMATIONAL_MEMO



FIGURE A3-1

HIGH-QUALITY TRANSIT CORRIDOR AREA

SOURCE: SCAG 2020-2045 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (RTP/SCS)