



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

November 24, 2009

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice-Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Samuel Dea 
Section Head, Special Projects

SUBJECT: **Materials for Discussion Item**
Project Number: R2009-02277-(4)
Case: RADV200900014
RPC Meeting: December 2, 2009
Agenda Item: 8

This status report has been prepared in response to the Regional Planning Commission's inquiry regarding current and future projects which may impact public parking lots in the unincorporated area of Marina del Rey in the County of Los Angeles. The intent of this report is to identify which public parking lots in the Marina may be impacted by development projects that are a part of the proposed Local Coastal Program, ("LCP") Compound Amendment process and to provide an update for the Commission on the current and future public parking needs that have been analyzed by the Department of Beaches and Harbors for the Marina del Rey area of the County of Los Angeles.

History

On September 1, 2009, the Board of Supervisors, ("Board") approved a motion introduced by Supervisor Don Knabe, directing the Department of Regional Planning to implement a three-prong approach for future development in Marina del Rey. The three prongs in the roadmap are as follows:

- a. Submission of the County's response to the California Coastal Commission's Marina LCP Periodic Review findings and recommendations in April 2010 as statutorily required;
- b. Presentation of a single aggregate LCP map and text amendment with respect to all Phase II Marina redevelopment projects requiring an LCP amendment. This is anticipated to be presented to the Board by February 2011, after being considered by the Regional Planning Commission; and,
- c. Development of a vision for the future redevelopment of Marina Del Rey within five years, which will focus on the redevelopment of leaseholds terminating in the next 15 to 20 years.

Project Scope:

Work collaboratively with the Department of Beaches and Harbors and the Department of Public Works to analyze and process all Phase II Marina redevelopment projects requiring an LCP amendment.

Status:

There are currently six projects that make-up the "pipeline projects," that will comprise the compound plan amendment project. In addition to the requested plan amendments, each project is in a different phase of the development process, while some projects such as parcels OT/FF and parcels OT/21 are already before your Commission for consideration, others are just in the initial phases. The following development projects have been identified to impact existing public parking lots in Marina del Rey.

1. Parcels 10/FF
Proposal to construct 526 apartment units on two lots. One of the lots, Parcel FF, is currently developed with 201 public parking spaces. The applicant is proposing to pay an in lieu of fee to replace 103 of the spaces off site at a later date as required by the LCP. This project was last heard by your Commission on October 14, 2009. The hearing has been continued to February 3, 2010.
2. Parcels OT/21
Proposal to construct a 114 unit senior retirement facility on a public parking lot that is currently developed with 186 parking spaces. The applicant is proposing to maintain 92 public spaces on-site and to replace 94 public parking spaces at an off-site location. This project was last heard by your Commission on October 21, 2009. The hearing has been continued to December 16, 2009.
3. Parcels 33/NR
Proposal to construct 292 apartments and retail/restaurant uses on a lot that is currently developed with 186 public parking spaces. The applicant is proposing to replace 69 public parking spaces on-site. Lease documents are in process with the Department of Beaches and Harbors. A submittal has not yet been made to the Department of Regional Planning.
4. Parcel IR
Proposal to construct a 147 room hotel on a public parking lot with 212 parking spaces. The applicant is proposing to maintain 197 public parking spaces on-site and to move 20-89 public parking spaces to an off-site location. Lease documents approved by BOS October 2006.
5. Parcels 52/GG
Proposal to a construct a 345 vessel dry stack storage facility on a public parking lot that is currently developed with 236 parking spaces. The applicant is proposing to replace the spaces at an off-site location in the Marina. The Draft Environmental Impact for this project is currently being reviewed by the Department of Regional Planning.
6. Parcels 49/77
Development of commercial/retail, restaurant, parking and water-oriented uses, and potentially a waterfront promenade (depending on the use and layout of the Project), on a public parking lot that is currently developed with 379 parking spaces. Potential applicants for this project will have to retain or replace all of the present boating facilities, bicycle path, and parking spaces.

Parking

A comprehensive and detailed parking study has been performed by Raju and Associates to assess the public parking needs within the Marina del Rey area. Both current and future needs were assessed through the year 2030, including the right-sizing of public parking lots.

Attachments:

Memo from Beaches and Harbors (dated 11/24/09)

Project map (affected public parking lots & development parcels)

Right-Sizing Parking Study

SD:ag



To enrich lives through effective and caring service

November 24, 2009

Regional Planning Commission
150 Hall of Records
320 West Temple Street
Los Angeles, CA 90012



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Dear Commissioners:

MARINA DEL REY REDEVELOPMENT AND PUBLIC PARKING LOTS

During the mid-1990s, the Department of Beaches and Harbors ("Department") began to examine the long term redevelopment strategies for the aging but valuable County asset, Marina del Rey. This resulted in the *Marina del Rey Asset Management Strategy*, which the Board of Supervisors approved in April 1997 and which provides essentially the business strategy for the second generation development of Marina del Rey. Part of this strategy involved the possible conversion of underutilized parking lots into other uses. Over the subsequent years, the Board of Supervisors has approved Requests for Proposals to develop a number of public parking lots, some of which are now in various stages of the entitlement process.

At the October 21, 2009 hearing, your Commission requested information on developments on public parking lots within Marina del Rey, including but not limited to the Oceana Retirement Facility on Parcel OT and the Neptune Marina Apartments on Parcel FF. Public parking spaces from both of these parcels are required by the Marina del Rey Local Coastal Program to be replaced on-site or elsewhere in the Marina if they are to be displaced by other proposed redevelopment, at a 1:2 basis with respect to Parcel FF.

In order to ensure that replacement public parking spaces would be built in locations most appropriate to serve the public and that replacement parking would be adequate to meet the Marina's future needs, Raju & Associates was hired by the Department to study suitable sites, as well as to suggest the optimum number of total public parking spaces in Marina del Rey. The consultant has prepared the draft *Right-Sizing Parking Study for the Public Parking Lots in Marina del Rey, California*, which is being sent to you by the Regional Planning Department in your meeting mailout.

Representatives from the Department will make a presentation on the draft *Parking Study* at your Commission's December 2 meeting and they, as well as the consultant, Srinath Raju, will be available to answer any questions you may have.

Very truly yours,


for

Santos H. Kreimann, Director

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c: Jon Sanabria, Acting Director
Regional Planning Department

MDR Public Parking Redistribution in Conjunction With Upcoming Redevelopment

