Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

December 9, 2010

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

FROM: Samuel Dea
Section Head, Special Projects

SUBJECT: Additional materials for hearing and proposed changes to LCP
Project Number: R2009-02277-(4)
Case: RADV200900014
RPC Meeting: 12/15/10
Agenda Item: 7

Based on comments received from the Commission and members of the public and after further review of the document, staff is suggesting additional changes to the LCP. The suggested changes are outlined below:

- Remove all changes related to the proposed project on Marina del Rey Parcels 33 and NR.

- Page 1-4, make the following change: Property leased from the County, open to the public ~~limited (between hours of 7:00 am to 9pm)~~~~Open 24 hours~~

  The quarter mile portion of Promenade Way adjacent to the Marina City Club Towers (Parcel 125).

- Change all maps and text related to Parcel 9U to show the lower 1.46 acres of the parcel as open space.

- Remove all language related to limited use overnight accommodations, including but not limited to timeshares, fractional ownership, condo hotels and vacation clubs.

- Page 2-9, first full paragraph, add a sentence at the end of this paragraph that clarifies that 101 replacement public parking spaces will be developed near Burton Chace Park as compensation for conversion of the Parcel FF parking lot to a residential use.

- Page 2-10, change footnote no. 2 at bottom as follows: "Mixed with commercial uses. Figure reflects current spaces at Parcel 56 as of 2009 and does not reflect number of public parking spaces that may be provided if the Fisherman's Village shopping complex is redeveloped."

- Page 2-12, Figure 2, change reference to 207 parking spaces at Parcel FF to 202 parking spaces; also, in Note 1 below the table, change reference to replacement of 103 spaces for Parcel FF to 101 spaces.

- Page 3-2, under Research Analysis, Figure 4: Minimum Slip Percentages for Smaller Boats, make the following change:
  32 FEET AND UNDER 25%
  ~~32 FEET, 1 INCH TO 38 FEET 25%~~
  38 FEET AND UNDER 50%

- Page 3-5, fourth full paragraph, change end of last sentence in paragraph to read as follows: "A dry stack storage structure demands high capital investment and is generally economically feasible only if it holds more than 220 ~~300~~ spaces."

- Page 3-5, last sentence on page, delete reference to Parcel 44 as being permitted for a mast-up storage yard.

- Page 3-6, first full paragraph, change last sentence as follows: "An additional dry stack facility, containing storage spaces for up to 234 vessels, has been incorporated into the proposed redevelopment plan for Parcel 44."

- Page 3-10, first partial sentence beginning the page, change as follows: "...storage may be constructed on Parcels 44 and 53 or on other parcels with a marine commercial..."

- Page 3-10, paragraph 6, change as follows: "The County intends to expand boating-related support facilities, where feasible, particularly on Parcel 44 for dry stack storage, on Parcel 52 for mast-up and dry stack storage, and increased..."

- Page 8-10, first full paragraph, change the last two sentences as follows: "Since the LCP was certified by the Coastal Commission in 1996, only 355 PM peak hour trips have been entitled in the unincorporated Marina del Rey community by the County of Los Angeles as part of the County's Phase II development of the Marina. In stark contrast, during that same time period, over 10,000 PM peak hour trips have been entitled by the City of Los Angeles and Culver City in conjunction with approval of development projects by those cities in areas immediately surrounding and in the near vicinity of Marina del Rey."

- Page 8-17, "Public Facility" bullet, add "parks" in the list of permitted uses in the category.

- Page 8-22, change the line listing the principal permitted use for Parcel 14 to read as follows: "WOZ Parcel 14 (Formerly Parcel FF) – Residential III & ~~(IV)~~ (V) (density averaged over all parcel)"

- Page 8-26, change the line listing the principal permitted uses for Parcel 44 to read as follows: "WOZ Parcel 44 - Boat Storage (portion of parcel at corner of Admiralty Way and Mindanao Way) ...

- Page 8-30, change the map to show a dark bold line around the parcel boundary of Parcel 44, to denote the WOZ designation on the parcel.

- Page 8-33, change the map to show a dark bold line around the parcel boundary of Parcel 14 (formerly FF), to denote the WOZ designation on the parcel.

- Page 8-35, change the map to show a dark bold line around the parcel boundary of Parcel 44, to denote the WOZ designation on the parcel.

In addition, in order to minimize the impacts of special events in the Marina, staff is recommending additional conditions be included in the Marina del Rey Specific Plan for temporary events. The proposed conditions are as follows:

1) Temporary events shall minimize impacts to public access, recreation and coastal resources. A Coastal Development Permit shall be required for temporary events that meet all of the following criteria: 1) held between Memorial Day and Labor Day; 2) occupy any portion of a public sandy beach; and 3) involve a charge for general public admission where no fee is currently charged for use of the same area. A Coastal Development Permit shall also be required for temporary events that do not meet all of these criteria, but have the potential to result in significant adverse impacts to public access and/or coastal resources. (Coastal Act/30212)

2) Special event permits and Coastal Development Permits (as required above) for temporary events shall be required to provide details on event characteristics, including duration (from set up/assembly to breakdown/dismantling and clean-up times), event hours, per day estimated attendance, parking management and shuttle arrangements, traffic control, noise control, waste removal, insurance, equipment to be used, food service, entertainment, sponsorships and advertising/marketing plans.

3) A Special Event Permit shall be required for all events that necessitate the temporary closure of a public roadway and shall be reviewed and approved by the Los Angeles County Sheriff's Department prior to permit issuance.

4) Shuttle service from off-site parking areas and available to the public free of charge shall be required to serve any temporary event requiring a Coastal Development Permit.

SD:MT:ag

Attachments: Resolution of the Regional Planning Commission
CD received from public "Video Blog #91"

RESOLUTION OF THE REGIONAL PLANNING COMMISSION OF THE COUNTY OF LOS ANGELES RELATING TO THE ADOPTION OF AN AMENDMENT TO THE MARINA DEL REY LOCAL COASTAL PROGRAM FOR PROJECT NO. R2009-02277

WHEREAS, in compliance with the California Coastal Act of 1976, as amended to date, the County of Los Angeles has prepared an amendment to the certified Local Coastal Program for Marina del Rey; and

WHEREAS, Section 30514(a) of the Coastal Act permit local governments to propose amendments to certified local coastal programs; and

WHEREAS, the Regional Planning Commission of the County of Los Angeles conducted public hearings regarding the proposed amendment to the Marina del Rey Local Program Amendment on November 3, 2010 and December 15, 2010; and

WHEREAS, the Local Coastal Program for Marina del Rey consists of a Land Use Plan and Local Implementation Program, which includes a Specific Plan, a Transportation Improvement Program and related appendices (collectively referred to herein as the "LCP"); and

WHEREAS, an amendment to the certified LCP element of the Los Angeles County General Plan is necessary at this time to address unique circumstances in the unincorporated territory of Marina del Rey; and

WHEREAS, the amendment to the certified LCP includes modifications to the Land Use Plan and Local Implementation Program and related Title 22 text, for the unincorporated area of Marina del Rey; and

WHEREAS, an amendment to a certified LCP is not required to be accompanied by an environmental document because the LCP process is exempt from provisions of the California Environmental Quality Act that require preparation of an EIR, Negative Declaration, or Initial Study (Section 21080.5 of the Public Resources Code); and

WHEREAS, the Marina del Rey LCP was originally approved by the Board of Supervisors ("Board") on September 13, 1984 and certified by the California Coastal Commission ("CCC") on October 11, 1984. The Local Implementation Program ("LIP") was adopted in 1990, and includes the Marina del Rey Specific Plan; and

WHEREAS, A major amendment to the LCP was approved by the Board on August 22, 1995 and certified by the CCC on February 8, 1996; and

WHEREAS, A minor amendment to the Marina del Rey LCP was certified by the CCC on January 22, 2002 to redesignate Marina del Rey Parcel 20's land use category from Marine Commercial to Residential IV. The amendment also allowed the transfer of 97 dwelling units from Development Zone 1 to Development Zone 4; and

WHEREAS, A second minor amendment to the Marina del Rey LCP was certified by the CCC on February 17, 2009 which clarified the roles and responsibilities of the Marina del Rey Design Control Board (DCB) in its review of development proposals in the coastal development permit process.

WHEREAS, the Regional Planning Commission has considered the public testimony, the recommendations and testimony of the Regional Planning Department staff and the documentation within the case file; and

WHEREAS, the Regional Planning Commission finds as follows:

1. An Asset Management Strategy for Marina del Rey was adopted by the Board of Supervisors on April 15, 1997, which provided a vision for the future development of Marina del Rey in accordance with the development potential certified in the 1996 LCP.

2. On September 01, 2009, the Board adopted a motion which directed the Department of Regional Planning to prepare a single aggregate LCP map and text amendment with respect to all Phase II Marina redevelopment projects requiring an LCP amendment, accompanied by a cumulative impact assessment of all of the development currently proposed in Marina del Rey.

3. The Board further directed the Department of Regional Planning to address overarching policy issues of interest to the California Coastal Commission, such as sensitive biological resources, open space enhancements, and public parking.

4. The Commission finds that the Department of Regional Planning has adequately followed Board's motion and that the proposed amendments are in conformance with the goals and policies of the Coastal Act.

5. Public testimony in both written and verbal form has been considered in revising the text of the proposed LCP amendment.

6. The amendment relocates development potential and changes the land use categories of specific parcels within Marina del Rey. The Commission finds that no new development potential is created as part of this amendment and that any potential traffic impacts related to the relocation of development potential will be mitigated by changes proposed to the Circulation chapter of the LUP.

7. The amendment is consistent with Section 30224 of the Coastal Act, by encouraging recreational boating through the development of dry storage areas. The amendment changes the land use category of Marina del Rey Parcels 52 and GG from "Public Facilities" to "Boat Storage."

8. The amendment for Marina del Rey Parcel 49 is consistent with Section 30213 of the Coastal Act in that it encourages visitor serving and recreational facilities while not displacing boating resources.

9. The amendments for Chace Park and Marina Beach, as well as the expansion of the Parcel 125 promenade hours, are also consistent with Section 30213 of Coastal Act, because they expand low cost visitor serving and recreational opportunities.

10. The amendments for the senior facility proposed for Parcel 147 (formerly Parcel OT), as well as the residential facilities proposed for Parcels 14 (formerly Parcel FF) and 10 are consistent with Section 30250 of the Coastal Act in that new development is being located contiguous with existing developed areas which are able to accommodate it.

11. The expansion of Parcel GR provides additional public access and low cost visitor and recreational opportunities and is consistent with Section 30210 of the Coastal Act.

12. The LCP amendment for the Parcel 14 (formerly Parcel FF) project changes the land use category of a 2 acre parcel from "Open Space" to "Residential V and Residential III." The open space land is replaced by a 1.46 acre wetland park located on the southern portion of Parcel 9U and by the addition of 6.63 acres of open space near Chace Park. The increased acreage near Chace Park also compensates for the 19,755 square feet of open space that is being transferred from Parcel P to Parcel 147 (formerly Parcel OT). In addition, fees from the Parcel 14 will go to replace half of the parking spaces near Parcel 14 at a location near Chace Park. The amendments result in a net increase of recreational land in Marina del Rey.

13. The amendments related to recreation boating slip mixes are consistent with a permit that was recently approved by the California Coastal Commission for a Channel Islands anchorage project.

14. The LCP amendment creates a new chapter in the LCP to protect Sensitive Biological Resources (SBR's) within Marina del Rey. The Commission finds that the new policies within the LCP adequately protect environmental resources in the Marina that deserve protection, but do not rise to the level of environmentally sensitive habitat area (ESHA).

15. The Commission finds that the comprehensive cumulative impact assessment and staff report for the proposed amendment have afforded the public and the Commission an understanding of the numerous land use planning and environmental issues involved with the LCP amendment.

16. The Commission finds that staff has presented substantial evidence, in the form of detailed written correspondence and other reports to the Commission and verbal testimony during the public hearing before the Commission, which satisfies the burden of proof for an amendment to the certified local coastal program, which evidence addresses the need for the development, the appropriateness of the subject LCP amendment, and how the subject amendment will be in the interest of the public health, safety and general welfare, and in conformity with good planning practices. Based on the evidence submitted during the hearing process for the request, the Commission finds the subject amendment to the certified LCP is consistent with the goals, policies and programs of the Los Angeles County General Plan and the certified LCP, and that there is a need for the adoption of the subject LCP amendment in order to facilitate the construction and operation of the proposed projects.

17. The Commission finds the Marina del Rey area to be reasonably proximate to available public transit and necessary services and facilities.

18. The Commission finds the amendment to be consistent with the goal of the certified LCP to encourage controlled changed in the Marina over the next 30 years. The amendments are consistent with the certified LCP's goal to encourage private lessees within the Marina to replace and update facilities to maintain the physical and economic viability of the Marina.

19. The subject amendment to the certified LCP constitutes an amendment to the Los Angeles County General Plan and a change to the County Zoning Ordinance.

20. The Commission finds the recommended plan amendment will not place an undue burden upon the community's ability to provide necessary facilities and services.

21. The County complied with Public Resources Code Section 30514 because it gave appropriate public notice of the amendment, made copies of the amendment available for public review, and accepted public comments at the RPC hearings.

22. The amendment does not have any impact, individually or cumulatively, on coastal resources and is otherwise consistent with the policies of Chapter 3 of the Coastal Act.

23. The LCP amendment will be implemented by revisions to the Marina del Rey Land Use Plan and Part 3 (Marina del Rey Specific Plan) of Chapter 22.44 of Title 22 of the Zoning Code which will be adopted as an ordinance.

24. The proposed amendments to the Marina del Rey LCP are consistent with the Countywide chapters and elements of the County of Los Angeles General Plan adopted November 25, 1980.

NOW, THEREFORE, BE IT RESOLVED: That the Regional Planning Commission of the County of Los Angeles hereby recommends that the Board of Supervisors:

1. Hold a public hearing to consider the above-recommended Local Coastal Program Amendment; and

2. Find that the recommended Local Coastal Program Amendment is consistent with the goals, policies and programs of the Los Angeles County General Plan and the Marina Del Rey Specific Plan; and

3. Signify its intent to amend the Marina del Rey local coastal program which consists of the Land Use Plan and a Specific Plan; and

4. Submit the amended Marina del Rey Local Coastal Program to the California Coastal Commission for its review and certification.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on December 15, 2010.

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Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission