



Caring for Our Coast



Gary Jones
Director

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LaTayvius R. Alberty
Deputy Director

January 31, 2025

Amy Bodek, Director
Department of Regional Planning
320 West Temple Street, 13th floor
Los Angeles, CA 90012

Dear Ms. Bodek:

REPORT ON THE MARINA DEL REY COASTAL IMPROVEMENT FUND

The Coastal Improvement Fund (CIF) was created as part of the 1996 amendment to the Marina del Rey Local Coastal Program (LCP). The purpose of the fund is to finance construction of local park facilities within Marina del Rey. Implementation of the fund is intended to mitigate the impacts of new residential development on coastal access, visitor-serving, and coastal-dependent uses. At the time that the CIF was established, it was determined that to build out the additional 2,420 residential units contemplated in the LCP, an additional 14.5 acres of park space would be needed. The estimated cost to develop this park area was \$1,450,000. Based on this figure, it was calculated that each new residential facility should pay a fee of \$600 for each net new unit constructed.

Standard Policy

New residential facilities in the Marina, excluding senior congregate care facilities, must contribute their fair share to the CIF prior to obtaining a Certificate of Occupancy. The fee per net new unit can be lowered if the lessee includes improved public open space as part of their project design. A credit per square foot of improved public open space may be applied to the CIF requirement, if the open space is at least 500 contiguous square feet. The Department of Regional Planning (DRP) determines if a proposed credit may be applied to the CIF.

Collection

The CIF is collected by the Department of Beaches and Harbors (DBH) and placed into an interest-bearing account. As of December 31, 2024, there was \$4,179,661.05 in the account. Please see the attached account summary for more details.



Use of the Fund

Per the LCP, the developer of Parcel 14 (formerly Parcel FF), was required to contribute at double (\$1,200) the rate to the CIF pursuant to Section 22.46.1950 of the County Code, to mitigate the loss of recreational park space due to the conversion of the parcel from Open Space to a lower priority use. Furthermore, the developer of Parcel 14 was required to deposit an amount equal to the cost of replacing 101 parking spaces at either Chace Park or Marina Beach. In December 2016, Legacy Partners, Neptune Marina LP deposited \$3,090,000 in the CIF account to cover the cost associated with the aforementioned requirements. On November 6, 2024, the Board of Supervisors approved an appropriation adjustment to transfer \$418,000 from the CIF Trust Account to construct a new parking structure on Parcel 49, consistent with the prior deposit from Parcel 14 redevelopment as well expectations articulated in the LCP.

Reports

Annually, a report must be submitted to DRP and the California Coastal Commission, which outlines the use of the fund.

Regards,

**Warren
Ontiveros** 
Digitally signed by Warren
Ontiveros
Date: 2025.01.30 07:19:35 -08'00'

Warren Ontiveros, Planning Division Chief

Attachment (1)

c: Steve Hudson, District Director, California Coastal Commission

MA3 - Marina Coastal Improvement Fund

Date	Document	Description	Deposit (Transfer)	Interest	Balance	Comments
Starting Balance					4,039,104.37	
Jan-2024	JVA AC IA122300010 12	Interest Allocation		12,473.05	4,051,577.42	
Feb-2024	JVA AC IA012400010 18	Interest Allocation		14,685.32	4,066,262.74	
Mar-2024	JVA AC IA022400010 16	Interest Allocation		10,843.00	4,077,105.74	
Apr-2024	JVA AC IA032400010 22	Interest Allocation		13,739.75	4,090,845.49	
May-2024	JVA AC IA042400010 24	Interest Allocation		14,453.21	4,105,298.70	
Jun-2024	JVA AC IA052400010 32	Interest Allocation		15,410.96	4,120,709.66	
Period 13	JVA AC IA0624P0010 54	Period 13 Interest Accrual		29,312.43	4,150,022.09	To post the interest accruals for year ending June 30, 2024
Period 13	JVA AC PIA06240010 38	Interest Allocation		15,242.97	4,165,265.06	To post the interest accruals for year ending June 30, 2024
Jul-2024	JVDTF AC 25000145211 75	JVDTFAC2500014521175		15,242.97	4,180,508.03	
Jul-2024	JVDTF AC 25000145211 76	JVDTFAC2500014521176		(15,242.97)	4,165,265.06	
Aug-2024	JVCT AC CMBA2500008 1	Interest Allocation		27,880.53	4,193,145.59	
Aug-2024	JVA AC IA072400010 54	Interest Allocation		15,827.89	4,208,973.48	
Aug-2024	JVA AC IA0724R0010 54	Reverse Interest Allocation		(29,312.43)	4,179,661.05	
Sep-2024				-	4,179,661.05	
Oct-2024				-	4,179,661.05	
Nov-2024				-	4,179,661.05	
Dec-2024				-	4,179,661.05	
Grand Total				\$ 140,556.68	4,179,661.05	