Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

August 3, 2009

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Acting Director of Planning

To: Each Supervisor

From: Jon Sanabria, Acting Director
Department of Regional Planning

Santos H. Kreimann, Director
Department of Beaches and Harbors

Subject: **MARINA DEL REY LOCAL COASTAL PROGRAM (LCP) PERIODIC REVIEW AND ROADMAP FOR AN LCP MAP AND TEXT AMENDMENT**

On April 30, 2009, the California Coastal Commission (CCC) formally delivered to the County its findings and recommendations on the Periodic Review of the Marina Local Coastal Program (LCP) as approved at its October 2008 meeting. Pursuant to statute, the County now has one year to provide a formal response back to the CCC. Simultaneously, Marina lessees are also trying to secure regulatory approval for second generation Marina redevelopment projects, some of which need LCP amendments. Because we heard from both CCC Commissioners and the Executive Director that they would not approve these project amendments on a project-by-project basis, we indicated we would recommend to our Board of Supervisors for consideration CCC staff's recommended three-prong "roadmap" for development of the County's Periodic Review response and accomplishment of project LCP amendments. The three prongs in the roadmap are:

a. Submission of the County's response to the CCC'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, which will be accompanied by a cumulative impact assessment of all of the development currently proposed in Marina del Rey. It is anticipated this will be presented to your Board by February 2011, after being considered by the Regional Planning Commission; and,

c. Development of a vision for 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.

The CCC Executive Director discussed this recommended approach with the CCC at its June 11, 2009 meeting; the roadmap received the CCC's unanimous concurrence.

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Although the three-pronged road map has been discussed with the Board's Marina del Rey deputies, we wanted to provide your Board with formal notice of the approach and appreciate any input that you may have.

Background

The CCC is statutorily required to review every Local Coastal Program every five years to determine whether such programs are being implemented in conformity with the policies of the Coastal Act. However, the CCC has been unable to keep to this timetable because of lack of resources. Accordingly, although the Marina LCP was certified in 1996, CCC review of it did not commence until 2005. Thereafter, CCC staff not only examined the County's implementation of the Marina LCP, but also evaluated whether or not the LCP should be updated because of "changed circumstances", this latter evaluation is not authorized in the Coastal Act, but nevertheless is a pursuit typically undertaken by the CCC. The resulting findings and recommendations are, therefore, expansive in what they suggest to the County and cover a variety of topics, including recreational boating, biological and marine resources, water quality, traffic, public facilities and public access.

Although the formal report was only transmitted to the County at the end of this past April 2009, the Department of Regional Planning (DRP) implemented a public input program as early as October 2008, whereby members of the public broke into working groups with respect to the topics that most interested them. These groups met on a regular basis and, on May 13, 2009, presented their Periodic Review response recommendations to DRP. It is now up to DRP to receive comments from other County departments with respect to Periodic Review findings and recommendations, notably the Chief Executive Office, Department of Beaches and Harbors, County Counsel, and the Department of Public Works, and then develop the County's response to the Periodic Review, due to the CCC in April 2010. It is anticipated that the County's Periodic Review response will be brought to your Board in February 2010.

Simultaneously, the Chief Executive Office and the Department of Beaches and Harbors are close to completion on negotiations with respect to second generation Marina del Rey redevelopment, after which projects must proceed into the regulatory phase. Although it was originally contemplated that any project needing an LCP amendment would advance to the CCC on its own, the CCC and its staff have indicated they will not approve projects on an individual basis. Accordingly, it is now contemplated that the projects will be batched together into one compound amendment, which will revise the Marina LCP's maps and text to conform each individual parcel's zoning to the particular project contemplated for that parcel. This amendment will go to the CCC with a cumulative impact analysis of all Phase II Marina redevelopment projects, as requested by the CCC. Although such an assessment is included in the environmental documentation for each project, the proposed single cumulative impact analysis will allow the CCC and its staff to evaluate impacts at a very early stage in the

entitlement process. The analysis will also address other areas of interest as expressed by the CCC in its Periodic Review report, including:

Public Parking
Sensitive Biological Resources (primarily for wading bird nesting habitat)
Recreational Boating
Advancement of Visitor-Serving Uses and Open Space
Enhancement of Trails and Public Access

The Department of Beaches and Harbors (DBH) has already completed many of the studies necessary for development of the cumulative impact analysis. Drafts of the following studies have been available for many months on DBH's website and discussed at Small Craft Harbor Commission and Design Control Board meetings:

1. Marina del Rey Slip Pricing and Vacancy Study;
2. Marina del Rey Slip Sizing Study; and
3. Right Sizing Parking Study for the Public Parking Lots in Marina del Rey, California.

A major study of sensitive biological resources in Marina del Rey, including the development of a conservation and management strategy for selected birds, and the design for rehabilitating and enhancing the Oxford Retention Basin is underway.

The CCC's endorsement of the recommended roadmap recognizes that the County has been negotiating Phase II redevelopment projects in Marina del Rey for numerous years and that the project LCP amendments required generally do not represent a wholesale change in land use entitlements or total development potential allocated in the LCP. Rather, they include moving development uses from one development zone to another or establishing or increasing coastal dependent and visitor-serving uses, the latter being priorities of the CCC.

Once the Periodic Review response and the LCP map and text amendment have been addressed, the roadmap calls for the County to complete the visioning for Marina del Rey with respect to leaseholds that are terminating in the next 15 to 20 years. This is a long-term effort that is contemplated for completion within five years after the transmittal of the CCC's Periodic Review findings and recommendations to the County, or in 2014.

We hope this three-prong "roadmap" for development of the County's Periodic Review response and accomplishment of project LCP amendments will meet with your Board's approval. Should you have any questions or need clarification, please contact us.

JS:SHK:
Chief Executive Office