

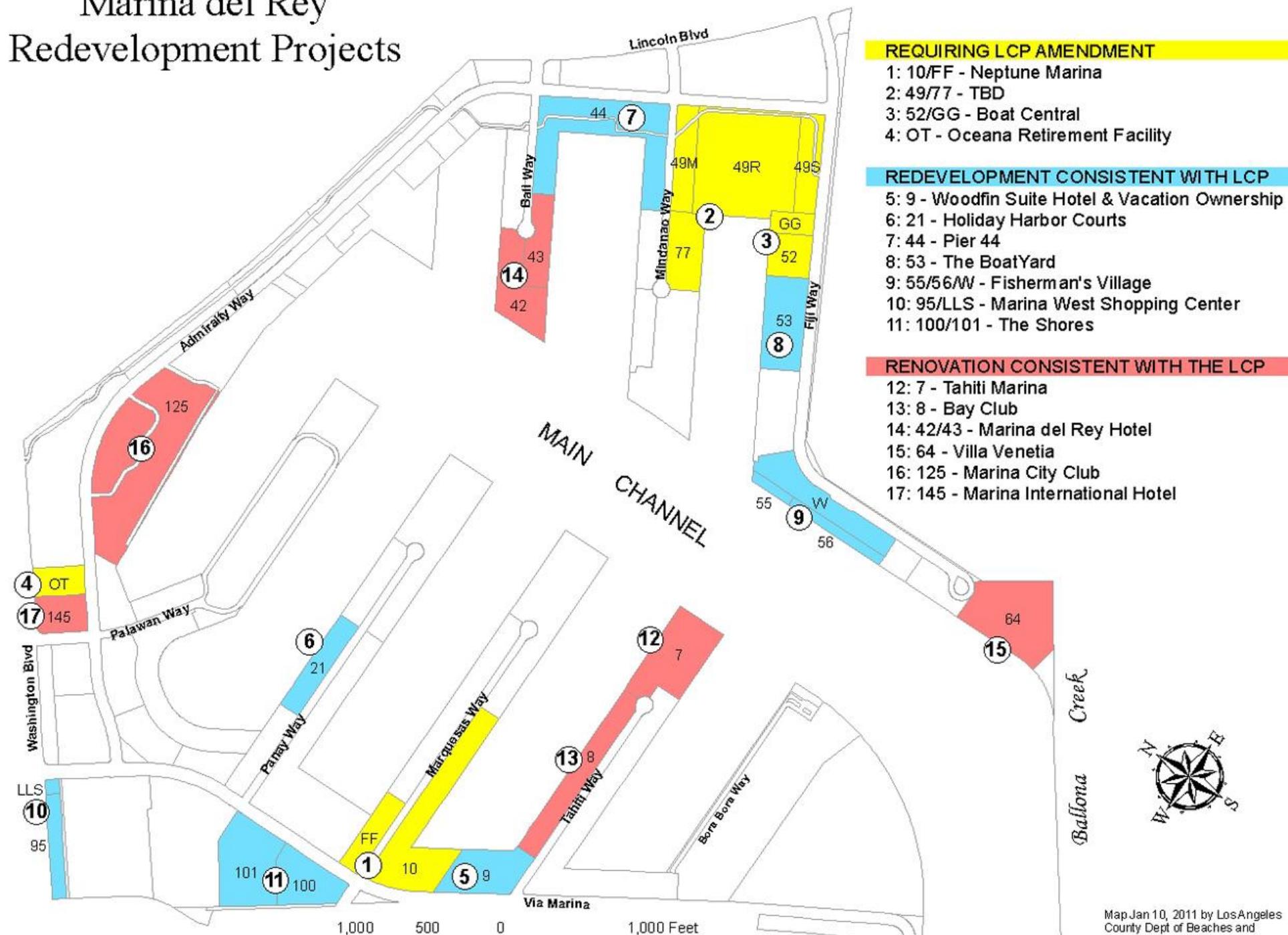
Caring for Your Coast ...

Status on Development in Marina del Rey

February 2011



Marina del Rey Redevelopment Projects



REQUIRING LCP AMENDMENT

- 1: 10/FF - Neptune Marina
- 2: 49/77 - TBD
- 3: 52/GG - Boat Central
- 4: OT - Oceana Retirement Facility

REDEVELOPMENT CONSISTENT WITH LCP

- 5: 9 - Woodfin Suite Hotel & Vacation Ownership
- 6: 21 - Holiday Harbor Courts
- 7: 44 - Pier 44
- 8: 53 - The BoatYard
- 9: 55/56/W - Fisherman's Village
- 10: 95/LLS - Marina West Shopping Center
- 11: 100/101 - The Shores

RENOVATION CONSISTENT WITH THE LCP

- 12: 7 - Tahiti Marina
- 13: 8 - Bay Club
- 14: 42/43 - Marina del Rey Hotel
- 15: 64 - Villa Venetia
- 16: 125 - Marina City Club
- 17: 145 - Marina International Hotel

Local Coastal Plan (LCP) Changes

- **Aggregates the land use amendments required for the 4 pipeline projects**
- **Right-sizes public parking**
- **Collapses 14 existing development zones into 3 zones**
- **Improves traffic circulation**
- **Enhances open space**
- **Addresses the management of sensitive biological resources**
- **Updates recreational boating policies**

Redevelopment Projects Consistent with Local Coastal Plan (LCP)

1. **Parcel 9 – Woodfin Suite Hotel** 288-room hotel, no more than 49% of the rooms as timeshares, with associated restaurants and support facilities. New wetland park (1.46 acres) and 11 public docks.
2. **Parcel 21 – Holiday Harbor** 29,300 sq. foot mixed use building (health club, yacht club, retail and marine commercial uses) with 94 new public parking spaces.
3. **Parcel 100/101 - Del Rey Shores** 544-unit apartment complex with 10 new public parking spaces.
4. **Parcel 44 – Pier 44** 91,090 sq. feet of visitor-serving commercial space, together with a dry storage facility.
5. **Parcel 55/56/W – Fisherman's Village** 132-room hotel and 65,700 sq. feet of visitor-serving retail uses.
6. **Parcel 95/LLS - Marina West Shopping Center** 23,500 sq. feet of retail commercial and restaurant.

Renovation Projects Consistent with Local Coastal Plan (LCP)

1. **Parcel 7** – **Tahiti Marina** Renovate building, refurbish 149 apartments, relocate landside boating facilities and upgrade public promenade.
2. **Parcel 8** – **Bay Club** Renovate building, refurbish 205 apartments, reconstruct 207 slips / 11 end-ties, and upgrade public promenade.
3. **Parcel 42/43-** **Marina del Rey Hotel** Renovation of 154 rooms, landscaping and complete dock replacement.
4. **Parcel 64** – **Villa Venetia** Renovate building, refurbish 224 apartments, and open the public promenade.
5. **Parcel 145** – **Marina International Hotel** Renovation of 134 rooms.

Pipeline Projects

Residence Inn
Parcel IR
Withdrawn

- **10/FF – Neptune Marina**
526 dwelling units.
- **OT- Oceana Retirement**
114 senior units, 3,500 sq. ft of retail space and 92 public parking spaces.
- **52/GG – Boat Central**
375 dry stack spaces, 3,080 square feet of office use and 3,350 square foot County boatwright shop.
- **33/NR- The Waterfront**
292 dwelling units, 32,400 square feet of retail space, 323 restaurant seats and 69 public parking spaces.
**Parcel 33/NR
Removed**
- **49/77 – Launch Ramp** 135,000 square feet of visitor-serving commercial space and up to 26,000 square feet of office use (Department of Beaches and Harbors Administration Building) while preserving and enhancing existing boating amenities.

Parcel 27 – Jamaica Bay Inn



Parcel 27 – Jamaica Bay Inn

Interior Renovations



Parcel 50 – Waterside Shopping Center



Before

After



BEFORE



Parcel 64 – Villa Venetia



AFTER

A-4 Parcel 64 Proposed Rendering- Waterfront Promenade View - Building 13904/06 - Looking Southeast

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LYON

Villa Venetia-Renovation

Oct 2, 2009

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Total Value of Proposed MdR Development Projects

- **\$680 million** is the approximate investment to be made in Marina del Rey from 17 projects that are in various stages of review
- **13,188 jobs** to be created during construction phase of the projects
- Increase in visitors and subsequent spending on recreation and other services

Economic Benefits to County Taxpayers

- Public – Private Partnership
- Construction and operating risk transferred to lessees
- \$38.8 million for FY 2009-10 in leasehold rent
- \$5.13 million for FY 2009-10 in Transient Occupancy Tax
- Approx. \$11.0 million for FY 2009-10 in property taxes
- Approx. \$9.5 million in additional annual leasehold rent after developments are completed
- Leasehold revenues fund maintenance and operation of MdR infrastructure, public access to County beaches along the coast, and other public benefit programs

Master Marina Coastal Development Permit

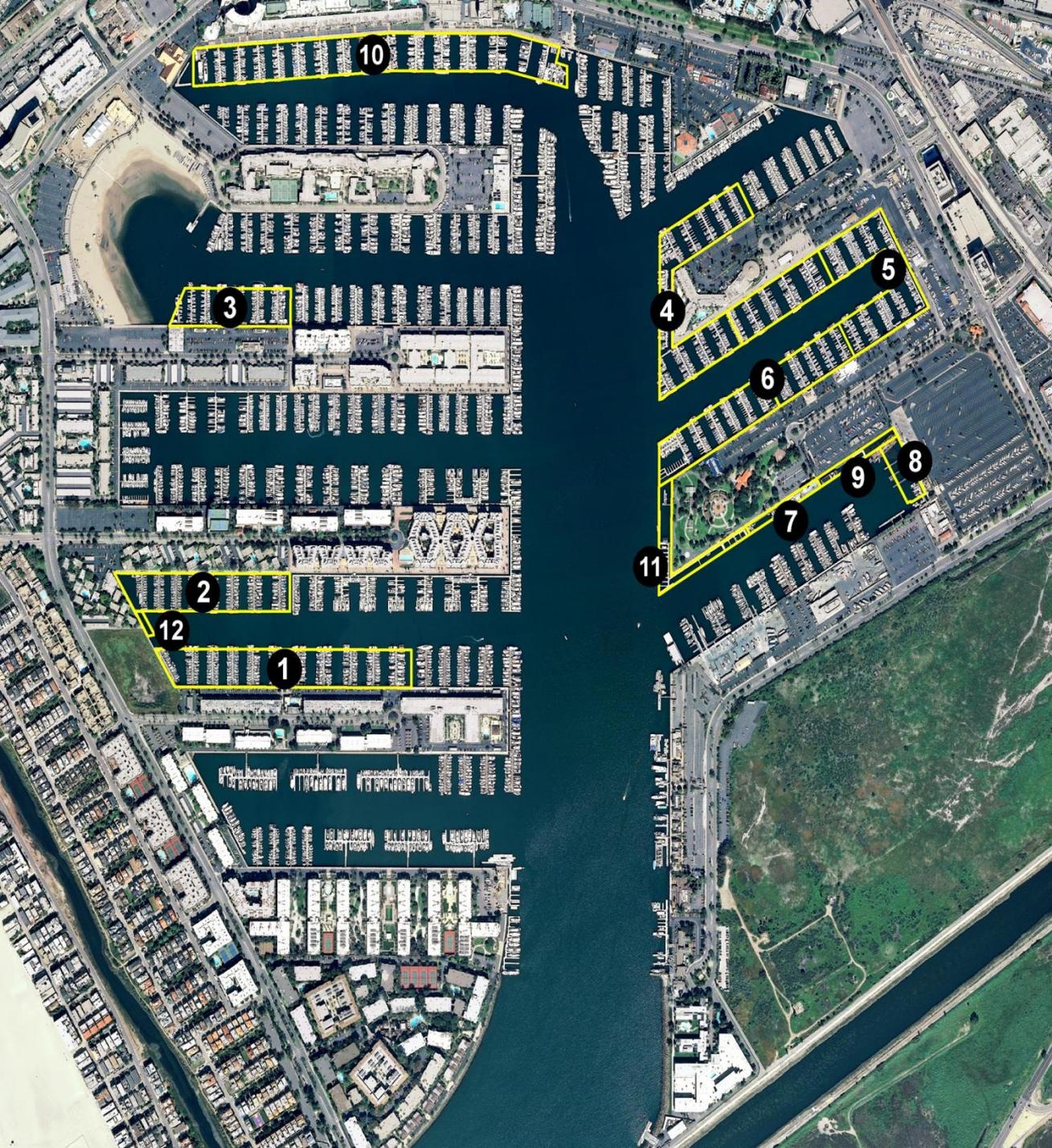
Slip Replacement Overview

- 21 anchorages with 4,737 total slips in eight basins to be reduced to 4,305 slips following replacement of slips in seven private anchorages.
- 1,936 slips to be replaced with 1,504 new state of the art concrete slips with improved pump outs, utilities, restrooms/showers, parking lots and enhanced landscaping.
- Enhanced public access along marina walk with drinking fountains and seating.

Marina del Rey Master Waterside Coastal Development Permit

Facility (Year Docks Built)

- 1: Bay Club (1966)
- 2: Neptune/Legacy (1964)
- 3: Holiday Harbor (1968)
- 4: Marina del Rey Hotel (1964)
- 5: Pier 44 (1966)
- 6: Anchorage 47 (1972)
- 7: Boathouse (1973)
- 8: Launch Ramp (1989)
- 9: Dock 77 (1969)
- 10: Marina City Club (1969)
- 11: Burton Chace Park (1974)
- 12: Proposed Public Docks (Future)



Deteriorated Docks at Anchorage 47

G202 Finger



Docks G202, 206, 208



More Deteriorated Areas



Improvements at Marina Harbor



Improvements at Del Rey Landing



Improvements at Mast-Up Storage and Boat Launch Ramp



Master CDP Highlights

- Modernize anchorages for the next 40 years:
 - address deteriorating infrastructure
 - upgrade to be ADA accessible
 - meet current DBAW guidelines
 - accommodate emerging boater demands
- Enhance low-cost recreational boating
- Improve safety
- Update boater utilities, such as vessel pump-outs, electrical connections and water hookups
- Implement dock construction transition plan to mitigate boater displacement

Factors Influencing Marina Design and Slip Replacement

- Compliance with ADA requirements
- Changes in DBAW guidelines
- Ability to obtain financing
- Elimination of double-wide slips
- Market trends, i.e., continued decline in demand for smaller slips
- Changes in boat design – wood to fiberglass

Vessels are Larger Today

“For open water areas, the average sized boat 40 years ago would have been around 20+ feet for power and maybe slightly longer for sail... Today, the average boat for open waters is in the 35-45 foot range.”

Dan Natchez, Changes in Boats-Sizes and Markets, *Euromarina Review*, Issue 4, 2009

Historical MdR Slip Vacancy Trends

| MDR Average Annual Slip Vacancy by Size Category | | | | | |
|---|---------------|---------------|---------------|--------------|--------------|
| | 18-25' | 26-35' | 36-50' | 51' + | Total |
| 2005 | 70 | 17 | 6 | 1 | 94 |
| 2006 | 72 | 21 | 4 | 2 | 99 |
| 2007 | 86 | 39 | 6 | 1 | 132 |
| 2008 | 113 | 66 | 30 | 10 | 219 |
| 2009 | 165 | 185 | 115 | 33 | 498 |
| 2010 | 195 | 242 | 120 | 25 | 582 |

Current MdR Slip Vacancies

Marina del Rey Harbor Slip Vacancies – September 2010

| ≤20' | 21' - 25' | 26' - 30' | 31' - 35' | 36' - 40' | 41' - 45' | 46' - 50' | ≥51' |
|------|-----------|-----------|-----------|-----------|-----------|-----------|------|
| 62 | 190 | 160 | 110 | 74 | 22 | 24 | 28 |

Total Vacancies = 670 (14.1% of Total Marina)

Slips at or under 35' = 78% of all vacancies

Existing vs. Proposed Slip Counts

| Parcel | Existing | Proposed | Change | Percent Change |
|--|-----------------|-----------------|---------------|-----------------------|
| Parcel 8* (Bay Club) | 230 | 207 | -23 | -10% |
| Parcel 10 (Neptune Marina) | 184 | 161 | -23 | -13% |
| Parcel 21 (Holiday Harbor) | 183 | 92 | -91 | -50% |
| Parcels 42/43 (MdR Hotel) | 349 | 277 | -72 | -21% |
| Parcel 44 (Pier 44) | 232 | 143 | -89 | -38% |
| Parcels 47/44 (portion) (SMWYC/Pier 44) | 332 | 254 | -78 | -23% |
| Parcel 53 (The BoatYard) | 103 | 88 | -15 | -15% |
| Parcel 125 (Marina City Club) | 323 | 282 | -41 | -13% |
| Totals | 1,936 | 1,504 | -432 | -22% |

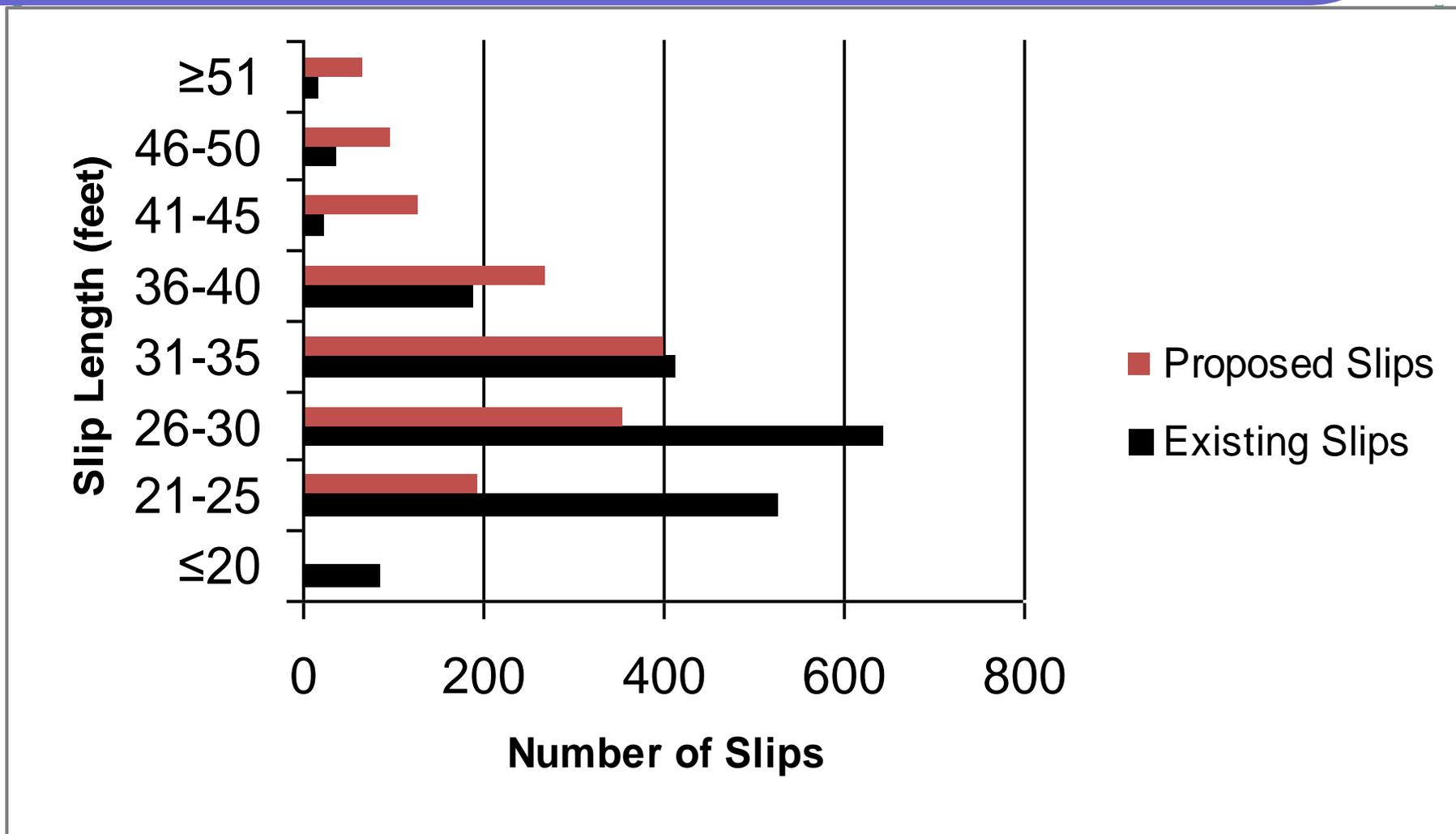
*Approved by Coastal Commission Dec. 2010

Overview of Existing vs. Proposed Slip Lengths

| Parcel | ≤20' | 21'-25' | 26'-30' | 31'-35' | 36'-40' | 41'-45' | 46'-50' | ≥51' |
|-------------------------------|---------------|------------------|------------------|------------------|------------------|-----------------|----------------|----------------|
| Parcel 8* (Bay Club) | 0 / 0 | 0 / 13 | 78 / 48 | 97 / 84 | 39 / 39 | 9 / 15 | 7 / 7 | 0 / 1 |
| Parcel 10 (Neptune Marina) | 0 / 0 | 14 / 12 | 130 / 82 | 20 / 45 | 20 / 22 | 0 / 0 | 0 / 0 | 0 / 0 |
| Parcel 21 (Holiday Harbor) | 67 / 0 | 55 / 11 | 50 / 15 | 0 / 28 | 10 / 21 | 1 / 8 | 0 / 9 | 0 / 0 |
| Parcel 42/43 (MdR Hotel) | 0 / 0 | 107 / 0 | 110 / 2 | 82 / 81 | 35 / 54 | 1 / 66 | 8 / 40 | 6 / 34 |
| Parcel 44 (Pier 44) | 18 / 0 | 127 / 12 | 29 / 56 | 48 / 21 | 10 / 39 | 0 / 0 | 0 / 11 | 0 / 4 |
| Parcel 47/45 (SMWYC/COVE) | 0 / 2 | 178 / 94 | 106 / 82 | 40 / 34 | 7 / 28 | 1 / 10 | 0 / 1 | 0 / 3 |
| Parcel 53 (The BoatYard) | 0 / 2 | 32 / 29 | 24 / 21 | 38 / 18 | 9 / 9 | 0 / 0 | 0 / 9 | 0 / 0 |
| Parcel 125 (Marina City Club) | 0 / 0 | 14 / 21 | 118 / 49 | 88 / 89 | 60 / 56 | 11 / 27 | 22 / 18 | 10 / 22 |
| Totals | 85 / 4 | 527 / 192 | 645 / 355 | 413 / 400 | 190 / 268 | 23 / 126 | 37 / 95 | 16 / 64 |

*Approved by Coastal Commission Dec. 2010

Overview of Existing vs. Proposed Slip Lengths



Slip Change by Size (overall)

Marina del Rey Harbor Existing Overall Slip Distribution

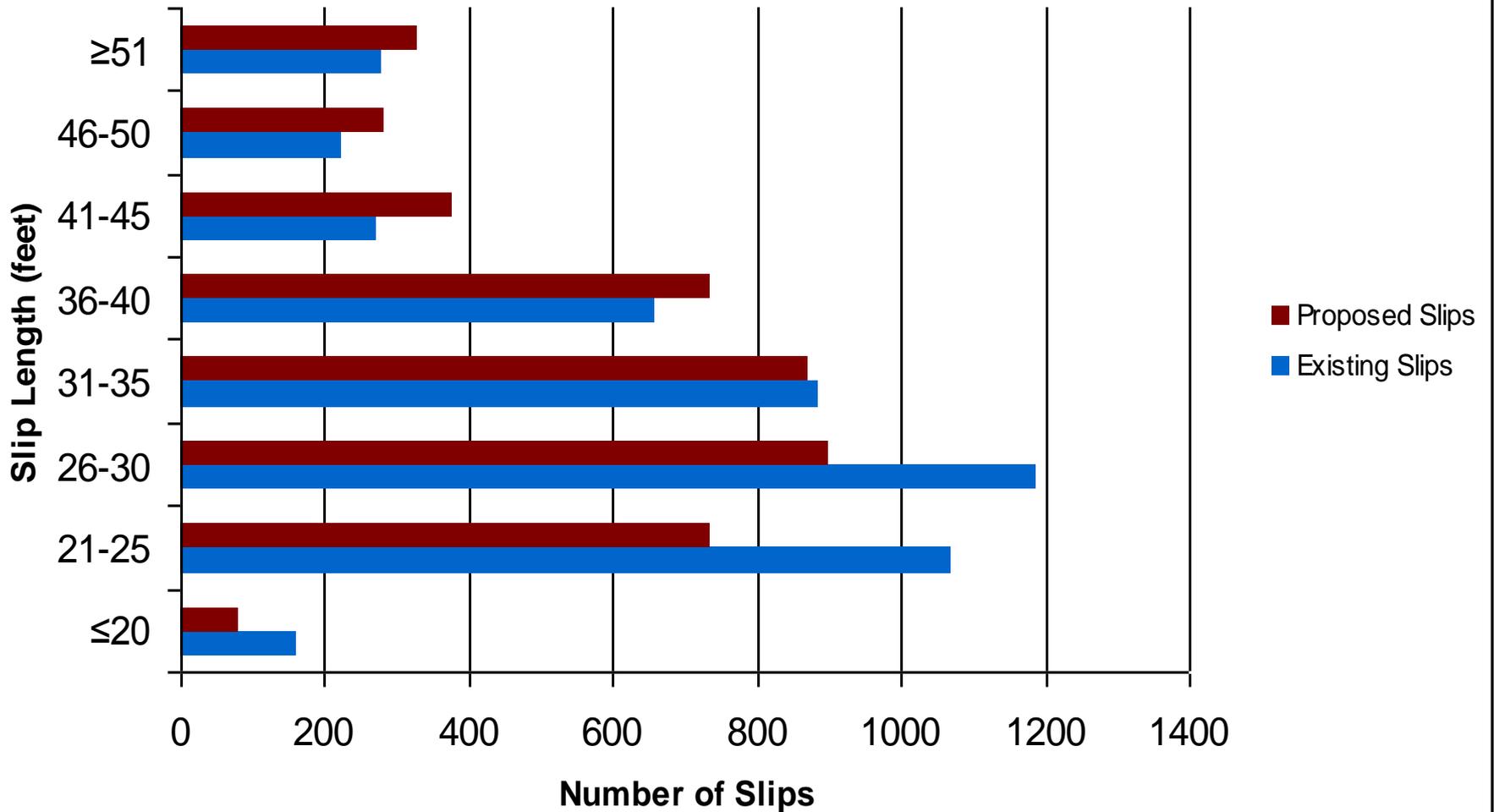
| Slip Size | ≤20' | 21' - 25' | 26' - 30' | 31' - 35' | 36' - 40' | 41' - 45' | 46' - 50' | ≥51' |
|---------------------------|-------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------|
| Existing Distribution | 160 3% | 1070 22% | 1188 25% | 885 19% | 658 14% | 272 6% | 224 5% | 280 6% |
| Post-Project Distribution | 79 2% | 735 17% | 898 21% | 872 20% | 736 17% | 375 9% | 282 6% | 328 8% |

Existing Slips: 4,737
 Proposed Slips: 4,305
 % Change: -9.1

Proposed Minimum Distribution

- At least 25% of all slips shall be 32' or less
- At least 50% of all slips shall be 38' or less

Slip Change by Size (overall)



Loss in Small-Sized Slips Would be Alleviated by the Following...

- Dry stack storage
- Utilizing larger slips
- Trailerable boats (supported by DBAW 2002 Needs Assessment)
- Factoring in continued trend of reduced demand
- Factoring in floating home & un-seaworthy vessels not being allowed back into marina post-construction

Dry Storage at Boat Central

- 47,084 s.f. dry-stack boat storage building

- Bldg is 70' high, partially cantilevered over the water (97' on west and 45' on east)

- It can accommodate up to 375 boats and 28 boat trailers

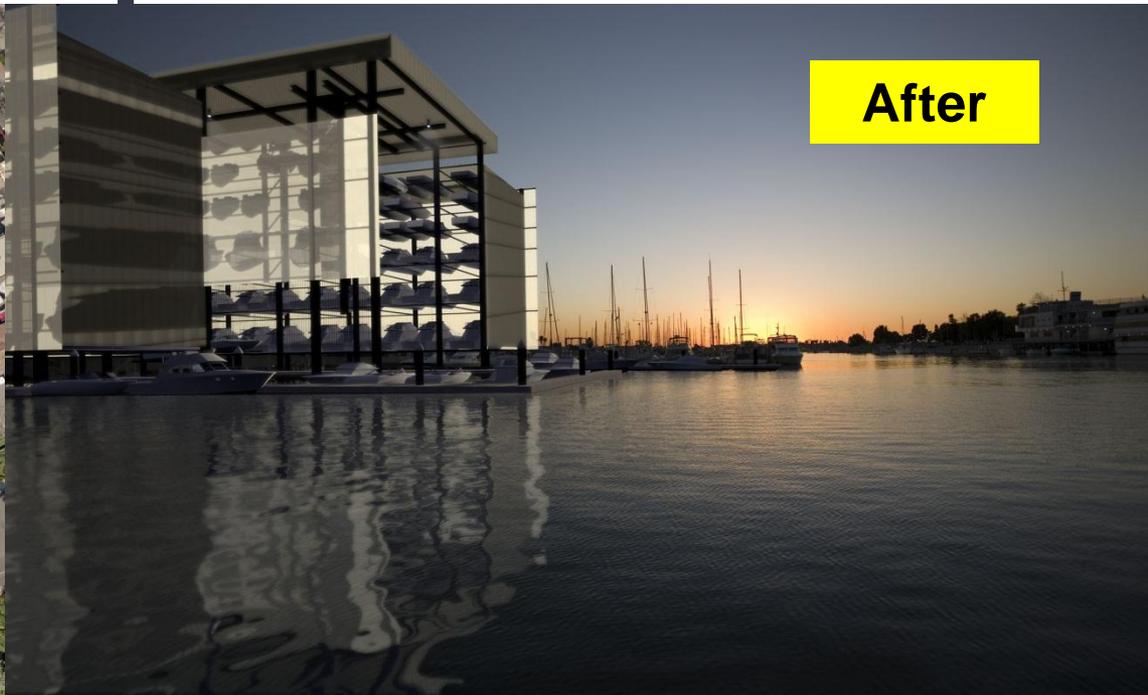
- Also Includes:

- a 3,080 s.f. office/lobby area
- a 1,600 s.f. maintenance facility
- a 3,350 s.f. Sheriff boatwright facility
- a 2,200 s.f. yard area
- three public wash down spaces (one on-site and two TBD)

Before



After



Proposed Boating Uses Parcel 44

-26,300 sq. foot dry-stack boat storage building to accommodate up to 234 boats

-3,578 sq. foot yacht club

-900 sq. foot boat repair station

-1,174 sq. foot boaters lounge

-25,665 sq. feet for marine commercial – retail

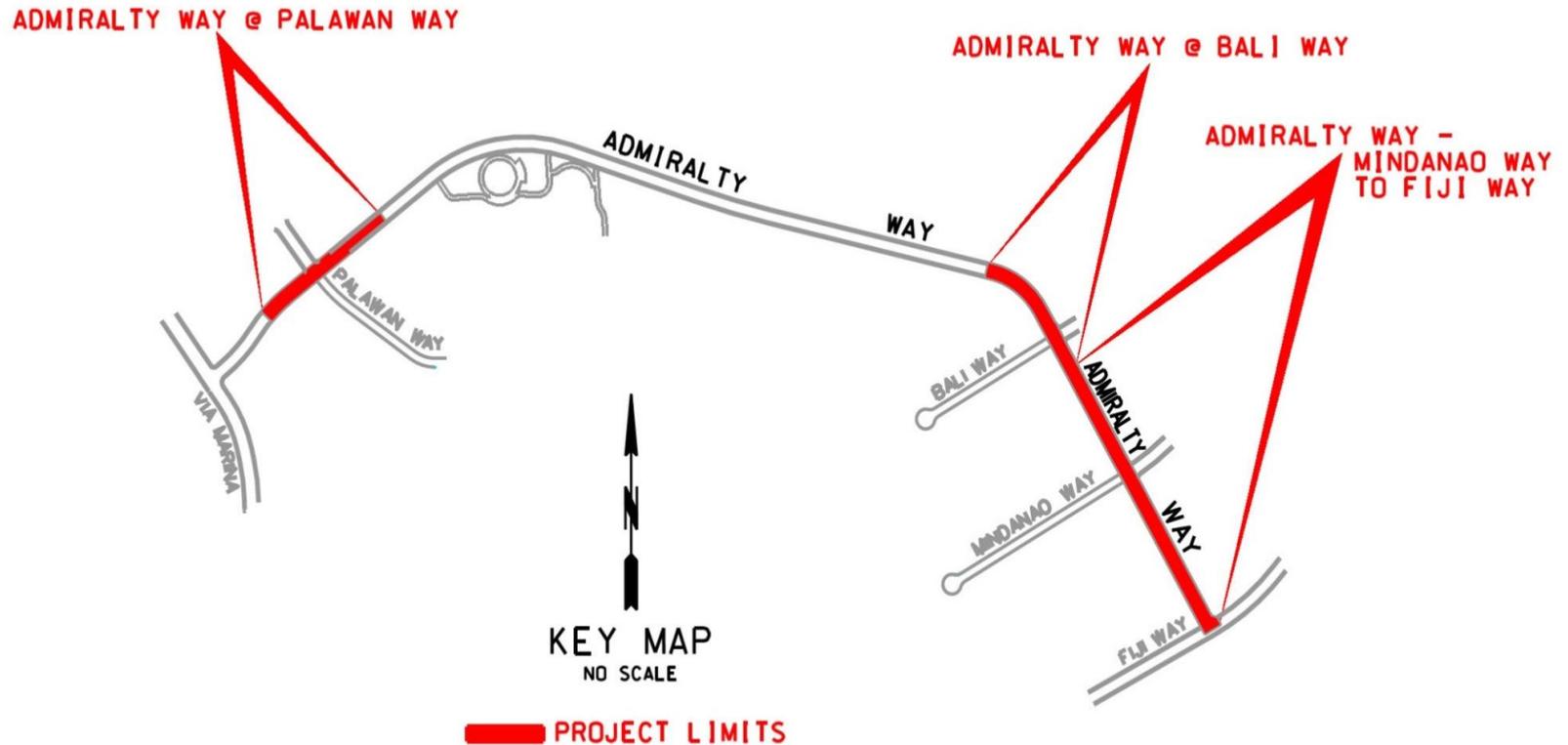
Boater Parking

| Marina Parcel | Existing # of slips | Existing # of Boater Parking Spaces | Existing Parking Spaces / Slip | Proposed # of slips | Proposed # of Boater Parking Spaces | Proposed Parking Spaces / Slip |
|--------------------------------|----------------------------|--|---------------------------------------|----------------------------|--|---------------------------------------|
| 8* (Bay Club) | 230 | 169 | .73 | 207 | 172 | .83 |
| 10 (Neptune Marina) | 184 | 119 | .65 | 161 | 131 | .81 |
| 21 (Holiday Harbor) | 183 | 187 Shared | Shared | 92 | 71 | .77 |
| 42/43 (MdR Hotel) | 349 | 193 | .55 | 277 | 193 | Shared |
| 44 (Pier 44) | 232 | 393 Shared | Shared | 143 | 111 | .78 |
| 47/44 (portion) (SMWYC) | 332 | 321 Shared (290 boaters) | .87 | 282 | 345 Shared (278 boaters) | 1.01 |
| 53 (The BoatYard) | 103 | 168 Shared | Shared | 88 | 168 Shared | Shared |
| 125 (Marina City Club) | 323 | 361 Shared | Shared | 282 | 361 Shared | Shared |

Note: DBAW Guidelines recommend 0.60 parking space per slip.

*Approved by Coastal Commission Dec. 2010

Admiralty Way Intersections Improvement



Important Dates

Feb. 1, 2011

COMPLETE

Board of Supervisors to consider LCP amendment

Feb. 9, 2011

COMPLETE

Small Craft Harbor Commission to consider Master Marina CDP

April 13-15, 2011

Coastal Commission to consider Periodic Review response

June 15-17, 2011

Coastal Commission to consider Marina del Rey LCP Amendment

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