



**LOS ANGELES COUNTY
DEPARTMENT OF BEACHES AND HARBORS**
13837 Fiji Way, Marina del Rey, CA 90292
Web Page: <http://beaches.lacounty.gov>



March 26, 2014

MARINA DEL REY LAUNCH RAMP RELOCATION CONCEPT

The Marina del Rey Visioning Statement includes a recommendation to organize uses in the Marina into four districts. These districts are generally defined by the uses that currently exist in the Marina, including the Residential District, Marina Beach, Visitor's Row, and Boater's Way. While it is not the intention of this recommendation that these districts become exclusive to the uses for which they are named, it is intended to be used to guide where future development projects are located.

The Visioning Statement identified many opportunities for enhancing the Marina within the Visitor's Row district. This district is intended to be the primary visitor and resident-serving area, providing opportunities for retail, restaurant, entertainment, and other amenities. In order to take advantage of these opportunities, the existing boat launch ramp may need to be relocated to the Boater's Way District.

The Department of Beaches and Harbors worked with Noble Consultants Inc., a civil engineering firm specializing in coastal and harbor engineering, to determine if there were any alternate locations for a public boat launch within Boater's Way. Noble Consultants Inc. was asked to analyze whether any waterfront parcels along the western end of Fiji Way could accommodate a facility of comparable size to the current launch/dry-storage facilities. The study also included a preliminary wind-wave and tidal current analysis of proposed launch ramp orientations.

The study found that the relocation is feasible and that the minimum area required to provide a facility roughly equivalent to the existing one would require the full use of Parcels 54, 55, 56, 61 and W. As shown on the concept plan, the boat launch ramp would be located at the western end of Basin H and would have boats launching in a northwesterly direction, perpendicular to the Basin H seawall. The boarding floats' alignment would be the same as the existing dock alignments along Basin H.

The actual boat launch facility would remain the same size, with eight boat launch lanes, three standard boarding floats, and one new ADA boarding float. If only surface parking is provided, a new public boat launch lot on these parcels would provide 211 car/trailer parking spaces. The existing launch ramp lot provides 223 car/trailer spaces. The proposed dry boat storage area on these parcels would provide 242 boat parking spaces. The current dry storage area provides 305 boat parking spaces. The new facility on Fiji Way could also accommodate some commercial building/storage space near the waterfront promenade.



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Considering the new launch trajectory, Noble Consultants Inc. reviewed a wind study prepared for a project previously proposed on that site. This study found that winds in Marina del Rey typically come from the west, west-southwest, or southwest directions, and occasionally from the east. The study concluded that all of these wind directions would cause cross-winds or beam winds during the launching or return of boats, similar to the conditions experienced now by boats docking within Basin H. Related to currents, the study also found that the ebb and flood tides would be perpendicular to the proposed boarding floats, as is currently experienced by boats using the docks in Basin H. The study did not note any concerns related to either direction of the winds, or flow of the tides.

Lastly, the study showed that the proposed facility would provide adequate space for maneuvering during car/boat trailer entry, launching, parking, boat wash down, and departure from the site. The study identified one disadvantage of the concept plan, that some of the car/trailer parking spaces would be located at a distance that exceeds a target distance of a maximum of 600 feet from the launch ramp.

The attached concept plan was reviewed by both the Coast Guard and the Marina del Rey Harbor Patrol. The Coast Guard stated that based on the project's schematics, they did not foresee any issues relating to boat traffic within the harbor, noting that safety and navigational interference are usually their top concerns. They did make it clear that this preliminary review was not an official approval, and asked to be kept informed of any formal project proposal. The Marina del Rey Harbor Patrol stated that some of the turning angles of the proposed facility may present a problem for vehicles with trailers, but remedies could be identified within the parcel boundary.

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MARINA DEL REY LAUNCH RAMP FREQUENTLY ASKED QUESTIONS

- Q: Does the County have a plan for when the launch ramp might be relocated?
- A: No. The Los Angeles County Visioning Statement is a guidance document that provides a vision of what Marina del Rey could become over the next 20 years. Moving the launch ramp would require approvals from the Regional Planning Commission, Board of Supervisors, and the California Coastal Commission, and would require the County to have site control of the proposed location. If the County were to pursue this course of action, it could take a number of years to accomplish.
- Q: Why does the County want to move the launch ramp?
- A: The outreach process that informed the Visioning Statement showed that there are opportunities available to improve Marina del Rey. However, many of these opportunities could not be most effectively implemented with land uses in their current configuration. In order to best take advantage of these opportunities, a single land use would need to be moved. By moving the boat launch ramp from its current location, we are able to access a site that provides the opportunity to develop the types of visitor and resident-serving uses that are desired in the Marina. Simultaneously, relocating the boat launch ramp would also consolidate many of the boat-related services and businesses into a single area, making it easier for boaters to meet their needs in one place. In addition, this move would also result in uses in the Marina being generally organized into districts, where similar or related uses would be located in proximity to each other. These districts would include:
- A Residential District on the western-side of the Marina, which would remain a predominantly residential area;
 - A Marina Beach District around the current location of Marina Beach, which would focus on marine-related, beach-oriented and non-motorized recreational boating uses;
 - A Visitor's Row District along Admiralty Way, which would include shopping, restaurants, hotels, and other visitor-serving uses; and
 - A Boater's Way along Fiji Way that would concentrate boater-serving uses.

This organization would allow the County to more effectively and efficiently provide options for getting around the Marina in addition to a car, and provide increased options for a continuous pedestrian promenade from Marina Beach to Fiji Way.



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MARINA DEL REY LAUNCH RAMP FREQUENTLY ASKED QUESTIONS

- Q: How would the new launch ramp compare to the current one?
- A: A marine engineer was commissioned to prepare a feasibility study to examine whether or not a comparable facility could be built elsewhere in the Marina; while also offering additional amenities not currently provided at the existing facility. The concept plan that was produced has the same eight (8) boat launch lanes and three (3) boarding floats as the current facility, would include an additional ADA boarding float, and an area for commercial buildings along a proposed pedestrian promenade.
- Q: How will the planned dry-storage facility compare to the existing one?
- A: The existing dry-storage facility, located on Parcel 49S, has 305 boat parking spaces. The facility in the concept plan has 242 boat parking spaces, and a boat hoist. The current facility had a 29% vacancy rate, as of January 2014.
- Q: Will the proposed launch ramp launch boats directly into the main channel?
- A: No, the proposed facility would launch boats into the western end of Basin H and would not extend further into the Basin than the docks that are currently located there.
- Q: What would happen to the charter boats and rowing facilities that are currently near Fisherman's Village?
- A: The County has no plans to relocate the existing charter boats and rowing facilities to another part of the Marina. The County is currently looking at the possibility of expanding the capacity for those uses in the Boater's Way District.
- Q: How much would it cost to move the launch ramp, and who would pay for it?
- A: Preliminary estimates are that the hard costs to construct a new launch ramp would be approximately \$6.5 million. Adding 25% to cover planning, permitting, and managing the project would bring the costs to over \$8 million.

As of this time, only a concept plan has been prepared, and the County has not yet determined how the relocation would be funded. Possible methods include:

- Private funding in conjunction with another Marina project;
 - Grant funding; and
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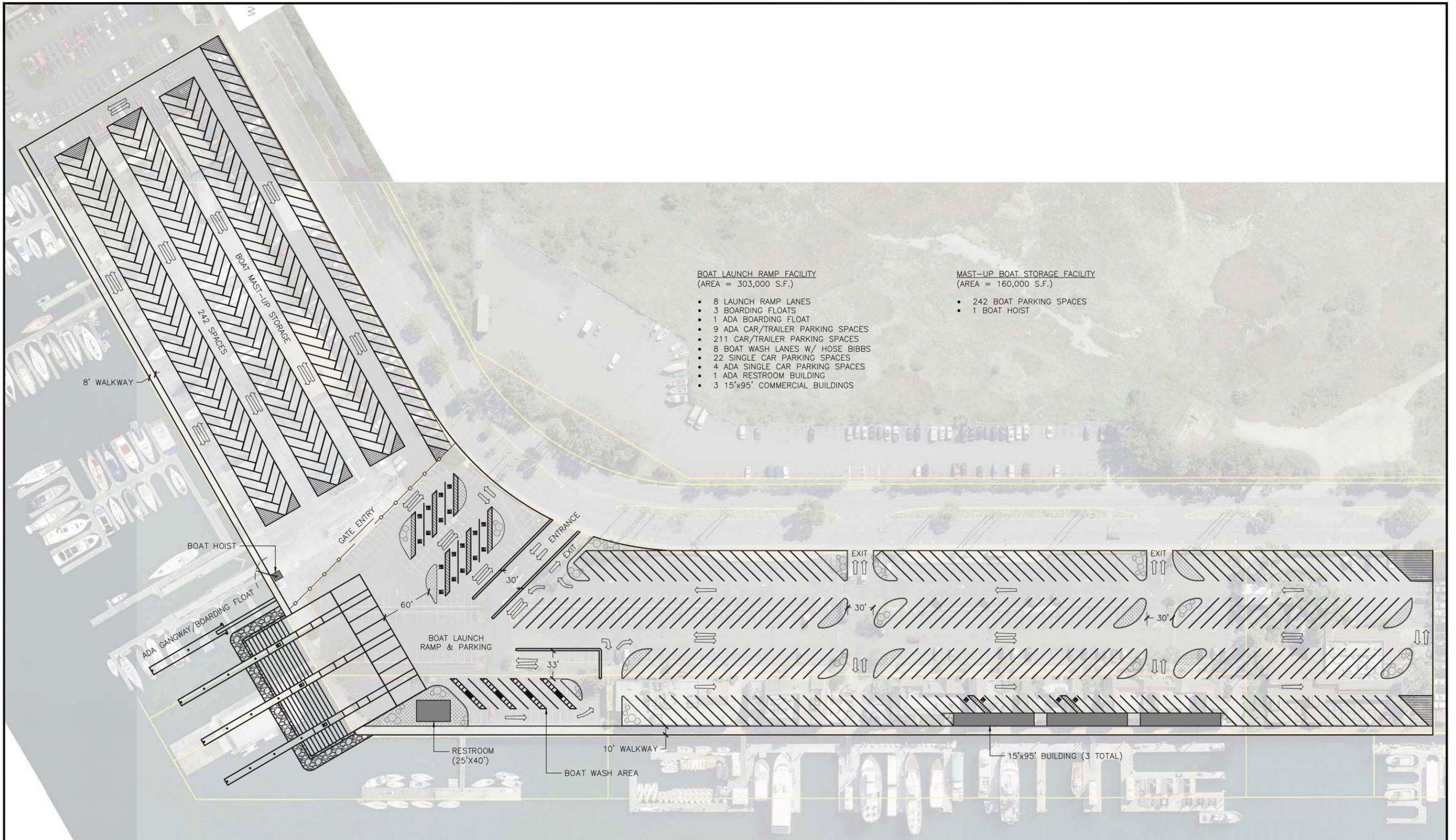
MARINA DEL REY LAUNCH RAMP FREQUENTLY ASKED QUESTIONS

- A public Marina improvement project.

Q: The concept plan shows dry storage where one of the Marina's two boat yards currently exists. What impact would this have on boater services?

A: As of this time, only a preliminary concept plan has been created for this project. Prior to moving forward with this proposal, the County would conduct a full analysis of the impacts that may result from relocating the launch ramp.

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BOAT LAUNCH RAMP FACILITY
(AREA = 303,000 S.F.)

- 8 LAUNCH RAMP LANES
- 3 BOARDING FLOATS
- 1 ADA BOARDING FLOAT
- 9 ADA CAR/TRAILER PARKING SPACES
- 211 CAR/TRAILER PARKING SPACES
- 8 BOAT WASH LANES W/ HOSE BIBBS
- 22 SINGLE CAR PARKING SPACES
- 4 ADA SINGLE CAR PARKING SPACES
- 1 ADA RESTROOM BUILDING
- 3 15'x95' COMMERCIAL BUILDINGS

MAST-UP BOAT STORAGE FACILITY
(AREA = 160,000 S.F.)

- 242 BOAT PARKING SPACES
- 1 BOAT HOIST

1 BOAT LAUNCH & MAST-UP BOAT STORAGE PLAN
1 SCALE: 1" = 50'



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| NO. | DATE | REVISION |
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| DESIGNED BY | RMN |
| DRAWN BY | JLR |
| CHECKED BY | RMN |
| APPROV. BY | RMN |

COUNTY OF LOS ANGELES
**CONCEPTUAL PLAN FOR BOAT
LAUNCH & MAST-UP BOAT
STORAGE FACILITIES**
PARCELS 54, 55, 56, & W

| | |
|---------|------------|
| SHEET | 1 of 1 |
| JOB NO. | 928-66 |
| SCALE | AS SHOWN |
| DATE | 12 JUNE 13 |