



January 26, 2023

Caring for Our Coast

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**Gary Jones**  
Director

**Amy M. Caves**  
Chief Deputy Director

**Carol Baker**  
Deputy Director

TO: Each Supervisor

FROM: Gary Jones, Director

SUBJECT: **MARINERS VILLAGE (PARCEL 113 MARINA DEL REY) –  
QUARTERLY STATUS REPORT**

### **SUMMARY**

On October 30, 2018, your Board approved an Option for Amended and Restated Lease to Facilitate Redevelopment of Mariners Village (Parcel 113, Marina del Rey). In connection with that approval, your Board instructed the Department of Beaches and Harbors (DBH) to report back on a quarterly basis on the items enumerated below until construction of the project is completed. The Option for the Amended and Restated Lease was extended for one year, until October 29, 2023, at the October 18, 2022 Board of Supervisors Meeting.

### **STATUS**

1. Work in partnership with the Community Development Commission and the Lessee along with the tenants and housing advocates to develop the affordable housing plan for Mariners Village.

**Update:** Lessee submitted a proposed affordable housing program to the Community Development Commission (CDC now known as LACDA) in early December 2018. LACDA has engaged the Lessee and housing advocacy groups Legal Aid Foundation and POWER, in discussions regarding the affordable housing plan. With Lessee's having agreed to reduce its number of market-rate view units by 10 units, LACDA prepared the terms of the affordable housing program and provided comprehensive comments to Lessee's affordable housing package. As of April 30, 2020, the County and Lessee finalized and executed all the documents relating to the affordable housing program that will be instituted on Parcel 113 upon implementation of the renovation and lease extension.

### **ITEM COMPLETE.**

2. Work in partnership with the Community Development Commission and the Lessee to ensure that no current tenants shall be forced to vacate their homes during the renovation process.



**Update:** The lease prohibits tenant displacement from the Mariners Village property during the renovation process (although temporary relocation to another unit on the property may be required). The affordable housing program referenced in Item 1 above provides additional language to protect the tenants.

3. Work in partnership with the Lessee, tenants and knowledgeable environmental groups to address any issues related to the trees and the Heron Habitat that arise during the development period.

**Update:** Lessee appeared before the Regional Planning Commission (RPC) on November 13, 2019. The RPC approved the after the fact Coastal Development Permit (CDP) for the removal of nests that previously occurred. On December 20, 2019, the RPC's approval of the CDP was appealed to the California Coastal Commission (CCC). DBH staff agreed with CCC staff on potential off-site mitigation for the removal of the nests and an application was submitted to the CCC on June 22, 2021. On September 8, 2021, the CCC determined that a Substantial Issue existed with the appeal and approved a revised CDP. DBH is working with the lessee to implement the off-site mitigation measures approved in the revised CDP. The lessee held two meetings with tenants and environmental groups related to the trees and Heron Habitat in October 2021.

4. Work in partnership with the Lessee and tenants to address any design and operational issues for the Waterfront Promenade during the development period.

**Update:** The Lessee held a meeting with its tenants on April 27, 2021. At this meeting, the lessee went over the scope of the proposed project, including the Waterfront Promenade. The Lessee listened to the tenants' concerns and discussed its plans to ensure tenant safety while still providing public access. Prior to the Design Control Board (DCB) meeting at which the project was reviewed, Lessee agreed to notify all tenants of the revised project details and the date of the DCB meeting, and to make available at the property information boards for tenants to view over a period of days in advance of the DCB meeting. The DCB approved the lessee's project on March 16, 2022.

5. Any changes to the affordable housing mix (196 very low-income units) will be made as part of the affordable housing program referenced in Items 1 and 2 above.

Please feel free to contact me with any questions or concerns.

GJ:AC:dg

c: Marina Board Deputies  
Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel