

MOTION BY SUPERVISOR HOLLY J. MITCHELL

JULY 12, 2022

Aligning Marina del Rey with Los Angeles County Priorities for Equity and Inclusion

Marina del Rey (MdR), located in unincorporated Los Angeles County (County), is the second largest built harbor in the world, consisting of 401 acres of land and 403 acres of water. Construction of MdR was completed in the early 1960s, and since then, it has grown into a thriving waterside community and County resource encompassing recreational boating facilities and services, apartments, hotels, restaurants, and civic amenities. MdR is an asset that serves residents throughout the County as well as visitors from all over the world, while generating revenue for the County, which owns all of the land and waterside parcels comprising MdR. Since its inception, MdR has largely been developed on a parcel-by-parcel basis, with the County leasing its land and water to individual private developers. Given the evolution of MdR and the needs of the County’s growing and diverse population, continued development according to this piecemeal approach is not sustainable and would forestall a historic opportunity to make MdR accessible to the broadest and most diverse spectrum of visitors and residents since its creation.

In 2014, the County completed an MdR visioning process led by the Department of Regional Planning. However, given the long-term lease commitments that encumbered MdR, the 2014 visioning exercise has not yet yielded substantial change.

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Now, nearly 10 years later, many more MdR leases are nearing expiration, and due to redistricting, as of December 15, 2021, the entirety of MdR became part of the Second Supervisorial District. This presents a unique opportunity to view MdR from a new perspective and to realign MdR with current County priorities of equity and inclusion through a holistic and comprehensive approach.

The County Board of Supervisors (Board) has identified priorities that guide and provide context for all policy and business decisions. By way of example, on July 21, 2020, the Board adopted the “Anti-Racism, Diversity and Inclusion” Initiative, which outlined the County’s efforts to advance an anti-racist policy agenda that guides the Board’s commitment to delivering services through an equity lens. Through this action, the Board expressly recognized, affirmed, and declared that racism is a matter of public health in the County and established an eighth Board-directed priority to systemically address racism and bias in all their forms. Additionally, on May 18, 2021, the Board created a first-of-its-kind Countywide Poverty Alleviation Initiative and Guaranteed Income Pilot Program to combat poverty and the inequitable distribution of wealth.

In the wake of these Board actions, the Department of Beaches and Harbors (DBH), the lead County agency in MdR, initiated a reflective process that included challenging internal discussions on the historic effects of redlining and other racist practices along the coast, including the abiding deprivation of access to beaches and other coastal amenities faced by traditionally marginalized populations. It is apparent that without direct and purposeful action, these inequities and lack of access will remain.

As a critical asset to the entire County, MdR must reflect the values and priorities that the Board has made abundantly clear. By strategically planning for the long-term use of County property, we can help achieve important Board policies and initiatives, including equity, inclusion, and poverty alleviation, as well as environmental justice, the provision of affordable housing, and enhanced tenant and workforce protections. In addition, we have an opportunity to effectuate DBH’s strategic goals, including enhanced public access to MdR, sustained coastal vitality, and environmental stewardship.

Before any comprehensive planning process commences, however, it is imperative that we better understand immediate needs that could be strategically

addressed by leveraging County real estate assets in MdR. To accomplish this, a preliminary needs assessment guided by community input is paramount. As we undertake this important work, it is critical that each existing lease be assessed on a case-by-case basis in light of the goals set by this motion to avoid unnecessarily committing County assets to long-term uses that do not align with the Board's clear direction on policy matters and the priorities discussed above.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Instruct the Director of the Department of Beaches and Harbors (DBH) in collaboration with the Directors of the Department of Regional Planning, Department of Public Works, Department of Arts and Culture, and the Executive Directors of the Los Angeles County Development Authority, the Poverty Alleviation Initiative, and the Antiracism, Diversity and Inclusion Initiative to incorporate the use of an equity lens, framework, and tools, in consultation with other relevant County departments, stakeholders, labor, and community members/organizations, to report back in writing with the following:
 - a. Within 60 days, provide recommendations for the completion of an assessment that identifies urgent community needs, in light of the Board's adopted County Guiding Equity Principles, that can be strategically addressed in Marina Del Rey (MdR). These recommendations should take into consideration community input, the 2014 MdR Visioning Statement, and include the estimated cost for the retention of a consultant to aid in completion of the assessment and potential funding sources to cover this cost;
 - b. Within 180 days, provide recommendations for the completion of a comprehensive plan for the best and highest use of real estate and water assets in MdR, in light of the Board's adopted County Guiding Equity Principles as well as the needs assessment referenced above. These recommendations should take into consideration community input, the 2014 MdR Visioning Statement, and include the estimated cost for the retention of a consultant to aid in completion of the assessment and

potential funding sources to cover this cost. The comprehensive plan should also identify the process for completing a potential Local Coastal Plan amendment, environmental clearance under CEQA, technical studies, and other necessary components of a comprehensive planning document;

- c. Within 180 days, as part of the report requested per subsection (b) above, provide any additional recommendations for an equitable, holistic, long-term land use plan for MdR that promotes, to the greatest extent possible, the priorities identified in the 2014 Visioning Statement, including but not limited to:
 - i. Increased inclusivity and accessibility of MdR and its waterside amenities for all County residents and visitors, including via public or multi-modal transportation;
 - ii. Increased focus on community-serving amenities and the opportunity to incorporate youth-serving programming, including DBH's Water Awareness, Training, Education and Recreation Program;
 - iii. Sustainable and equitable development and business practices, including LEED Gold certification, payment of Prevailing Wage, and compliance with applicable County policies like Local and Targeted Worker Hiring and Labor Peace Policy;
 - iv. A community aquatic center that is open to the public;
 - v. A community-serving one-stop civic center and plaza, to potentially include new consolidated DBH headquarters, an enhanced library facility, and other County resources;
 - vi. Increased or enhanced park and open spaces for public enjoyment;
 - vii. Expansion of public recreation spaces at Mother's Beach and Burton Chace Park;
 - viii. Activation of a more vibrant waterfront with an array of free and low-cost recreational and community programming accessible to all;

- ix. Incorporation of public art elements;
 - x. New and improved visual identification of MdR as a destination/community, including monument, wayfinding, placemaking/landmark, and informational/interpretive signage, etc.;
 - xi. De-emphasized use of County property for surface parking lots;
 - xii. Enhanced tenant and workforce protections;
 - xiii. Increased provision of affordable and “missing middle” housing;
 - xiv. Protection and expansion of wildlife habitats, especially marine bird rookeries;
 - xv. Protection and enhancement of strategic scenic resources, especially marina and ocean view corridors; and
 - xvi. A transparent and community-focused approach to all aspects of any MdR redevelopment.
2. Instruct the Director of DBH to carefully assess requests for lease extensions in MdR considering the goals set forth in this motion and, unless exigent circumstances exist, avoid long term commitments until the foregoing planning process is completed.

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