

**Marina del Rey
Local Coastal Program
Amendment**

County of Los Angeles
Department of Regional
Planning



LCP Amendment Purpose

- **Pipeline Projects:** Aggregated all five contemplated LCP amendments, known as the “Pipeline Project” amendment (PPA). **No increase in development granted in 1996.**
- **Right Size Parking:** Determine Marina del Rey’s parking needs.
- **Open Space:** Enhance open space.
- **Environmental Protection:** Develop sound policies to protect sensitive resources.
- **Circulation Improvements:** Update the Marina circulation plan.

Development Approved in 1996

Land Use	Size	Total PM Peak Hr. Trips
Residential Units	2,420 Dwelling Units	789
	75 Congregate Care Units	13
Hotel Rooms	1,070 Rooms	378
Visitor-serving Commercial	1,875 Restaurant Seats	469
	206,500 Square Feet of Retail Space	926
Office	58,000 Square Feet of Office Space	71
Marine Commercial	3,000 Square Feet of Marine Science Museum	1
Boat Slips	348 Boat Slips	14
Total Trip Generation Approved by LCP in 1996		2,661

Marina del Rey Projects Approved Since 1996

PARCEL	PROJECT TITLE	PROJECT NO.	SCOPE	PMPK TRIPS
112		00-39	New 120 apartment units Net decrease of 271 slips Remove: 4,000 sf office	-4
111		00-39	Remodel existing apartments	0
12	Espirit Marina del Rey Phase I	98-134	Net increase of 282 units, 35 senior apartment units. Net decrease of 3,600 sf retail and 237 boat slips.	52
15	Espirit Marina del Rey Phase II	98-134	Net increase of 250 apartment units, 47 senior apartments Net decrease of 41 boat slips (demo 253 existing and construct 212 new) Demo 4,400 sf restaurant (280 seats) and add 8,000 sf retail	120
18	Dolphin Marina	91-329	68 Market rate apt units	22
18		91-329	60 senior apartment units	5
20	13953 Panay Way	98-172	Phase I: 99 Apartment units Phase II: Net increase of 4,940 sf Yacht Club, 2,300 sf of office	41
97	Gold Coast Shoppingl	02-277	demo & replace 2 of 6 commercial buildings. Net increase of 450 sf. Possible relocation wells fargo bank from parcel 95 to parcel 97.	2
140	Admiralty Apt	03-029	net increase of 108 units - demo 64 apartment units, new 172 units (15 for very low income).	37
27	Jamaica Bay Inn	R2005-04106	net increase of 69 hotel rooms	24
40	County library expansion	96-169	2,454 sf	0
50	Ralph's Market Expansion	PP15509	7,660 sf expansion, café, and parking layout modification	28
95, LLS		03-030	11,400 sf net retail increase, 288 restaurant seats. Net decrease of 1,300 sf in office Net decrease of 3,250 sf of bank Possible relocation of wells fargo bank from parcel 95 to parcel 97.	-59
100 & 101	Del Rey Shores	R2005-00234	Construct new 544 apartment units Remove existing 202 apartment unit	111
TOTAL PM PEAK TRIPS				379

Development Approved around Marina del Rey Since 1996

Project Name	Jurisdiction	Location	Land Use		p.m. trips
Marina Pointe/ Channel Gateway Regatta	City of LA	4251 Lincoln Bl	Condominium	812.00	Units 438
Multi-Media Office	City of LA	4755 S. Alla Rd	Multi-Media Office	48.00	k SF 72
Decron Project	City of LA	Lincoln Bl/Manchester Av	Apartment	547.00	units 339
	City of LA		Retail	29.00	k SF 75
Bartlet's harley Davidson	City of LA	4141 Lincoln Bl	Dealer/Retail/	51.47	k SF 133
	City of LA		Restaurant/Office		
Catellus - West Bluffs	City of LA	7400 W 80th St	Single Family	120.00	DU 121
LMU Expansion	City of LA	7101 W 80th St	Non-Residential	115.00	k SF
	City of LA		Residential/Dormitory	420.00	k SF
Playa Vista Phase 1	City of LA		Residential		4700
Village at Playa Vista	City of LA		Residential		2302
GTE	City of LA		Apartment	580.00	Units 257
	City of LA	10001 Venice Bl	Apartment	115.00	Units 56
Lincoln Bl Mixed Use Project	City of LA	4004 S Lincoln Bl	Mixed-Use	98.00	Units 101
Costco-Culver City	City of Culver City	Washington Bl e/o Lincoln Bl	Retail		1470
TOTAL:					10064

Five Pipeline Projects



Parcel IR
Withdrawn

- **Parcels 10 and FF** – 526 dwelling units.
- **Parcel OT-** 114-unit senior accommodations, 3,500 sq ft of retail space and 92 public parking spaces.
- **Parcels 52 and GG** – 375 dry stack spaces, 3,080 square feet of office use and 3,350 square feet of the County boatwright shop.
- **Parcels 33 and NR-** 292 dwelling units, 32,400 square feet of retail space, 323 restaurant seats and 69 public parking spaces.
- **Parcels 49 and 77** – County seeks to enable three options: Option 1 - 135,000 square feet of visitor-serving commercial space; Option 2 – 116,495 square feet of visitor-serving commercial space and 255 dwelling units; Option 3 – Up to 26,000 square feet of office use (Department of Beaches and Harbor Administration Building) with either Option 1 or Option 2.

Potential Peak Hour Trips Generated by the Pipeline Projects

Parcel	Redevelopment Proposed-Pipeline Projects	Land Use	Size	Total PM Peak Hr. Trips
10/FF	Apartment 526 Units; To be removed: Apartment=135 units	Residential	390 DU	127
33/NR	Apartments 292 units, Retail 32,400 s.f., Restaurant 323 seats and 69 public parking spaces; To be removed: public parking lot 191 spaces	Residential Restaurant Retail	292 DU 323 seats 32,400 sq. ft.	95 81 144
OT	Parcel OT includes 114-room senior active accommodations, 5,000 sq. ft. of retail space and 92 public parking spaces, replacing 186 public parking spaces	Congregate Care Retail	114 DU 5,000 sq. ft.	19 22
49/77	Opt. 1 - 135,000 sq. ft. VSC Opt. 2 - 116,495 sq. ft. VSC and 255 DU Opt. 3 - Up to 26,000 sq. ft. DBH Adm Bldg. with either Opt 1 or Opt 2	Visitor Serving Comm. Residential Office	116,495 sq. ft. 255 DU 26,000 sq. ft.	517 83 57
52/GG	375 dry storage spaces, 3,008 sq. ft. office and 3,350 sq. ft. Sheriff Boatwright	Dry Storage Spaces	375 spaces	18
LCP Amendment Pipeline Projects Total Trip Generation				1,163

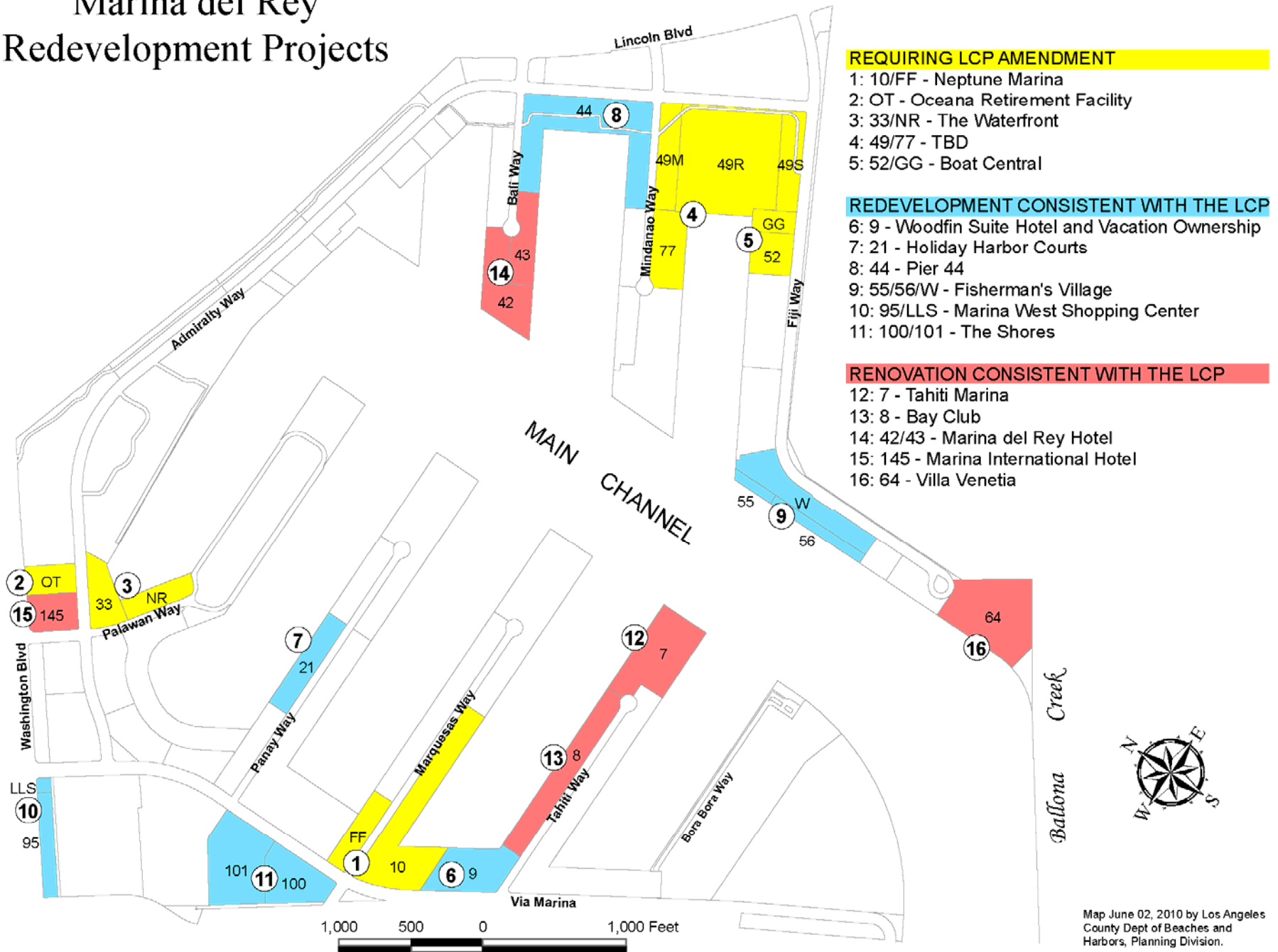
Six Redevelopment Projects Consistent with LCP

1. **Parcel 9** – 288-room hotel, no more than 49% of the rooms as timeshares, with associated restaurants and support facilities. New wetland park.
2. **Parcel 21** – 29,300 sq ft mixed use building (health club, yacht club, retail and marine office) with 94 new public parking spaces.
3. **Parcel 44** – 91,090 sq ft of visitor-serving commercial space, together with a dry storage facility.
4. **Parcel 55/56/W**–132-room hotel and 65,700 sq ft of visitor-serving retail uses.
5. **Parcel 95/LLS**- 23,500 sq ft of retail commercial and restaurant.
6. **Parcel 100/101**-544-unit apartment complex with 10 new public parking spaces.

Five Renovation Projects Consistent with LCP

1. **Parcel 7** – Building renovation and relocation of landside boating facilities, upgrading of public promenade.
2. **Parcel 8** – Building renovation and upgrading of public promenade.
3. **Parcel 42/43**- Hotel renovation and re-landscaping.
4. **Parcel 64** – Building renovation and opening of public promenade.
5. **Parcel 145** – Hotel renovation.

Marina del Rey Redevelopment Projects



Map June 02, 2010 by Los Angeles
County Dept of Beaches and
Harbors, Planning Division.

Assessment of LCPA Impacts

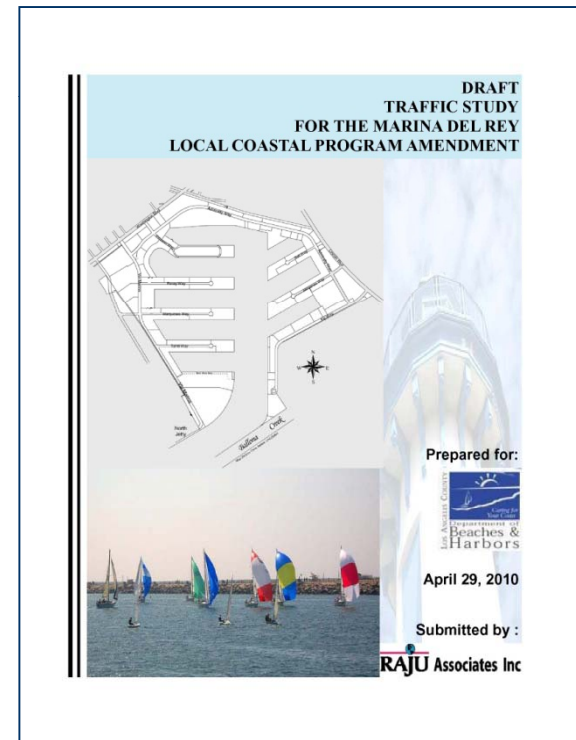
- Numerous studies were commissioned.
- Considers traffic impacts of the Pipeline Projects and build-out.
- Studies not only provided an assessment for the changes proposed by the County, but also guided the scope and nature of the proposed LCP amendment.
- A Cumulative Impact Assessment was completed to help convey the history and regulatory context of Marina del Rey, as well as the cumulative impacts of the projects.

Impact Studies

1. *Traffic Study for the Marina del Rey Local Coastal Program Amendment*, 2010. Raju Associates, Inc.
2. *Right-Sizing Parking Study for the Public Parking Lots in Marina del Rey, California*, 2009. Raju Associates, Inc.
3. *Marina del Rey Slip Pricing and Vacancy Study*, Allan D. Kotin & Associates, 2009
4. *Marina del Rey Slip Sizing Study*, 2009. Noble Consultants, Inc.
5. *Conservation and Management Plan for Marina del Rey*, Los Angeles County, California, 2010. Hamilton Biological Services, Inc., Robert A. Hamilton and Daniel S. Cooper.

Traffic Impacts

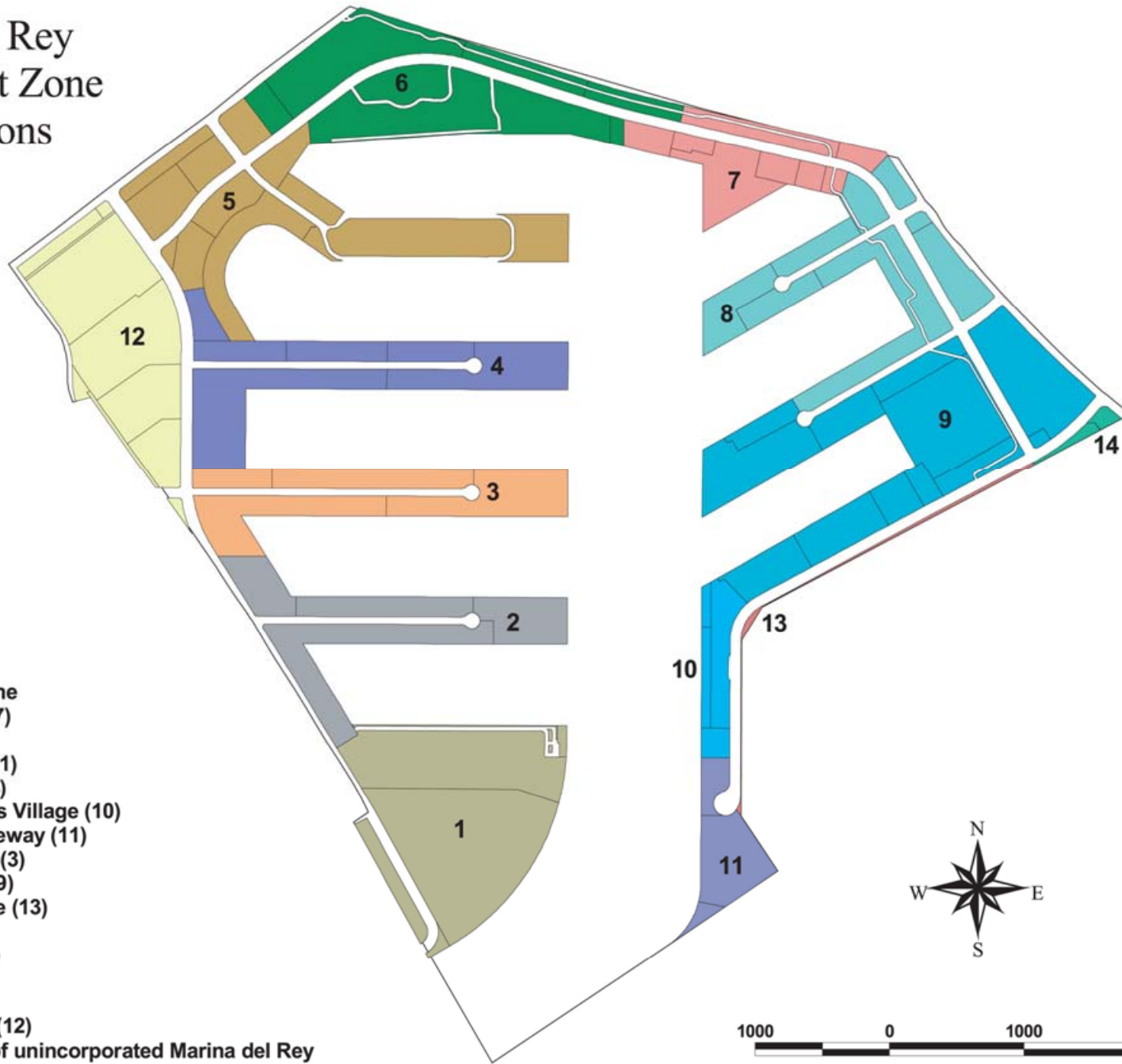
- Consolidate Development Zones.
- Provide improvement measures to alleviate congestion.
- Identify changes in conditions since the 1991/1994 DKS Traffic Studies.
- Overall, conditions are projected to operate better than initially projected in the 1991/1994 DKS study.



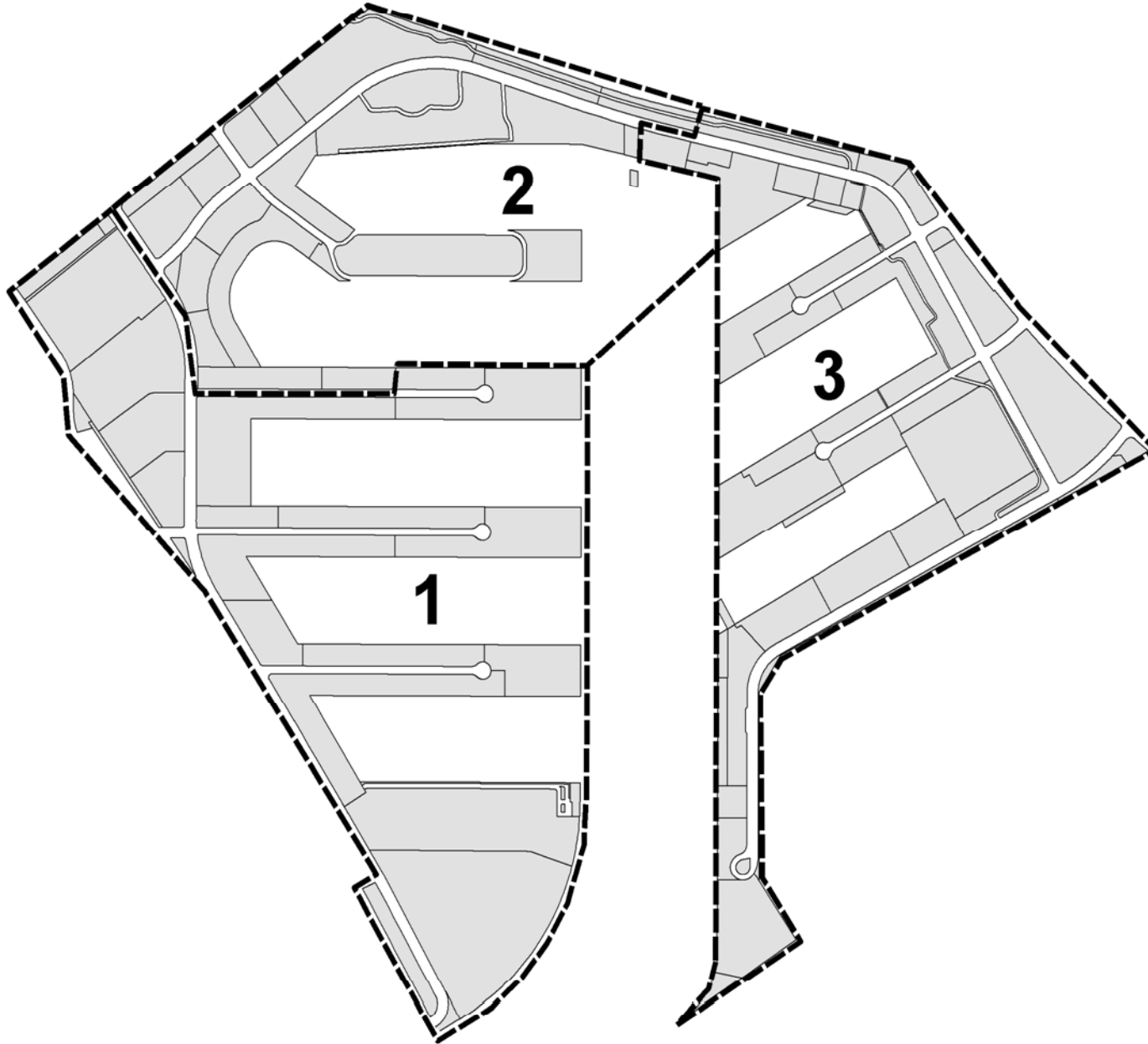
Traffic Study for the Marina del Rey Local Coastal Program Amendment, 2010. Raju Associates, Inc.

Marina del Rey Development Zone Designations

- Development Zone**
- Admiralty (7)
 - Bali (8)
 - Bora Bora (1)
 - Fiji Way (14)
 - Fisherman's Village (10)
 - Harbor Gateway (11)
 - Marquesas (3)
 - Mindanao (9)
 - North Shore (13)
 - Oxford (6)
 - Palawan (5)
 - Panay (4)
 - Tahiti (2)
 - Via Marina (12)
 - Boundary of unincorporated Marina del Rey

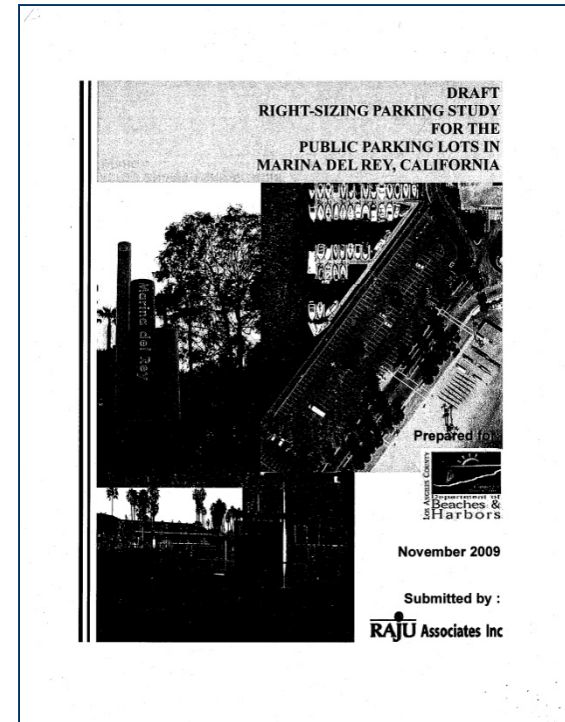


Marina del Rey Proposed Development Zones



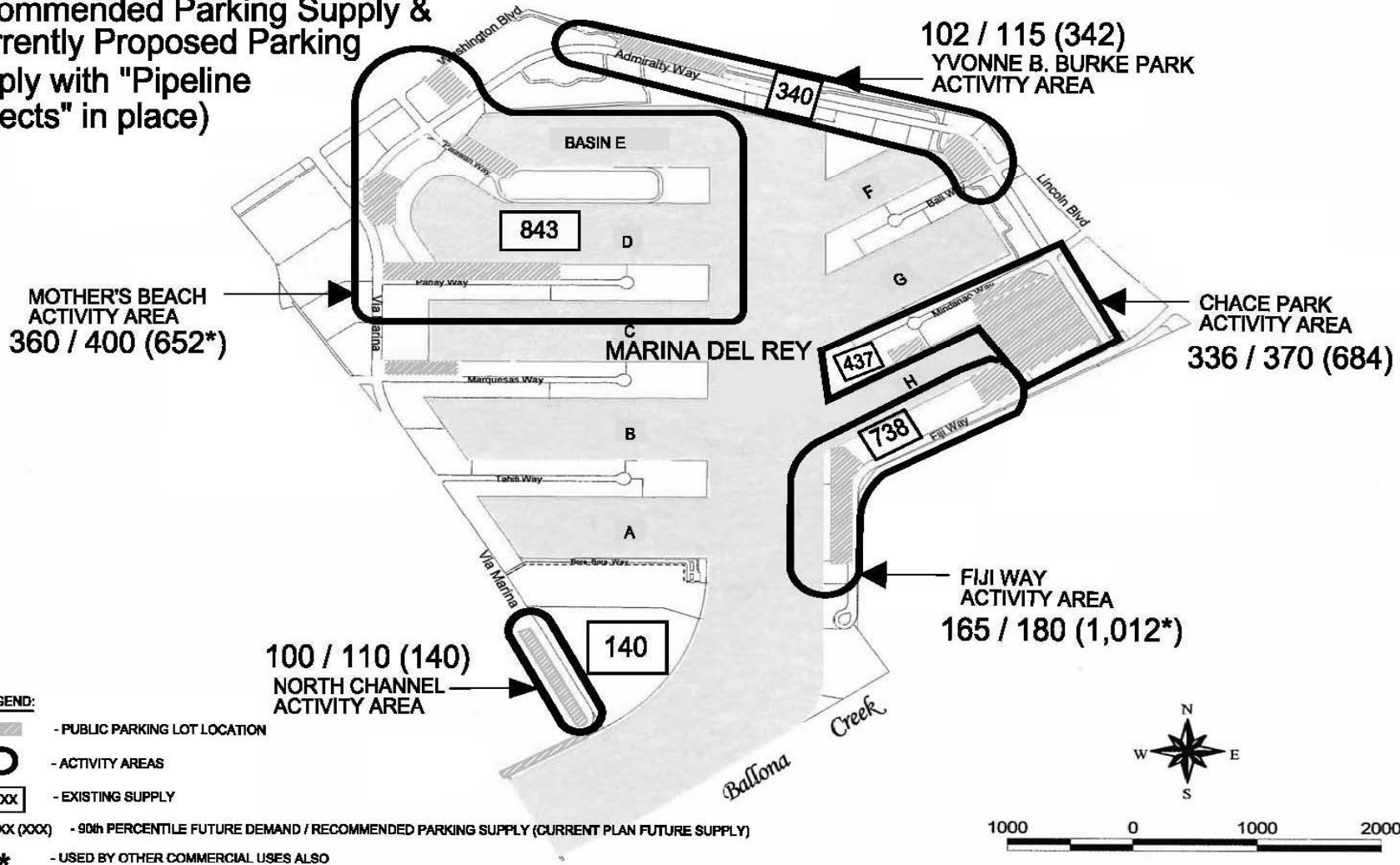
Public Parking

- Objective is to fully provide for public parking in more accessible manner.
- Assess public parking needs to satisfy current and future parking demands within five activity areas.
- Currently, public parking is underutilized.
- Marina del Rey can convert public parking lots to other uses without interfering with public access to the coastline.



Right-Sizing Parking Study for the Public Parking Lots in Marina del Rey, California, 2009. Raju Associates, Inc.

**Evaluation of Future Demand /
Recommended Parking Supply &
(Currently Proposed Parking
Supply with "Pipeline
Projects" in place)**



Parking Supply Requirements

All activity areas have parking occupancies of less than 18% and 31% on typical weekdays and weekend days, respectively.



Activity Area	Existing Spaces	Recommended Spaces	Proposed Spaces
Marina Beach	834 ⁽¹⁾	400	652
Y.B. Park	340	115	342
Chace Park	437	370	684
Fiji Way	738 ⁽¹⁾	180 ⁽²⁾	1012 ⁽¹⁾
N. Channel	140	110	138

Notes: (1)-Also used by private commercial uses. (2)-Number represents public parking component only

Conservation & Management


- Assess Sensitive Biological Resources (SBRs).
- Provide policies to protect SBRs, e.g. expanded Tree Pruning Policy.
- Provided management goals and recommendations for the two remaining quasi-natural areas in Marina del Rey: Oxford Basin, a flood-control lagoon between Washington Boulevard and Admiralty Way, and “Wetland Park,” a small parcel of open space at the corner of Via Marina and Tahiti Way.
- Provides recommendations that ensure that human and bird conflicts will not lead to persecution of birds through nesting tree disturbance.

Conservation & Management Plan
for Marina del Rey,
Los Angeles County, California
March 23, 2010



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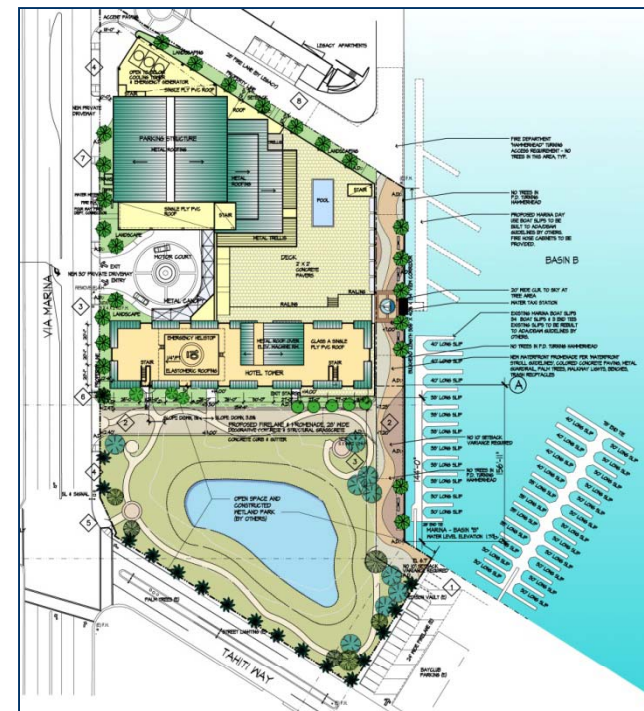
Prepared For
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13837 Fiji Way
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Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012



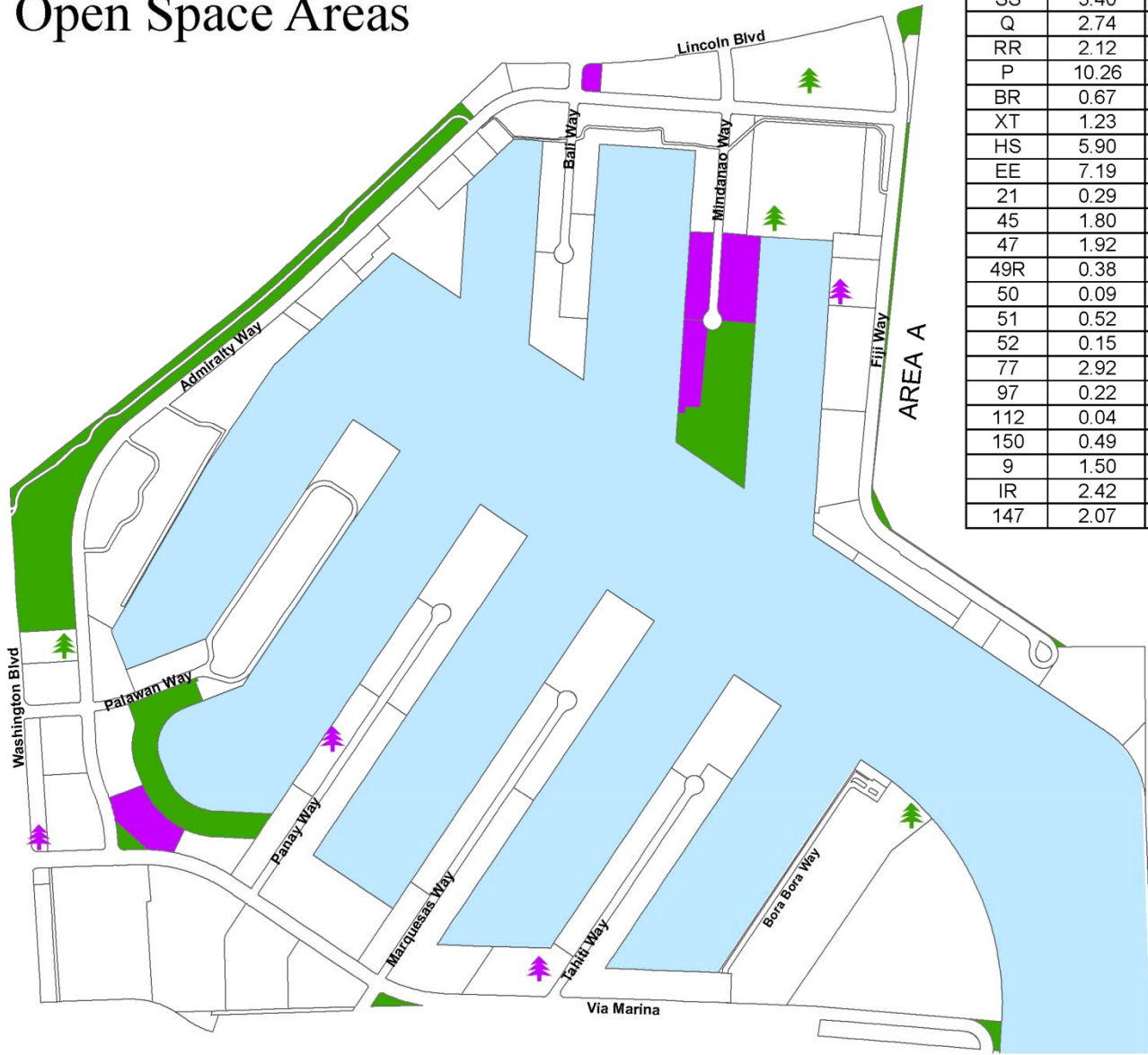
Conservation and Management Plan for Marina del Rey, Los Angeles County, California, 2010. Hamilton Biological Services, Inc.

Open Spaces

- Open Space alterations include:
 - Additional Open Space, excluding numerous promenade improvements;
 - Community Park on Parcel 21;
 - Public Walkway on parcel OT connecting Washington Boulevard with Admiralty Way;
 - Various promenade improvements;
 - Increase view corridors and public open space; and
 - Chace Park expansion.



Marina del Rey Open Space Areas

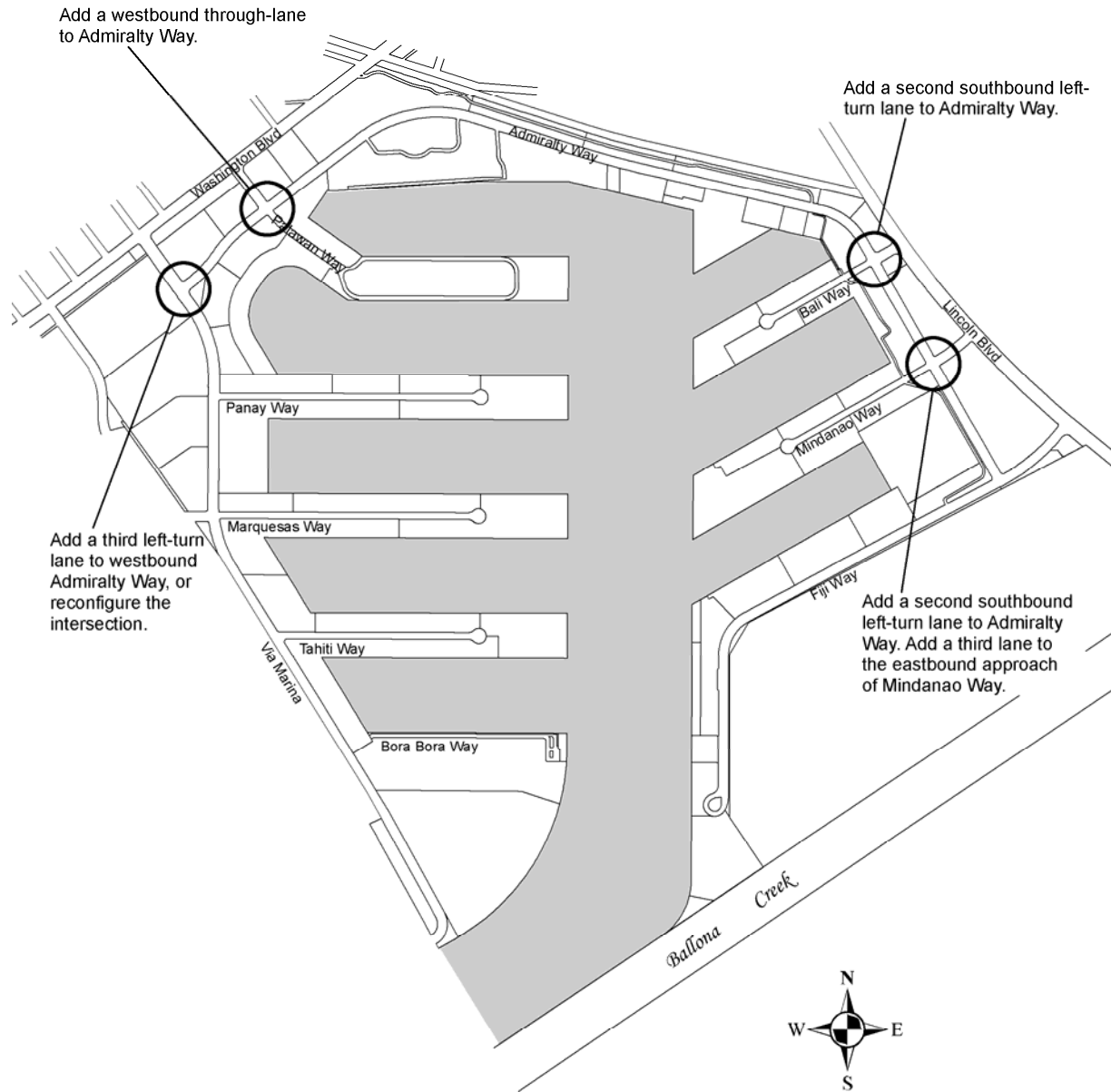


Parcel	Size (ac)	Description (Public or Private)
JS	0.36	PUB - Green space near gateway
DS	0.72	PUB - Green space near gateway
SS	3.40	PUB - Burke Park
Q	2.74	PUB - Burke Park; open space and parking
RR	2.12	PUB - Burke Park
P	10.26	PUB - Oxford Basin
BR	0.67	PUB - Green space near main channel
XT	1.23	PUB - Area A buffer
HS	5.90	PUB - Marina Beach
EE	7.19	PUB - Chace Park
21	0.29	PVT - Community Park
45	1.80	PVT - Chace Park Expansion
47	1.92	PVT - Chace Park Expansion
49R	0.38	PUB - Community Park
50	0.09	PVT - Community Park
51	0.52	PUB - Gateway green space
52	0.15	PUB - View park/corridor
77	2.92	PVT - Chace Park Expansion
97	0.22	PVT - Gateway feature
112	0.04	PVT - View park
150	0.49	PVT - Possible Open Space-TBD
9	1.50	PVT - Wetland Park
IR	2.42	PUB - Open space in support of Marina Beach
147	2.07	PUB - Open space adjacent to Oxford Basin

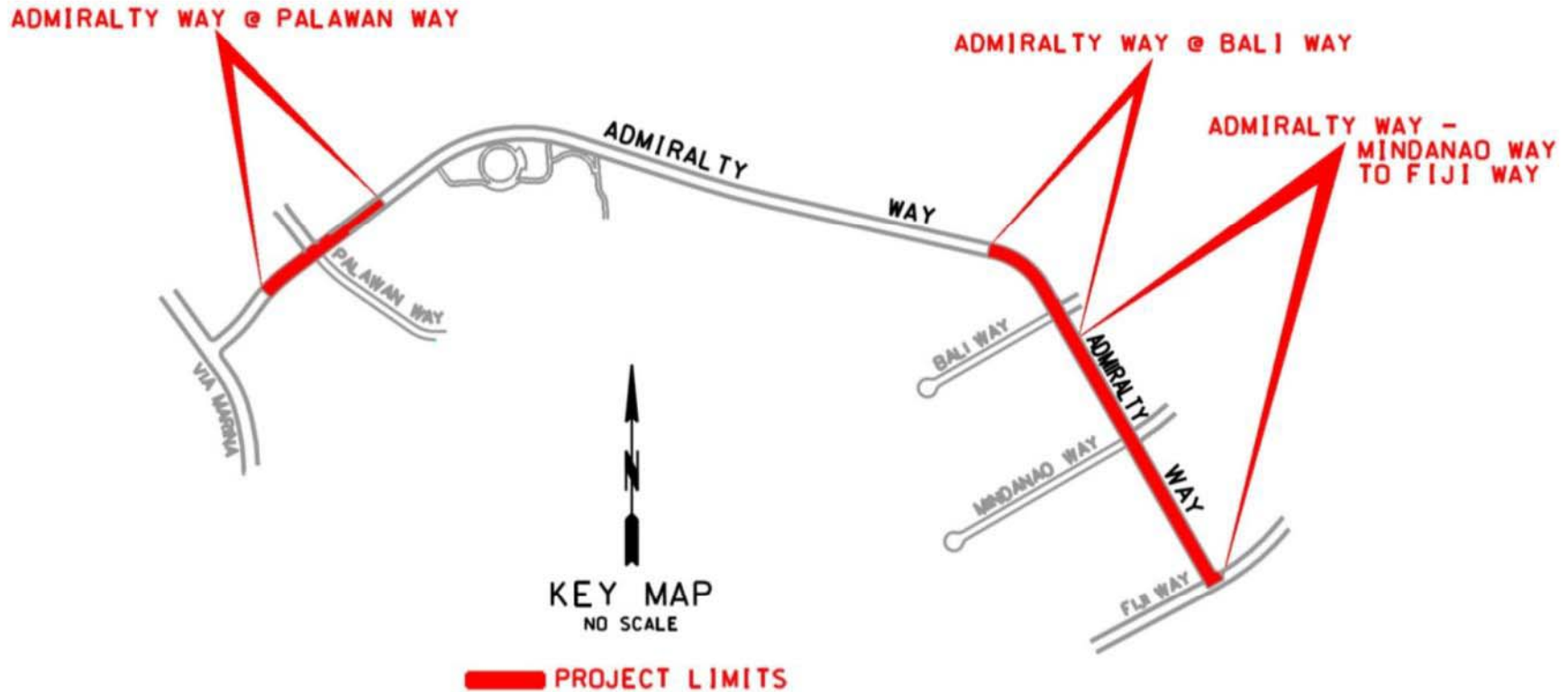
- Entire Parcel - Existing
- Parcel Portion - Existing
- Entire Parcel - Proposed
- Parcel Portion - Proposed



Marina del Rey Circulation System Improvements



Admiralty Way Intersections Improvement



Purpose:

- ❑ To provide sufficient capacity to accommodate future traffic conditions and to comply with MDR Local Coastal Plan (LCP).

Scope:

- ❑ Intersection Improvements
 - ❑ Signing and Striping
 - ❑ Street Light Relocation
 - ❑ Traffic Signal Upgrade
 - ❑ Medians Reconfiguration
 - ❑ Medians Landscape Replacement



Estimated Total Project Cost & Construction Schedule:

- Estimated Total Project Cost: **\$1,950,000**
- Tentative Construction Schedule: **Fall of 2011**
- Approximate Construction Duration: **6 Months**

Admiralty Way/Via Marina Intersection Improvement Project

Admiralty Way Intersection /
Via Marina



Design Alternatives:

- ❑ There are currently two proposed alternatives for the improvements at this intersection.
 - ❑ Triple Left-Turn
 - ❑ Continuous Loop

- ❑ The scope of work will be finalized after the public review of environmental document which is currently being drafted.



Triple-Left Turn Concept

- ❑ Triple left-turn from Admiralty Way to Via Marina
- ❑ Double Left-Turn Lanes from Via Marina to Admiralty Way

Purpose:

- ❑ To improve Level Of Service (LOS) and provide congestion relief at the intersection of Admiralty Way at Via Marina.
- ❑ To implement the road improvement required in the Marina Del Rey Local Coastal Plan (LCP)

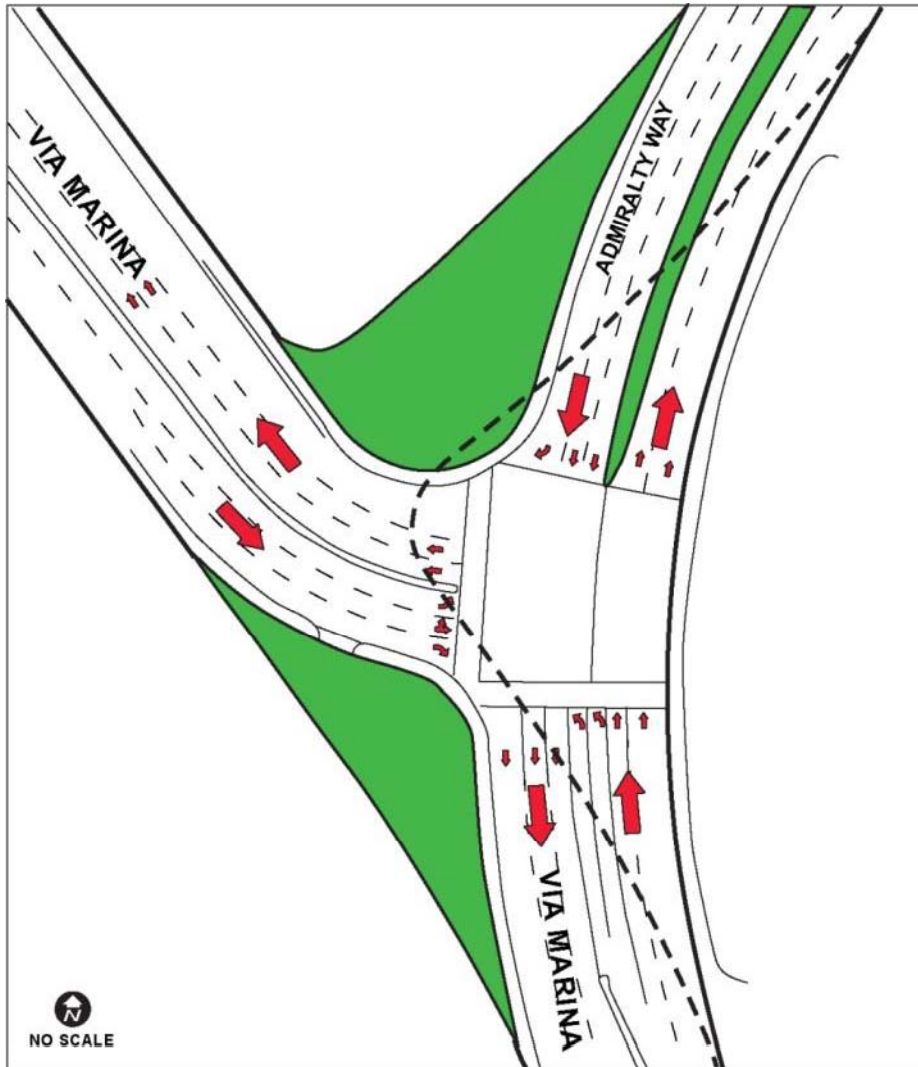
Continuous Loop

Concept

- ❑ Reconfigure the existing “T” intersection to create continuous loop around MDR.
- ❑ Replace the existing park and monument at the intersection with two new parks

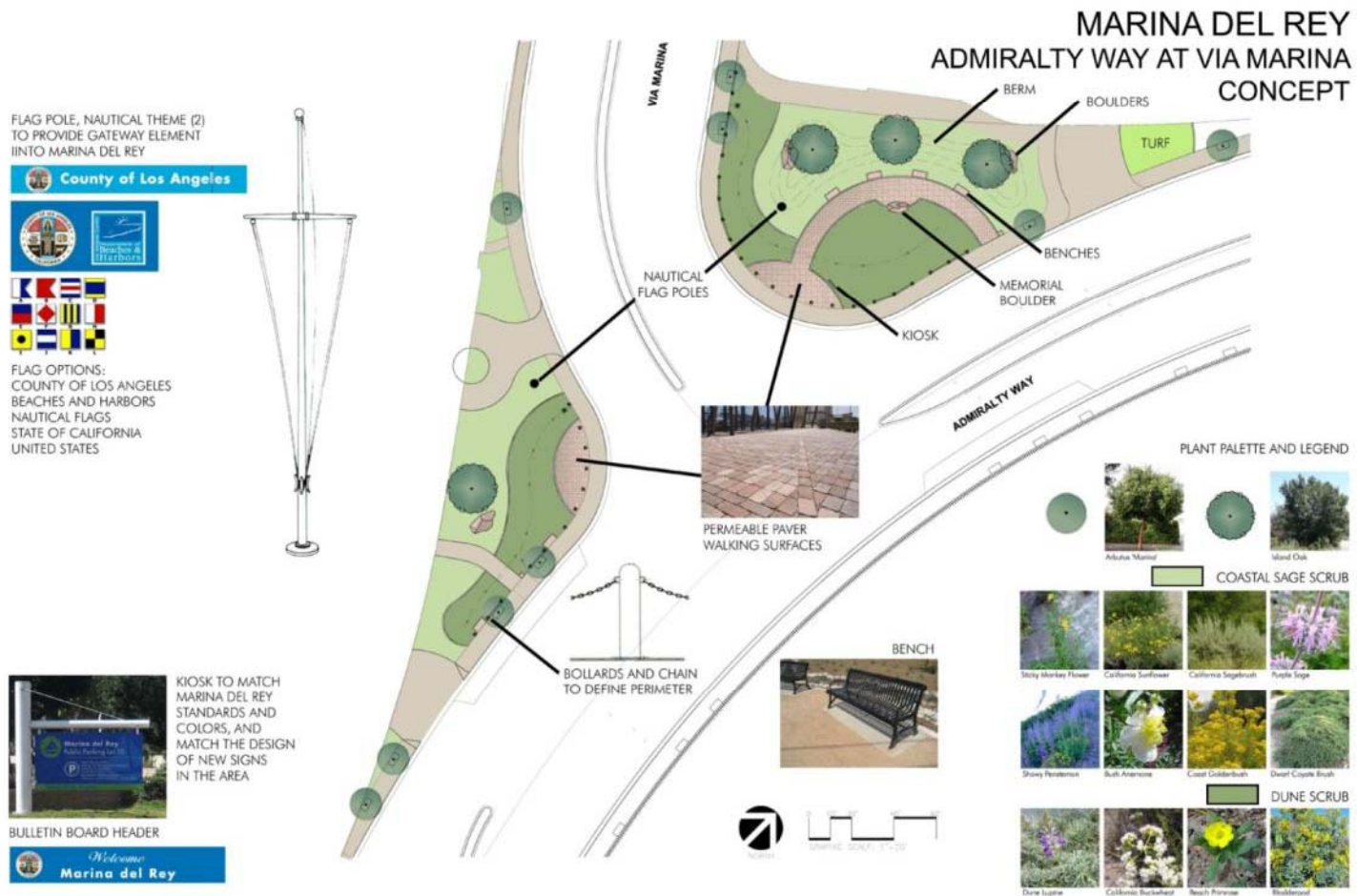
Purpose:

- ❑ To improve Level Of Service (LOS) and provide congestion relief at the intersection of Admiralty Way at Via Marina.
- ❑ To implement the road improvements required in the LCP.
- ❑ Improve pedestrian safety
- ❑ Create attraction “Gateway” to MDR
- ❑ Accommodate future traffic conditions



Admiralty Way at Via Marina

Proposed Landscape and Gateway for Continuous Loop Alternative



Admiralty Way at Via Marina

Estimated Total Project Cost & Construction Schedule:

- ❑ **Triple Left-Turn Design Alternative**
 - Estimated Total Project Cost: **\$3,220,000**
 - Tentative Construction Schedule: **Fall of 2012**
 - Approximate Construction Duration: **6-9 Months**

- ❑ **Continuous Loop Design Alternative**
 - Estimated Total Project Cost: **\$6,340,000**
 - Tentative Construction Schedule: **Fall of 2012**
 - Approximate Construction Duration: **9-12 Months**

LCP Amendment Purpose

- **Pipeline Projects:** Aggregated all five contemplated LCP amendments, known as the “Pipeline Project” amendment (PPA). **No increase in development granted in 1996.**
- **Right Size Parking:** Determine Marina del Rey’s parking needs.
- **Open Space:** Enhance open space.
- **Environmental Protection:** Develop sound policies to protect sensitive resources.
- **Circulation Improvements:** Update the Marina circulation plan.

Questions and Comments

Meeting Rules

- Each person will have 3 minutes to speak and/or ask a question.
- Each person may only speak once and must fill out a speaker card in order to speak.
- There will be no ceding of time to another person.
- Please do not interrupt any speaker during his/ her speaking time.
- Please no applauding, booing or any other loud or disrupting behavior during the meeting.

Email comments to Marinaplanner@planning.lacounty.gov