

Save the Marina – Frequently Asked Questions

Q: What is this Local Coastal Program or LCP?

A: The LCP includes a Land Use Plan (LUP) which provides the zoning and land use policies and intensities that are allowed in the Marina; and a Local Implementation Plan (LIP), which provides the specific ordinances that implement the land use plan. In most communities these are called the “General Plan” and the “Specific Plan.”

Q: How much development potential would the LCP, if amended, permit?

A: The LCP was updated in 1996 when LA County was allowed by Coastal Commissioners to add a significant amount of new development potential to what existed at the time. This was opposed by Coastal Commission staff and the community at large. Based on the 1996 LCP and the proposed LCP Amendment, which was approved by the Board of Supervisors on February 1, 2011, LA County may still develop the following:

- o 1,954 more residential units (3 times the size of the 3 Marina City Club towers)
- o 505 more hotel rooms (5 times the size of the MdR Jamaica Bay Inn)
- o 1,323 more restaurant seats (3 times the size of the Cheesecake Factory)
- o 273,000 more sq ft of retail space (2 times the size of newly remodeled Waterside Shopping Center located at the corner of Mindanao and Admiralty Way)
- o 53,000 additional sq ft of office space (3 times the size of Marina Fitness Center)

Q: Why is this Local Coastal Program (LCP) being amended by LA County?

A: The primary reason county officials give is to allow a handful of developer-driven projects (referred to as pipeline projects) to move forward by changing the land use designation on the parcels of land where they want to develop. For example, developing public parking lots into private development is not allowed by the 1996 LCP.

The amendment will also: shift a significant amount of development potential from hotel and restaurant seats to retail and shopping; expand Burton Chase Park green space by removing boating uses; institute a conservation management plan that claims to protect birds but does not; and shows that traffic will not be impacted by the development potential listed above.

Q: Does the Marina have a Master Plan from a business standpoint?

A: No. LA County states that the Local Coastal Program is the master plan. However, it provides only a general framework of development but does not integrate proposed developments or development potential into a cohesive economic, design-oriented, community-based plan that a top Master Planner would create. One former County official said that the County’s plans represent poor planning and bad economic policy. Another said long term planning of the Marina for the benefit of the public was scrapped for developer driven projects.

Q: Does the Marina need to be Revitalized?

A: Absolutely. We can revitalize the Marina in a way that honors the mandate of the Marina as a public recreation resource and lowers the impacts on residents and adjacent communities.

Q: Is We ARE Marina del Rey Opposed to Development?

A: No. We can support development that results from a carefully constructed community-based master plan in which the concerns of the stakeholders are addressed. We’d like to see the county maximize its overall revenues from the recreational use of the parcels, and attract visitors who will fill our hotels and support our local business community

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Q: Is We ARE Marina del Rey Opposed to Dock Redevelopments?

A: No. Many docks certainly need to be rebuilt. We are opposed to the massive amount of reductions (over 800 proposed) in small slips (35 feet and under) as this reduces affordable boating and Marina access. The proposed Dock Redevelopment displaces existing active boaters and encourages the construction of larger buildings which disrupt wind patterns and compromise the safety of boaters in the harbor.

Q: Does We ARE Marina del Rey Oppose every project?

A: No. Despite claims by certain developers and County officials, we have not opposed development projects that renovate existing buildings such as two apartment complexes (Bay Club and Tahiti Marina) and two hotels (Marina International and Marina del Rey Hotel).

Q: What Projects does We ARE Marina del Rey Oppose?

- A: We are opposed to projects that will convert existing open space and/or public land currently used for recreation and access to private development. This includes:
- a luxury “active-seniors” retirement facility proposed on the public parking lot between the Marina International Hotel and the Oxford Basin (Parcel OT). This will create a new land use category that facilitates age discrimination, excludes families with children, and reduces the revenue which the County could gain from residential or hotel development;
 - residential apartments on the public parking lot at Via Marina and Marquesas (Parcel FF), a lot that the County promised in 1996 to be a park in exchange for 1000 additional residential units;
 - a high-end shopping complex/office project on the public boat launch ramp (Parcels 49/77) across from Waterside Shopping Center; and
 - a 19-story Hotel and Timeshare on the wetland at Via Marina and Tahiti (Parcel 9U).

Q: Why has the Marina languished and properties deteriorated?

A: Public opposition was not the cause of the Marina’s current condition. But rather, there are three main reasons. First, the County has been taking \$28-35 million in net revenues per year, generated from the Marina, to subsidize our beaches (\$10M/year), with the balance going into the county general fund. In return, the Marina receives only \$1-3M per year for its capital outlay fund.

Second, a number of developers have been pursuing new projects as far back as 1996 but these projects were not allowed by the LCP because they took public land for private development. Instead of reviewing the laws first and trying to change them, LA County and the developers embarked on the long process of issuing requests for proposals and negotiating lease options and sending the projects through the regulatory process despite not being permitted.

Lastly, certain developers have let their properties deteriorate by “deferring” maintenance for years, in anticipation of redevelopment, yet still charging market rents. The County also neglected its own maintenance responsibilities.

Q: LA County says they need to compete with Culver City and the Grove. Why?

A: We do not understand this statement. These locations do not have a Marina, and were not created to serve the recreational needs of 10.4 million Los Angeles County residents.