

May 12, 2009

Supervisor Don Knabe
Supervisor Michael Antonovich
Supervisor Gloria Molina
Supervisor Zev Yaroslavsky
Supervisor Mark Ridley Thomas
County of Los Angeles
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713
Los Angeles, CA 90012

RE: Agenda Item 48: Request for Qualifications for solicitation of responses from developers...Parcels 77 and 49 in Marina del Rey.

Honorable Supervisors,

We ARE Marina del Rey urges your Board to continue agenda item 48 pending the development, with full public participation, of a well-defined, community-based Master Plan that:

- Addresses the land use of each parcel and proportionate land uses within the community
- Involves all stakeholders, including surrounding communities
- Reflects the mandate of Marina del Rey for public recreational use
- Includes provisions for essential community services and
- Considers and mitigates cumulative environmental and social impacts through an overall project Environmental Impact Report (EIR)

At this point there are too many unanswered questions and conflicts about parking, land use configuration, availability of public recreational facilities, unheeded Coastal Commission recommendations, among other issues. Regarding this agenda item, We ARE Marina del Rey raises the following critical questions:

- 1) The Burton Chase Park Enhancement project contemplates the use of all of Parcel 77 for a public park and part of Parcel 49 for a large parking structure.
 - a. Why is the County issuing an RFP for parcels that are already contemplated for public use?
 - b. Does this mean the Burton Chase Park Enhancement plan has been canceled or amended?
 - c. Since the RFP can include all or parts of Parcels 77 and 49, does this mean that if a developer comes up with a superior commercial idea for Parcel 77 that the full public enhancement of Burton Chase Park will be scrapped?
 - d. Or is this a bait and switch to gain acceptance of County's intent to push all public recreation to Burton Chase Park and away from Mothers Beach in order to create a hotel/commercial district there?

- 2) A retail/entertainment/commercial project is proposed for Fisherman's Village.
 - a. How does this RPP mesh with this proposed project?
 - b. Are they complementary or competitive in nature?
- 3) We were informed by Regional Planning that the Department of Beaches & Harbors is looking for a non-waterfront location for its new administration building. However, the current proposed locations for the new admin building are on the waterfront – Parcel 49 (part of this RFP) and Parcel 19 on Panay Way.
 - a. Where, then, is the County really putting the new admin building?
 - b. If an admin building is not placed on Parcel 19, what is the County contemplating for this parcel?
 - c. What other locations is County contemplating for the admin building?
- 4) The California Coastal Commission issued its findings of its LCP Periodic Review. The Commission recommended that County undertake a comprehensive study in anticipation of making an overall LCP update.
 - a. Has this project been included in the overall comprehensive study?

These questions raise serious concerns about the redevelopment plans for Marina del Rey. Instead of creating a proper Master Plan and mapping out the entire redevelopment to ensure it meshes together from a business, community and environmental standpoint, County is playing a shell game or “ponzi scheme,” of parking lots, parcels and public recreational facilities where the same parcel is being promised for multiple uses, multiple times, depending on the setting.

And in its pursuit of maximizing LA County revenues from the redevelopment of the Marina in a piecemeal fashion, you are wasting valuable taxpayer money.

Finally, proposing numerous projects that require major LCP amendments shreds the efficacy of the Certified LCP and ensures that the cumulative impacts of the overall redevelopment are not analyzed, alternatives are not considered and impacts are not mitigated.

Again, We ARE Marina del Rey urges you continue this item, to answer the questions we raised and to complete a Master Plan as defined above.

Sincerely,

David Barish
Director
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cc: Santos Kreimann, Director of Beaches & Harbors
William T Fujioka, Chief Executive Officer, Los Angeles County
Each California Coastal Commissioner
Peter Douglas, Executive Director, California Coastal Commission