

FF Land Grab

The applicants, DRP staff and the EIR state that it is okay to convert parcel FF, currently a public parking lot, to residential for three reasons. One, the LCP “Contemplates” it; two, because we are getting in exchange a passive wetland view park and a transient dock (a mere 11 slips) and three, the County has no intention of creating a park on FF.

But let me tell you Honorable Commissions, the applicants, the Dept of Beaches and Harbors and the Dept of Regional Planning are misleading this Commission and the Board of Supervisors, dare I use the term hoodwinking.

First, the contemplation: The only place the LCP contemplates anything is in the discussion sections and even this section has conflicting statements. Contrary to this discussion the policy and actions sections of the LCP, you know, the sections that actually count, contradict this contemplation. A public parking lot shall only be used for public parking or a park. There is no contemplation, none, and we have stated this fact repeatedly on record for this project. The Mdr Specific Plan, Section 22.46.1950, titled Coastal Improvement Fund states in no uncertain terms that these funds are collected to create parks in Marina del Rey, specifically on Parcel FF and P. Again, no contemplation to residential here.

More importantly, if you read the Coastal Commission’s Findings on the large 1995 LCP Amendment, you will find that it specifically protects FF from conversion to anything other a park. It finds the opposite of this contemplation to residential use.

In fact, the 1995 LCP Amendment changed the land use on FF from public parking to Open space because the County was going to create a park there and use Coastal Improvement Funds for it. And, here is the key finding to all of this: the Coastal Commission allowed 1500 more residential units of development in the 1995 LCP Amendment on the condition that FF become a park – that the additional 2 acres of park on FF was required in order to satisfy the addition of 1500 new residential units.

Based on this acre count, the conversion of FF to residential in exchange for a smaller parcel of land, of which most is passive and unusable, makes this a violation of the Coastal Act and a breaking of the County’s covenant. Lastly, the provision of a 11-slip transient dock that the hotel guests will likely use, is a laughable consolation prize for coming in last place.

Finally, the County’s claim that it has no intention of turning FF into a park, despite having over \$100,000 in uncommitted Coastal Development Fund that is collected for the purpose of building public park space in the Marina. They also claim expansion of the Oxford Basis and Burton Chase Park as making up for this. But these parcels are too far away from the significant residential development allocation that was added to the LCP.

If you approve this project Commissioners, not only are you violating the Coastal Act, the LCP and CEQA, you are legitimizing an openly corrupt public process.