

A Resolution of the Venice Neighborhood Council

A Comprehensive LCP Update or CEQA Compliant EIR Required for Marina del Rey Redevelopment

Whereas Los Angeles County is redeveloping the unincorporated area of Marina del Rey (the “Project”), with sixteen (16) developments as of Feb 1, 2009 in various stages of the proprietary and/or regulatory process including: hotels, residential units and mixed-use developments (see Appendix for a complete listing) that add:

- 3,904 new residential units
- 636 new hotel rooms in three new hotels and one hotel expansion
- 1,369 additional restaurant seats
- 135,162 square feet of additional retail/commercial space
- 48,173 square feet of additional office space;

Whereas Los Angeles County avers that the Marina del Rey Local Coastal Program (LCP), which was last updated and certified by the California Coastal Commission in 1996, is the functional equivalent of an Environmental Impact Report (“EIR”); and

Whereas on January 8, 2008, in concluding its LCP Review, the California Coastal Commission unanimously voted to recommend that Los Angeles County prepare a comprehensive LCP Update consisting of all proposed or anticipated developments within Marina del Rey for purposes of the Project that addresses the Project’s direct, indirect and cumulative environmental and social impacts because there have been numerous social and environmental changes since 1996 and at least seven (7) proposed developments violate policies and ordinances set forth in the LCP; and

Whereas the City of Los Angeles communities surrounding the Project, namely, Venice, Del Rey, Mar Vista and Playa Vista have not been informed of the comprehensive Project, nor have they had an opportunity to participate in land use reconfiguration decisions; and

Whereas should the Project be developed, the surrounding communities will bear a significant portion of the short-term construction and long term cumulative impacts, including increased traffic, air pollution, environmental degradation and the provision of essential services and amenities such as parks, playgrounds, schools, hospitals, churches, which the unincorporated area of Marina del Rey does not provide.

Therefore be it resolved, the Venice Neighborhood Council requests that the Los Angeles County Board of Supervisors suspend issuance of development permits and entitlements for any and all land/projects located within Marina del Rey proper until a comprehensive Environmental Impact Report (EIR) complying in full with the California Environmental Quality Act (CEQA) is prepared by the County Department of Regional Planning, covering all such proposed or anticipated developments and addressing their environmental impacts on adjacent communities within the City of Los Angeles, or, in the alternative, until a Comprehensive LCP Update consisting of all proposed or anticipated developments within Marina del Rey for purposes of the Project be prepared and submitted to the California Coastal Commission for consideration and approval (a process exempt from CEQA because it is considered to be the functional equivalent of a CEQA compliant EIR).

Be it further resolved that this resolution be transmitted to the Los Angeles County Board of Supervisors, the Los Angeles County Department of Regional Planning, the California Coastal Commission, Secretary of State Debra Bowen, Senator Barbara Boxer, California Congresswoman Jane Harman, California State Senator Jenny Oropeza, California State Assembly Member Ted Lieu, Los Angeles Mayor Antonio Villaraigosa, Los Angeles City Councilmember Bill Rosendahl, the Los Angeles City Council, the Los Angeles Department of City Planning, "We Are Marina Del Rey," "Save the Marina," the Del Rey Neighborhood Council, Westchester-Playa del Rey Neighborhood Council, the Palms Neighborhood Council, the Mar Vista Community Council, City of Culver City and the City of Santa Monica.

Appendix - Marina del Rey Projects Overview

Project	Parcel	Proposed Redevelopment	Project Status	LCP Amend. Required
Woodfin Suite Hotel & Vacation Ownership/ Woodfin Hotels	9U	19 story, 288 room hotel (136 timeshare), 5 story 332-stall parking structure, new transient docks, wetland park, waterfront promenade. All parking required on site	Design Control Board conceptual approval June 2006	Yes
Neptune Marina/ Legacy Partners	10/FF	526 apartments, 161 slip marina, waterfront promenade, replacement of public parking on/off site, 4 55'4 story residential buildings, 103 spaces to be replaced offsite	Design Control Board conceptual approval June 2006 Lease option/lease amendments signed Regional Planning Application filed 11/06. DEIR released Sept 2008. First hearing 10/29/08, further hearings continued pending recirculation of DEIR	Yes
Admiralty Courts/ Goldrich & Kest	OT	114 unit senior retirement facility, 5k sqft retail, replacement of public parking on (92)/offsite (94)	Regional Planning Application filed 5/06 Design Control Board conceptual approval Aug 2005 Lease option/lease amendments approved July 2008	Yes
The Waterfront (former Edies/ Harbor House)	33/NR	3 5-story buildings, 292 apartments, 32k sqft retail/ restaurants, replacement parking on and off-site (69)	Design Control Board conceptual approval August 2004, Revised plans heard Aug 2008 and continued Lease option/lease amendments signed No Regional Planning application filed	Yes
Marriot Residence Inn/Pacifica Hotels	IR	2 45' buildings, 147 room hotel, replacement of public parking on/off site, marina beach promenade	Design Control Board conceptual approval Feb 2006 Lease option/lease amendments signed No Regional Planning application filed	Yes

Project	Parcel	Proposed Redevelopment	Project Status	LCP Amend. Required
Holiday Harbor/ Goldrich & Kest	21	5-story 29k sqft mixed use, 92 slip marina, reduction of almost 100 slips	Design Control Board conceptual approval Feb 2005 App filed 7/06 for landside only not waterside/slips Lease option/lease amendments signed 2008	Yes
Bay Club/ Decron Properties	8	Building refurbishment and dock reconstruction	Design Control Board conceptual approval Aug 2008 Term sheet approved Aug 2008 Regional Planning application filed 12/08	No
Villa Venetia/ Lyon Capital	64	479 unit residential (263 apts, 216 condos), over 3 buildings (2 11-12 floors), promenade, 18 slip marina	Design Control Board conceptual approval Oct 2006 Regional Planning application filed 12/06 Term sheet approved Aug 2008	Yes
Fisherman Village/ Gold Coast	55/56	132-room hotel, 65k sqft restaurant/retail, 30-slip marina, waterfront promenade over 9 mixed use buildings 1-2 stories	Lease documents approved 12/05 Design Control Board conceptual approval Jul 2006 Regional Planning application filed 5/07	Yes
Marina del Rey Hotel/Pacifica Hotels	42/43	Complete renovation and dock replacement	Terms under negotiation	TBD
Marina International Hotel/ Pacifica Hotels	145	Complete renovation	Terms under negotiation	TBD
Boat Central/ Pacific Marina Development	52/GG	367 Vessel dry stack storage, 30 vessel mast up, 70' building over water	Design Control Board <u>disapproval</u> May 2007 Lease options approved 5/07 Regional Planning application filed 11/08 Notice of Preparation/Scoping meeting scheduled Feb 2009	Yes
Del Rey Shores	100/ 101	544 unit apt complex over twelve 5-story residential buildings	Approved 6/06, re-approved 1/27/09 in litigation	n/a

Project	Parcel	Proposed Redevelopment	Project Status	LCP Amend. Required
Marina West Shopping Center/ Gold Coast	95/LLS	72 unit apts, 10k sqft restaurant, 22.4k sqft commercial space, parkette – 1 42’ retail building, 3 60’ tall mixed use buildings.	Design Control Board conceptual approval Nov 2006 Terms approved 10/2007 Regional Planning application filed	Yes
Bar Harbor	15	Esprit II to be same as Esprit I.	Approved years ago Developer is in breach/ default of lease. Construction has not started	Yes
Jamaica Bay Inn	27	69 additional hotel rooms, renovate rest of property, Marina beach promenade	Approved 8/07 construction to commence 2009	n/a

Information compiled from the Department of Beaches and Harbors data and nformation provided by Department of Regional Planning