

**Marina del Rey
Lessees Association**

C/o Mr. Timothy C. Riley, Executive Director
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July 23, 2021

The Honorable Janice Hahn
County of Los Angeles Board of Supervisors
Kenneth Hahn Hall of Administration
500 West Temple Street, Room 822
Los Angeles, CA 90012

Dear Supervisor Hahn:

The Marina del Rey Lessees Association remains resolutely opposed to the plan under consideration for the placement of pallet shelters for the unhoused at the Lot 2 public launch ramp in Marina del Rey. We hope you will insist that the feasibility study underway takes into consideration for any land use change or modification the regulatory provisions of the Marina del Rey Land Use Plan (LUP) approved by the County and certified by the California Coastal Commission on February 8, 2012.

Pursuant to the development standards in the Marina del Rey Specific Plan as part of the Zoning Code, our understanding is that a Coastal Development Permit would be required under any circumstances for the placement of housing on any parcel within the unincorporated community of Marina del Rey. As such, a review of the LUP and the Specific Plan indicates the following uses would be permitted on Parcels 49R and S (having categories of Boat Storage, Water and Waterfront Overlay), including but not limited to boat launching, boat storage, boater parking and public access. The Waterfront Overlay Zone category permits the combination of Hotel, Visitor-Serving Convenience Commercial, and Marine Commercial land uses along with the primary land use category of a site.

Parcel 49M, with the categories of Parking/Public Facilities, Water and Waterfront Overlay, is subject to the following development standards in the Specific Plan: Modification of parking lots shall not reduce the amount of land area devoted to the existing visitor-serving, boating or marine commercial uses. The standards for public facilities require front, rear and side yard setbacks shall be a minimum of 10 feet in addition to the required highway and promenade setback.

Additionally, the Specific Plan defines the Boat Storage category as “Storage of boats in wet slips, dry storage, boat repair, ancillary retail uses.” The Water category is defined as “A category for recreational use, wet boat slips, dry stack storage facilities attached to a land side structure, launching, docking and fueling of boats, flood control and water quality, and light marine commercial.” The Public Facilities category is defined as “Public infrastructural land uses other than roads, including libraries, harbor administration, public utilities, police, and fire facilities.

The Specific Plan specifies special development considerations in the Mindanao Area that include Parcels 49M/R/S. While these three parcels may be developed as a unit, with a blending of uses within and between these parcels, the special development consideration is that the “current capacity of the launch ramp shall be protected and ramp and support facilities shall not be combined with any other uses that would reduce the capacity or usability of the ramp by the boating public.”

The Waterfront Overlay Zone is defined as “An overlay category applied to all waterfront parcels in addition to the site’s primary land use category. Encourages coastal-oriented and coastal-dependent uses on the waterfront, permits the combination of Hotel, Visitor-Serving Convenience/Commercial/Retail, Marine Commercial, and the site’s primary land use, as well as mixing of uses within a structure.”

With the development standards, special development considerations and definitions of the various land use categories applied to Parcels 49M/R/S, it is plainly apparent that any type of residential use is not a permitted use without approval of a Coastal Development Permit pursuant to the requirements of the LUP and the Specific Plan.

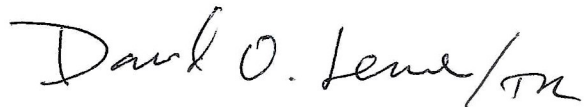
In addition to the Marina del Rey Land Use Plan and the zoning code requirements of the Marina del Rey Specific Plan, you may also note on page 3 of the August 2014 Marina del Rey Vision Statement that one of the recommendations is to “Retain parcels 49M/R/S as a boat launch facility and provide additional amenities to serve non-motorized boaters.”

The launch ramp in Marina del Rey draws boaters from throughout Los Angeles County who have no other choice between Redondo Beach and Ventura for a public place to launch their boats into the water. Thus, it would be surely ironic, and contrary to the Coastal Act policies, if any portion of the launch ramp was removed from public access since the launch ramp constitutes the most affordable means for the recreational boating public to access the water.

July 23, 2021

Thank you for your consideration of our concerns. This letter is focused on adherence to the Coastal issues in the Marina del Rey Land Use Plan and the Specific Plan and supplements our concerns in previous letters about the ill-advised impact of the proposed plan on recreational boating, adjacent commercial activities, and tourism and the hospitality industry in Marina del Rey.

Sincerely,

A handwritten signature in cursive script that reads "David O. Levine". The signature is written in dark ink and includes a stylized flourish at the end.

David O. Levine, President