

CALIFORNIA COASTAL COMMISSION

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September 24, 2008

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MEMORANDUM:

TO: Commissioners and Interested Parties

FROM: Jack Ainsworth, Deputy Director
Gary Timm, Coastal Program Manager, South Coast District
Al Padilla, Coastal Program Analyst

SUBJECT: Major Amendment Request No. 01-07 to the Los Angeles County Marina del Rey certified Local Coastal Program (for public hearing and Commission action at the October 15-17, 2008 meeting in Ventura).

SUMMARY OF LUP AMENDMENT REQUEST

On November 6, 2007, Los Angeles County submitted a request to amend the County of Los Angeles Marina del Rey certified Local Coastal Program (LCP). Proposed LCP Amendment No 1-07 will change the Land Use Plan and the Implementation Plan. The amendment will clarify the roles and responsibilities of the Design Control Board (DCB) in its review of development proposals in the Coastal Development Permit process. The proposed amendment would give the DCB the authority to review the architectural design (i.e. building and façade design) and site planning of proposed development projects during a conceptual review phase and the Regional Planning Commission would determine if a project was consistent with the LCP. The proposed amendment affects both the Marina del Rey Land Use Plan and Specific Plan.

On November 6, 2007, Commission staff determined that the County's submittal was complete. On January 9, 2008, the County and the Commission agreed to extend the 90-day time limit for consideration of the amendment to the total LCP for one additional year pursuant to PRC section 30517.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing:

1. **Approve the LUP amendment as proposed.**
2. **Approve the amendment request to the Implementation Plan as proposed.**

The motions to accomplish this recommendation are found on pages 3 & 4. The Land Use Plan amendment meets the requirements of and is in conformity with the Chapter 3 policies of the Coastal Act. The Implementation Plan amendment is in conformity with and adequate to carry out the policies of the certified Land Use Plan, as they are proposed to be amended.

ADDITIONAL INFORMATION

The matter is scheduled for Public Hearing and Commission Action at the meeting of October 15-17, 2008, in Ventura, California. For further information, please contact Al Padilla at the South Coast District Office of the Coastal Commission, at (562) 590-5071. Copies of the proposed amended Land Use Plan and Implementation Ordinances are available at the Commission offices or from the Los Angeles County Department of Regional Planning (213)-974-6417.

STANDARD OF REVIEW:

The standard of review for the proposed Land Use Plan amendment, pursuant to Coastal Act sections 30512(c) and 30514(b), is its consistency with the policies of Chapter 3 of the Coastal Act. Sections 30513 and 30514(b) of the Coastal Act establish the standard of review for an amendment to an Implementation Plan. The standard of review for the proposed amendment to the Marina del Rey Specific Plan (LIP) is its conformance with and adequacy to carry out the provisions of the certified Land Use Plan for the Marina del Rey segment of the Los Angeles County Local Coastal Program.

SUMMARY OF PUBLIC PARTICIPATION:

Section 30503 of the Coastal Act requires public input in Local Coastal Program development. It states:

During the preparation, approval, certification, and amendment of any local coastal program, the public, as well as all affected governmental agencies, including special districts shall be provided maximum opportunities to participate. Prior to submission of a local coastal program for approval, local governments shall hold a public hearing or hearings on that portion of the program which has not been subjected to public hearings within four years of such submission.

On September 26, 2006, the County of Los Angeles Board of Supervisors unanimously approved a motion to modify the role of the DCB in reviewing projects subject to the Marina del Rey LCP. The Board directed the Regional Planning Commission to review the issues and make recommendations to the Board concerning an LCP amendment. Public hearings on the proposed amendments were held by both the Regional Planning Commission and the Board of Supervisors. After public hearing, the Planning

Commission approved the LCPA on November 20, 2006. On March 27, 2007, the Board of Supervisors held a public hearing on the amendments to the Marina del Rey LCP. After receiving public testimony and following Board discussion, the Board made one substantive change to the proposed amendments, with regards to the DCB review period. Subsequently, on June 19, 2007, the Board adopted a resolution and approved the proposed amendments as summarized below (See Exhibit No. 4 and 5 for complete County amendment):

1. Eliminate the precondition that the Design Control Board's (DCB) initial conceptual review occur before an application for land use entitlements is filed with the Department of Regional Planning;
2. Permit the DCB to conduct a conceptual review during the land use entitlement process and submit recommendations to the RPC prior to the commencement of the public hearing by the Commission on the land use entitlements in a timely manner;
3. Place primary responsibility for site plan approval and LCP consistency review with the RPC; and
4. Clarify that the DCB's final review of Marina projects, which will occur after the RPC has taken action on the project's land use entitlements, will continue to be focused upon architectural elements, signage, materials, landscaping and colors.

The South Coast District office has received a total of eight letters from the public. All letters express opposition to the proposed amendment

LIST OF EXHIBITS

1. Location map
2. Area Map of Marina del Rey
3. County Board of Supervisors Resolution
4. Proposed LUP changes
5. Proposed LIP Ordinance changes.
6. Public letters received

I. STAFF RECOMMENDATION

Staff recommends adoption of the following resolutions:

A. Approval of the LUP Amendment as Proposed

MOTION: *I move that the Commission certify Land Use Plan Amendment No. 1-07 for the County of Los Angeles as submitted.*

STAFF RECOMMENDATION TO CERTIFY AS SUBMITTED:

Staff recommends a **YES** vote. Passage of the motion will result in certification of the land use plan amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY THE LAND USE PLAN AMENDMENT AS SUBMITTED:

The Commission hereby certifies the Land Use Plan Amendment 1-07 as submitted by the County of Los Angeles and adopts the findings set forth below on the grounds that the amendment meets the requirements of and conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

B. Approval of the Implementation Plan Amendment as Submitted

MOTION: *I move that the Commission reject the Implementation Program Amendment 1-07 for the County of Los Angeles as submitted.*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Program amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

RESOLUTION TO CERTIFY IMPLEMENTATION PROGRAM AMENDMENT AS SUBMITTED:

The Commission hereby certifies Implementation Program Amendment 1-07 for the County of Los Angeles as submitted and adopts the findings set forth below on grounds that the Implementation Program amendment conforms with, and is adequate to carry out, the provisions of the certified Land Use Plan as amended, and certification of the Implementation Program amendment will meet the requirements of the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts on the environment that will result from certification of the Implementation Program amendment.

II. PROCEDURAL REQUIREMENTS

Pursuant to Section 13551(b) of the California Code of Regulations, a resolution for submittal must indicate whether the Local Coastal Program amendment will require formal local government adoption after Commission approval, or is an amendment that will take effect automatically upon the Commission's approval pursuant to Public Resources Code Sections 30512, 30513 and 30519.

In this case, if the Commission approves this Amendment as recommended, the County must act to accept the certified Amendment within six months from the date of Commission action in order for the Amendment to become effective (14 CCR §§ 13544, 13555(b), and 13542(b)). Pursuant to Section 13544, after the County accepts the Commission's certification, the Executive Director shall determine whether the County's action is adequate to satisfy all requirements of the Commission's certification order and report on such adequacy to the Commission. If the Commission denies the LCP Amendment, as submitted, no further action is required by either the Commission or the County.

III. FINDINGS

The following findings support the Commission's approval of the proposed LCP amendment as submitted. The Commission hereby finds and declares as follows:

A. Land Use Plan Amendment

1. Amendment Description

The proposed Local Coastal Program Amendment (LCPA) No. 1-07 consists of a revision to both the Land Use Plan (LUP) and Implementation Plan (IP) that would clarify the roles and responsibilities of the Design Control Board (DCB) in its review of development proposals in the Coastal Development Permit (CDP) process. The CDP procedures will remain basically the same, but LCP consistency review will be removed from the DCB and will solely be the responsibility of the Regional Planning Commission (RPC).

The Design Control Board (DCB) was created by the Board of Supervisors in 1960 to "...review and approve the architectural design and landscaping of improvements to be constructed at each county harbor or marina ..." (Section 2.116.130, Title 2, Los Angeles County Code). According to the County, the DCB has the expertise in architecture, landscaping, signage and overall aesthetics to determine whether the proposed building size, height and mass are appropriate for the site. The County continues to believe that it is important for the DCB to continue to determine whether renovations or the construction of a new building will result in a project that enhances the Marina visually and the DCB will continue to be part of the planning review process.

In the 1995 Commission approved LCPA, the DCB was given the expanded role of reviewing projects for consistency with the LCP. Prior to the 1995 amendment, this

responsibility lay solely with the Regional Planning Commission (RPC), a responsibility that was never relinquished. Therefore, since the approval of the 1995 LCPA, the duty of determining consistency with the LCP belongs to two different bodies, the DCB and the RPC.

The proposed amendments to the LCP would give the DCB the authority to review the architectural design (i.e. building and façade design) and site planning of proposed development projects during a conceptual review phase. Any recommendations that the DCB has after its conceptual review would be submitted to the RPC for its consideration during the CDP process. After the RPC has completed their review for LCP consistency, including such issues as traffic, infrastructure, land use compatibility, public access, recreation, and boating, the DCB would have final review of the architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plans approved by the RPC. However, the RPC, not the DCB, would determine if a project was consistent with the LCP.

2. Consistency with Coastal Act

For the proposed LUP amendment, the standard of review is conformance with the Chapter 3 policies of the Coastal Act and satisfaction of the requirements of those policies. The changes proposed by the County are procedural in nature. There are no adverse impacts to coastal resources or public access with regards to consistency with the County's certified Land Use Plan.

The LCP currently requires design review by the Design Control Board as part of both the Development and the Public Access policy sections. New development projects are required to be reviewed by the DCB prior to applicants filing for a coastal development permit with Regional Planning Commission (RPC), which is delegated with the authority to approve or deny coastal development permit applications.

The LCP currently addresses the scope and timing of the DCB's review in the Coastal Development Permit (CDP) process.

- The DCB's scope of review is two-fold; it reviews new development for consistency with:
 - several documents (Specifications and Minimum Standards of Architectural Treatment and Construction, Statement of Aims and Policies, and Revised Permanent Sign Controls and Regulations) containing guidelines relating to architectural design, landscaping and signs; and
 - the certified LCP
- The LCP requires the DCB's review, comments and recommendations to be completed prior to any application for a CDP being submitted to the Department of Regional Planning for processing.

According to the County the current situation has resulted in two main issues. The first issue is that there is an unclear relation between what the DCB should review and what is

under the purview of the Regional Planning Commission (RPC). The RPC holds hearings on Coastal Development Permits and is required to determine consistency of proposed development projects with the LCP. Thus, both the DCB and RPC are currently required to do a LCP consistency analysis for new development in Marina del Rey. The second issue is that an application for a CDP can not be filed until the DCB has completed its review and its report and recommendations. This requirement has resulted in delays in the processing of CDPs for development proposals which are waiting for the DCB to complete its review.

In 1995, the Commission required, as a suggested modification to the LCP amendment 1-94, that the DCB review be broadened to ensure that the Board reviews all development consistent with the access policies of the Coastal Act and the adopted policies of the LCP. The intent, or reason, for the suggested modification which was accepted by the County, was to ensure that a single set of design standards would be followed in the coastal zone so that new developments will maintain an overall appearance consistent with the existing Marina area. Since the DCB was already reviewing building plans, sign and façade designs, and renovation plans, it was thought that the planning process would be more efficient to have a single body or entity, the DCB, review development for LCP consistency.

Because of the RPC's review authority and the 1995 suggested modification to the LCP amendment, determining LCP consistency falls within two different County bodies or entities potentially causing confusion between the two bodies or entities, and the public. Recently, the Coastal Commission (CCC) in its recommendations on the Marina del Rey Periodic LCP Review dated July, 20, 2006 suggested that if the County amends the LCP it should remove any inconsistencies and provide clear authority to a public body or entity to evaluate site designs for consistency with the LCP. Recommendation No. 25 states:

If the County amends the LCP to assign site plan review to the regional planning commission, the amended language should provide authority to the Regional Planning Commission to evaluate site plan designs for consistency with the LCP, including how well "onsite open space and project features that facilitate public uses" will provide public access.

In the Periodic Review, the Commission found that:

County policies have long included an important role for the Design Control Board, which is made up of design professionals and holds hearings that are accessible to marina residents and developers. If the County amends its LCP, it should provide clear authority to a public agency in a public forum to evaluate site plan designs, for consistency with the LCP and to require necessary changes. Any revision to these sections of the LCP should allow the Design Control Board to require review of final plans or make it clear that the Regional Planning Commission would be responsible for both analyzing "onsite open space and project features that facilitate public uses", and requiring redesign if the project is inconsistent with the LCP and the access policies of the Coastal Act.

The County's staff report for the proposed amendment states that:

While it is reasonable for the DCB to have a role in reviewing a project in light of the LCP provisions regarding architectural design and site planning, it is the RPC's role to review a project for environmental impacts and LCP consistency, including such factors as traffic, infrastructure, land use compatibility, access to the marina, and recreational boating, during the coastal development permitting process. Having two agencies reviewing projects for LCP consistency makes for an inefficient and inconsistent land use entitlement process.

The proposed amendment to the LCP would streamline the CDP process and make it more efficient. The current requirement that the DCB review and prepare a report prior to filling an application for a CDP with the Department of Regional Planning would be eliminated. In its place, the DCB would conduct a conceptual review of the architectural design (i.e. building and façade design) and site planning of proposed development projects and provide its comments, if any, to the RPC within 90 days of the filing of a CDP. This would assure that the RPC would have the DCB comments prior to the public hearing on the CDP which it could use as supplementary information to determine if the proposed development was consistent with the LCP provisions relating to visual resources and design. The RPC would consider any recommendations made by the DCB and would require an applicant to make modifications to the project in order to assure that the project was consistent with the LCP. Following the RPC's approval of a CDP for a development proposal, the DCB would have final review of the architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plans approved by the RPC prior to a building permit being issued.

The public raised a concern that the proposed amendment would limit public input and that the Commission required the DCB review and approval of all CDP's due to the additional heights that were granted under the County's 1995 certified LCP Amendment (1-94). The County has indicated that there will remain the same amount of opportunities for the public to provide input on development proposals throughout the entire land use entitlement process. The proposed amendment will not change the location or number of DCB meetings, and the DCB will conduct conceptual architectural review of projects and provide recommendations to the RPC to consider at its public hearings. The County also indicates that the RPC occasionally holds hearing in the local communities for certain projects. Furthermore, development in the Marina Del Rey coastal zone is still subject to review by a separate governmental body or entity (i.e., Planning Director, Regional Planning Commission, Board of Supervisors), using the LCP policies as its standard for review. So, under the proposed amendment, the review of a development project is unaffected. The advisory nature of the DCB does not lessen the intent or implementation of development policies of the LCP since the final decision-maker on projects is with the RPC.

As far as the public contention that DCB was given authority by the Commission to review CDP's for LCP consistency due to additional heights allowed by the Commission, the Commission disagrees. The DCB authority to review projects for LCP consistency

was a suggested modification by staff in the 1995 LCPA, who was also recommending lower heights than those proposed by the County and subsequently approved by the Commission. The Commission found the County's proposed higher heights consistent with the Coastal Act, and an initial staff suggested modification to have the DCB review high-rise development was deleted as a suggested modification. The suggested modification to have the DCB review for LCP consistency was a matter of planning efficiency and consistency. As stated earlier, Commission staff believed that since the DCB was already reviewing building plans, sign and façade designs, and renovation plans, it was thought that the planning process would be more efficient and there would be more consistency in decisions to have the DCB review development for LCP consistency. With the proposed Amendment, the RPC would be the one determining LCP consistency and the DCB would review strictly architectural design. As proposed, the planning process will be efficient with the RPC reviewing for LCP consistency with input from the DCB on architectural design.

3. Conclusion

Therefore, because consistency with the LCP will continue with RPC review as part of its review and approval authority, the Commission finds that the County's proposed amendment as submitted will not result in any adverse impacts to coastal resources or coastal access, and therefore will result in a land use plan that is consistent with and adequate to carry out the Chapter 3 policies of the Coastal Act.

B. LIP Amendment

The standard of review for the proposed amendment to the Coastal Zoning Ordinance is that the Commission may only reject the proposed amendment if the Commission finds that the amendment is not in conformance with, or is inadequate to carry out, the provisions of the Land Use Plan (LUP) portion of the certified Marina del Rey LCP.

1. Consistency with LUP Policies

The proposed IP amendment is consistent with the certified and amended LUP policies. The proposed changes basically shifts the analysis of development for conformance with the LUP policies from the DCB to the RPC or Hearing Officer and is carried out in the IP.

The Commission found in approving the Periodic Review of the County's certified LCP that:

One problem is that the implementation ordinance includes internal inconsistencies when it addresses site planning. The LUP states that increased heights and densities will be a balanced program to encourage flexibility of design, including review of the heights, site plans, promenade and view corridors. Even though the LUP states that the Design Control Board will review site plans as part of the County's program to intensify development, the LIP is inconsistent, requiring the Design Control Board to

review the site plans of mixed use projects and prepare a report, but also limits its review of final plans. In the ordinance, Section 22.46.1060 E provides that the Design Control Board can review the plans but can only require revised plans for signage, colors and landscaping. While the LIP delegates review of the site plans to the Planning Commission, it does not require the Planning Commission to require revisions to plans to enhance views of the water and accessibility of public features.

Addressing this issue, the LIP is being amended to include the following under 22.46.1060 Communitywide design guidelines:

Developments shall be analyzed for conformance of the project with this Specific Plan and with the identity and accessibility of the Marina as a public boating and recreational facility through the coastal development permit process. The analysis shall address, at a minimum, public access, height, circulation, massing, visual impact, views, and view corridors, compatibility of uses in a mixed use project, and the visibility and convenience of public spaces as they pertain to the policies of this LCP. During the coastal development permit process, the regional planning commission or hearing officer shall require modifications to development proposals where necessary to achieve consistency with the LCP.

Based on the changes described above and the entire language of the proposed IP amendment, the proposed amendment provides the required level of documentation detail necessary to implement the design review policies found in the certified Land Use Plan, and is consistent with those policies.

2. Conclusion

Therefore, the Commission finds that, as submitted, and for the reasons stated above the IP amendment is in conformity with and is adequate to carry out the County of Los Angeles Marina Del Rey policies of the certified Land Use Plan.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to the California Environmental Quality Act (CEQA) and the California Code of Regulations [Title 14, Sections 13540(f), 13542(a), 13555(b)] the Commission's review of this LCP amendment must be based in part on its consistency with CEQA Section 21080.5(d)(2)(A). That section of the Public Resources Code requires that the Commission not approve or adopt an LCP:

...if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

As described above, the LUP portion of the LCP amendment is consistent with and meets the requirements of the Chapter 3 policies of the Coastal Act, which are designed

Los Angeles County Marina del Rey
Local Coastal Program Amendment 1-07
Page 11 of 11

to protect environmental resources. In addition, as is also outlined above, the IP portion of the LCP amendment is consistent with and adequate to carry out the policies of the Land Use Plan. Therefore, the Commission finds that approval of the LCP amendment will not result in significant adverse environmental impacts under the meaning of CEQA. There are no feasible alternatives under the meaning of CEQA, which would reduce the potential for significant adverse environmental impacts. Therefore, the Commission certifies Los Angeles County's Marina Del Rey LCP amendment request 1-07 as submitted.



NEW ROADS

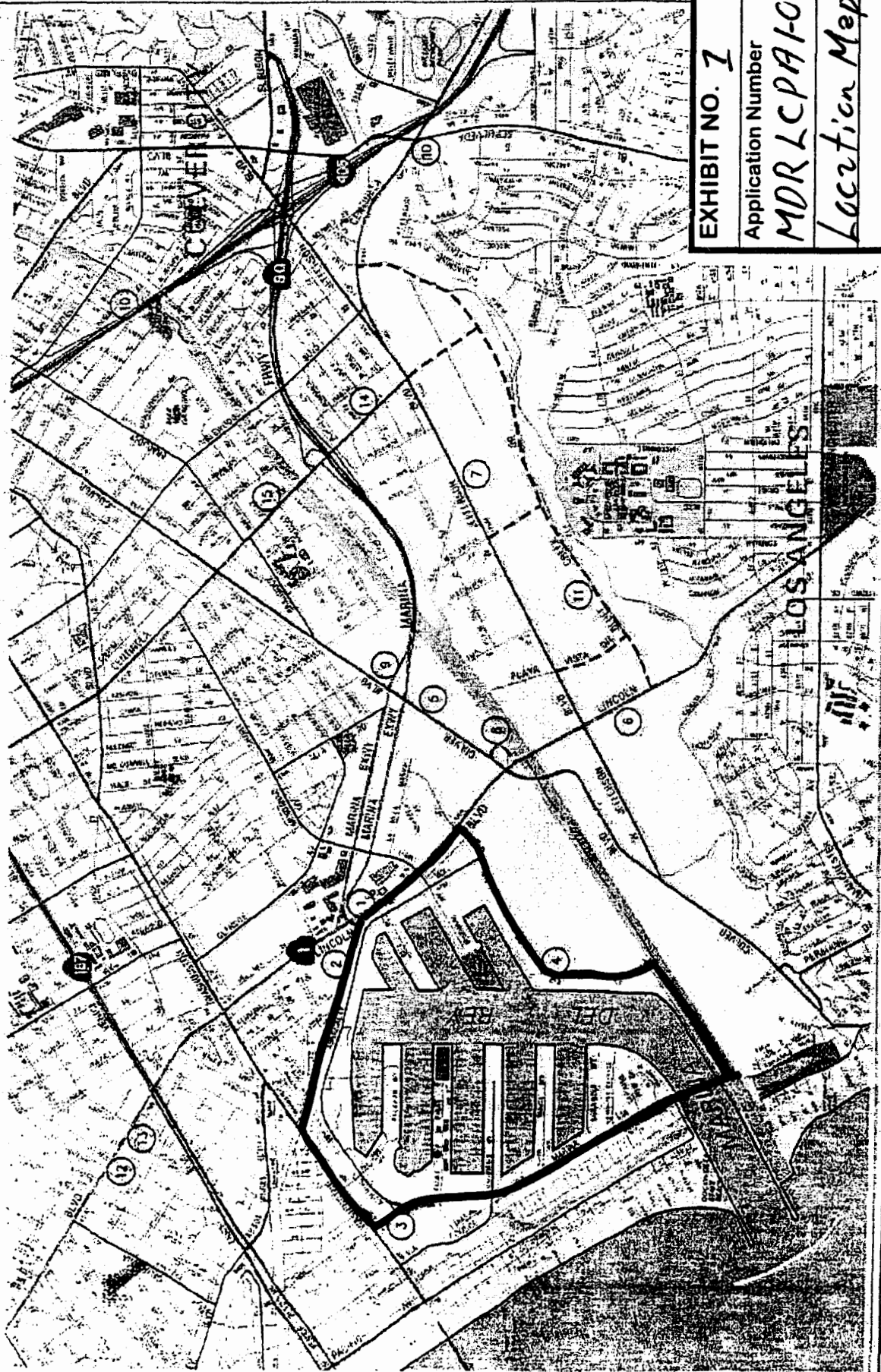


EXHIBIT NO. 1

Application Number

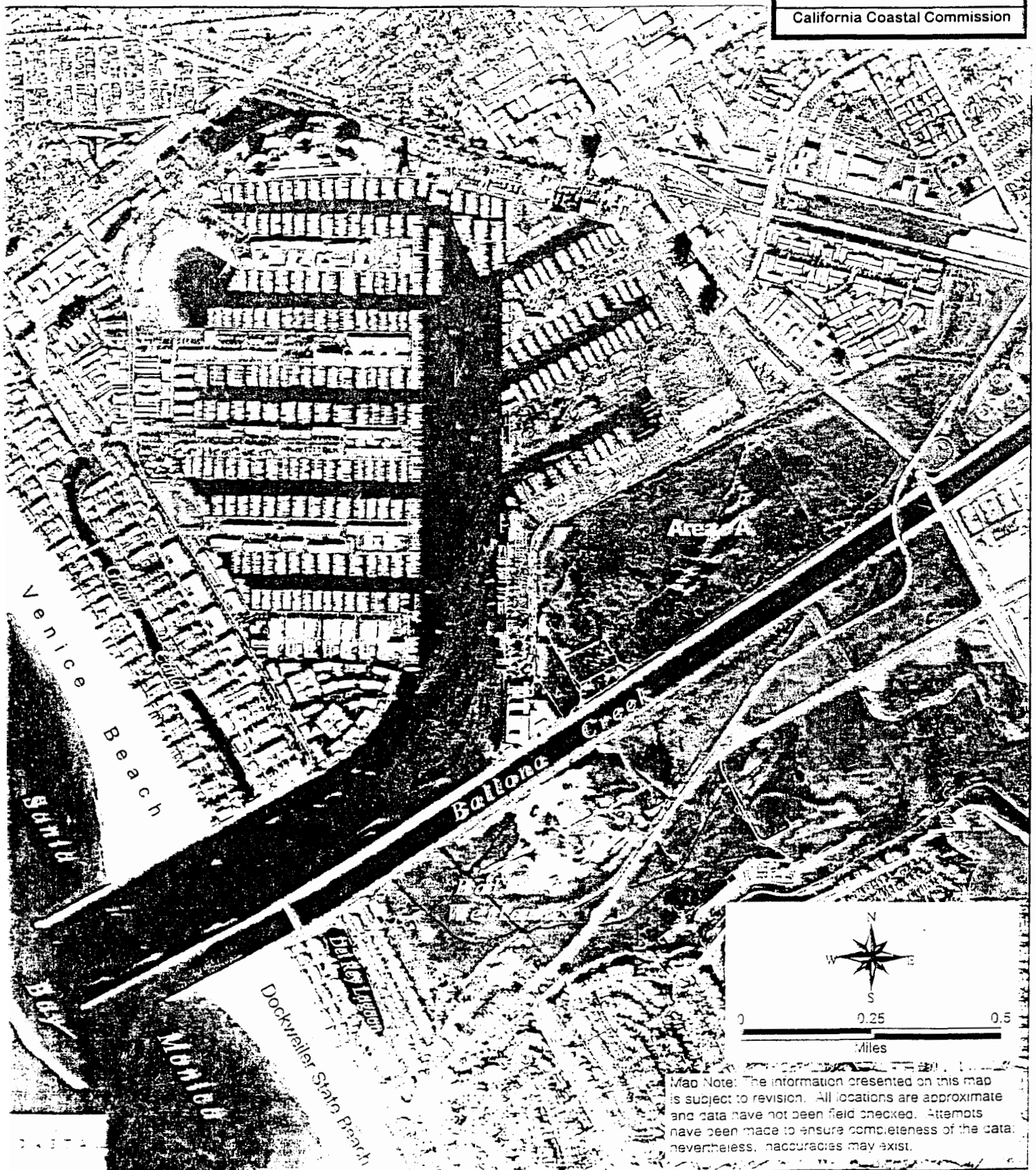
MDR LCPA1-07

Location Map

California Coastal Commission

[illegible]

Area Map



RESOLUTION

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

WHEREAS, in compliance with the California Coastal Act of 1976 as amended to date, the County of Los Angeles has prepared amendments to the certified Local Coastal Program for Marina del Rey; and

WHEREAS, the Marina del Rey Local Program consists of a Land Use Plan and a Local Implementation Program which includes a Specific Plan, a Transportation Improvement Program and related appendices; and

WHEREAS, The Regional Planning Commission of the County of Los Angeles has conducted a public hearing on November 20, 2006 on the matter of amendments to the Los Angeles County General Plan and Title 22 (Zoning Ordinance) of the Los Angeles County Code, relating to the Marina del Rey Local Coastal Program, which includes plan amendments (Plan Amendment No. T2006-00011-(4)) and zoning ordinance revisions (Zone Case No. T2006-00013-(4)), and

WHEREAS, the Commission finds as follows:

1. The proposed amendments to the Marina del Rey Local Coastal Program (LCP) consist of amendments to the Marina del Rey Land Use Plan (LUP) and the Marina del Rey Specific Plan, relating to the role of the Design Control Board (DCB).
2. In 1960, the DCB was created to review new developments in the Marina for architectural features and landscaping.
3. The Marina del Rey LCP was approved by the Board of Supervisors on September 13, 1984 and certified by the California Coastal Commission (CCC) on October 11, 1984. The Local Implementation Program was adopted in 1990, and includes the Marina del Rey Specific Plan.
4. A major amendment to the LCP was approved by the Board of Supervisors on August 22, 1995 and certified by the CCC on February 8, 1996. The role and authority of the DCB were expanded by this amendment. The amendments modified the DCB's role to include not only reviewing projects for visual compatibility with the Marina, but for reviewing projects for consistency with the LCP. The amendments also required the DCB review to be completed prior to an applicant submitting a project for a coastal development permit (CDP) to the

12. The amendments to the Marina del Rey LCP are procedural in nature and will not have a significant effect on the environment, and have been determined to be exempt from the California Environmental Quality Act (Section 15061 (b) (3)).
13. The proposed amendments to the Marina del Rey LCP are consistent with the California Coastal Act and with the Countywide chapters and elements of the County of Los Angeles General Plan adopted November 25, 1980.

THEREFORE BE IT RESOLVED THAT the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. Hold a public hearing to consider the proposed amendments to the Marina del Rey Local Coastal Program, including plan amendments (Plan Amendment No. T2006-00011-(4)) and zoning ordinance (Zone Case No. T2006-00013-(4)).
2. Find that the recommended amendments to the Marina del Rey Local Coastal Program are consistent with the County of Los Angeles General Plan.
3. Signify its intent to amend the Marina del Rey Land Use Plan (Plan Amendment No. T2006-00011-(4)).
4. Signify its intent to amend the Marina del Rey Specific Plan (Zone Case No. T2006-00013-(4)).
5. Submit the amended Marina del Rey Local Coastal Program to the California Coastal Commission for its review and certification.

I hereby certify that the foregoing resolution was adopted by the Regional Planning Commission of the County of Los Angeles on November 20, 2006.

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

Department of Regional Planning (DRP).

5. The current scope of what is under the purview of the DCB overlaps with the duties of the Regional Planning Commission (RPC). Both bodies are currently required to review for project consistency with the LPC. Having two bodies performing similar duties is inefficient and can result in potentially inconsistent actions.
6. The current timing of the DCB review has resulted in delays in the land use entitlement process because an applicant cannot submit an application for a CDP to DRP until the DCB approves the site plans which can take a number of months depending on the complexity of the project.
7. On September 26, 2006, the Board of Supervisors requested the RPC to present recommendations to the Board on a LCP amendment that would modify the role of the DCB in reviewing projects in the Marina del Rey planning area.
8. Public testimony in both written and verbal form has been considered in revising the text of the proposed LCP amendments.
9. The amendments would modify the scope of the DCB to clarify the separation of duties between what the DCB should review and what is under the purview of the RPC. The DCB should review projects for visual compatibility with the Marina, including architecture, landscaping, and signage, and for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17, 1989, the Statement of Aims and Policies, dated February 17, 1987, and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified LIP.
10. The amendments would change when the DCB conducts its review and that it should be done in a timely manner. The amendments would provide a conceptual review to be completed and that recommendations be submitted by the DCB within 90 days of a CDP being filed with DRP. The RPC would consider any DCB comments and recommendations in its review of the CDP. The amendments also provide for a final review of the architectural design (e.g. materials, colors, landscaping and signs) by the DCB that would take place after the RPC has made its final decision on a project's land use entitlements and site plan.
11. The proposed amendments would retain the DCB's invaluable role in reviewing the architectural design of development proposals in Marina del Rey and providing its input to the RPC in a timely fashion.

PROPOSED AMENDMENTS TO MARINA DEL REY LAND USE PLAN

(Note: additions are shown in underlining and deletions are shown in ~~strikethrough~~.)

EXHIBIT NO. <u>4</u>
Application Number <u>MDR LCRA 107</u>
<u>Proposed LUP</u>
<u>Changes</u> California Coastal Commission

Section C. New Development Policy

8. Land Use Plan

e. Policies and Actions

Part 1 – Written Policy

...

Land Development Entitlement Procedures (pages 8-8 & 8-9)

...

6. Design Control Board. The Design Control Board, appointed by the Board of Supervisors, shall review all new development proposals, including renovations, for consistency with the ~~Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies and the Revised Permanent Sign Controls and Regulations.~~ and the certified LCP, including the identity and accessibility of the Marina as a public boating and recreational facility, and shall recommend such modifications to the design as they deem appropriate.

~~Such review shall be completed prior to any application for development being submitted to the Department of Regional Planning for case processing.~~

The Design Control Board shall conduct a conceptual review of the architectural design (i.e. building and façade design) and site planning during the Coastal Development Permit process. Any Design Control Board recommendations to the Regional Planning Commission or Hearing Officer shall be submitted in a timely fashion. Following the Regional Planning Commission's or Hearing Officer's action on Coastal Development Permits, the Design Control Board will have final review of architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the Regional Planning Commission or Hearing Officer.

7. Entitlement Process. The Regional Planning Commission or Hearing Officer shall be responsible for determining consistency of development proposals with the LCP through the Coastal Development Permit process. All applications for development on a specific parcel shall provide evidence of consistency with all of the following: 1) the access and recreation policies of the Coastal Act and this LCP, including the identity and accessibility of the Marina as a public boating and recreational facility and 2) all policies and development standards in the certified LCP, including the amount of development potential allocated to the Development Zone in which the parcel is located, and the principal principle permitted land use assigned to that parcel, permitted in the Waterfront Overlay Zone, or identified in the LCP as compatible uses that may be allowed, subject to a grant of a Conditional Use Permit.

Actual entitlement to develop a new use, or to change or expand an existing use on a given parcel shall be determined by the Regional Planning Commission or the Hearing

EXHIBIT NO. 5
Application Number
MDR LCPA 1-07
Proposed LIP
Changes
California Coastal Commission

1 **ORDINANCE NO. (PROPOSED)**

2 An ordinance amending Title 22 – Planning and Zoning of the Los Angeles
3 County Code, to revise the Marina del Rey Specific Plan.

4 The Board of Supervisors of the County of Los Angeles hereby ordains as
5 follows:

6 **SECTION 1.** Section 22.46.1060 is hereby amended to read as follows:

7 **22.46.1060 Communitywide design guidelines.** Communitywide design
8 guidelines concern several areas. These areas include landscaping, signs, site
9 planning design and architectural treatment. These guidelines are considered to
10 be mandatory when the word "shall" is used and are permissive when the word
11 "may" is used. Developments shall be analyzed for conformance of the project
12 with this Specific Plan and with the identity and accessibility of the Marina as a
13 public boating and recreational facility through the coastal development permit
14 process. The analysis shall address, at a minimum, public access, height,
15 circulation, massing, visual impact, views, and view corridors, compatibility of
16 uses in a mixed use project, and the visibility and convenience of public spaces
17 as they pertain to the policies of this LCP. During the coastal development
18 permit process, the regional planning commission or hearing officer shall require
19 modifications to development proposals where necessary to achieve consistency
20 with the LCP.

21 A. Landscaping. Landscaping shall include trees and shrubbery, with
22 adequate ground cover to protect the soil. Landscaped borders used to shield
23 obtrusive uses shall have a minimum width of eight feet and shall consist of

1 vegetation of sufficient density to hide the use. Landscaping along site
2 perimeters shall have a minimum width of eight feet and shall allow visual access
3 into the lot, except where the landscaping is being used to screen an obtrusive
4 use. These standards shall be implemented in a manner consistent with all other
5 provisions of the certified LCP to encourage unique site design. Layout,
6 components and quantity of landscaping for development in the existing Marina
7 shall be subject to approval by the design control board.

8 B. Lot Coverage. Lot coverage by buildings, shall be limited as
9 otherwise restricted in the Specific Plan, and shall not exceed 90 percent of the
10 net lot area; a minimum of 10 percent of the net lot area shall be landscaped.
11 ~~Layout, components and quantity of landscaping for development in the existing~~
12 ~~Marina shall be subject to approval by the design control board.~~

13 ...

14 E. Site Planning Design and Architectural Design Treatment. Site
15 planning design and architectural design treatment include such elements as
16 structural height, bulk, spacing, on-site open space, facade design, materials and
17 colors.

18 1. Site Planning Design. Planes of the exterior building walls
19 should vary in depth and/or direction to avoid bulk and monotony, and should
20 relate closely to the pedestrian promenade. Building placement and design shall
21 avoid long, continuous blocking of water views.

22 ...

1 4. Architectural Design Treatment. Among other important
2 objectives, good architectural site design is essential in maintaining compatibility
3 among adjacent land uses and preserving important public amenities such as
4 view corridors and scenic vistas. Balconies, terraces and patios are encouraged.
5 Outdoor dining facilities which do not interfere with public accessways are also
6 encouraged to take advantage of water views and scenic vistas throughout
7 Marina del Rey in those areas where restaurants are allowed by this Specific
8 Plan; such facilities shall comply with the public view and public access
9 provisions of this Specific Plan and the provisions of subsection G of Section
10 22.28.070. ~~Specific design review within the existing Marina is the responsibility~~
11 ~~of the design control board's Statement of Aims and Policies, dated February 17,~~
12 ~~1987 found in Appendix C of the Certified LIP.~~

13 ...

14 6. Communitywide design guidelines shall be followed by the
15 regional planning commission and hearing officer during the coastal development
16 permit process ~~are established and administered by the design control board of~~
17 ~~the department of beaches and harbors.~~ The design control board shall continue
18 to review architectural designs and site plans, and may make recommendations
19 to the regional planning commission and hearing officer for development projects
20 in the existing Marina pursuant to Section 22.46.1110.

21 ...

22 **SECTION 2.** Subsection C of Section 22.46.1090 is hereby amended to
23 read as follows:

1 **22.46.1090 Land use monitoring and phasing.**

2 ...

3 C. Development Limitations and Phasing. Specific monitoring criteria
4 for development phasing are described as follows:

5 ...

6 6. Conversion.

7 ...

8 d. ~~The design control board shall review the site plans of~~
9 converted or mixed uses shall be reviewed during the coastal development
10 permit process to assure that the design will enhance compatibility of the uses
11 with each other and with adjoining uses. The board site plans shall show
12 ~~consider~~ massing, public access and views, pedestrian and automobile traffic
13 patterns, convenience of loading and trash hauling and the separation of public
14 and residential routes and entrances of the building as they relate to the project's
15 consistency with the LCP. ~~The design control board shall consider and adopt a~~
16 ~~written report and/or provide marked plans to illustrate its conclusions relating to~~
17 ~~the project's consistency with its guidelines and the LCP.~~ Design changes
18 necessary to assure compliance with the access, visual quality, recreation and
19 other policies of this LCP shall be incorporated into the coastal development
20 permit as conditions of development.

21 **SECTION 3.** Section 22.46.1110 is hereby amended to read as follows:

22 **22.46.1110 Review of new development.** All development in Marina del
23 Rey shall require a coastal development permit, processed in accordance with

1 Part 17 of Chapter 22.56 of this Title 22. At the public hearing conducted by the
2 regional planning commission or hearing officer, any recommendations submitted
3 by the design control board pursuant to subsection D shall be considered.

4 Development shall be approved if a finding is made that the development
5 conforms to the certified LCP, and for projects between the first public road and
6 the sea, also conforms to the access and recreation policies of the California
7 Coastal Act.

8 A. Development in Marina del Rey shall be assessed during the
9 coastal development permit review process to identify the development's impacts
10 and needs associated with the public's right to recreational access to and along
11 the waterfront, including how on-site open space and project features facilitate
12 public uses. The conditions imposed by the county upon such developments
13 shall reasonably relate to the impacts and needs of the affected development
14 and related development. The conditions shall be those which are necessary to
15 alleviate all significant adverse direct and cumulative impacts including those
16 needs identified in the development assessment process. Therefore, the
17 provisions in the Specific Plan relating to compulsory dedication of shoreline
18 access shall be implemented on a case-by-case basis, and appropriate findings
19 supported by substantial evidence shall be adopted by the local agency to
20 support such conditions. The conditions shall substantially advance a legitimate
21 state interest, without denying a lessee or owner economically viable use of the
22 land.

1 B. In Marina del Rey, all land is owned by the county of Los Angeles
2 and all leaseholders hold leases subject to an obligation to provide for active
3 public use, and maximum public enjoyment of the public recreational land.
4 Private rights have been granted by contracts, which in some cases limit public
5 use of the parcels. Existing public accessways are identified in Existing Shoreline
6 Access Map (Map 2) of this Specific Plan (see Map 2 at the end of Part 3 of this
7 chapter), and it is the policy of the county that all development preserve existing
8 access to the Marina, to its bulkhead walkways and to its waters. Where
9 development will increase the numbers of residents or guests on the parcel, this
10 Specific Plan identifies additional bulkhead access and identifies that a public
11 access corridor or other public accommodations in that location would benefit the
12 public, said additional access, including vertical access, shall be guaranteed by
13 the leaseholder of that parcel pursuant to subsection A of this section.

14 C. Lease Extension. In the county-owned Marina del Rey, when lease
15 extensions and/or changes in lease provisions are granted, the leases shall
16 incorporate and be consistent with all requirements of this Specific Plan,
17 including, but not limited to public access, view corridors, parking, impact fees,
18 maintenance of view corridors and parks, protection of existing uses and design
19 review.

20 D. Design Control Board. The design control board, appointed by the
21 Board of Supervisors, shall review all new development proposals, including
22 renovations, for consistency with the Specifications and Minimum Standards of
23 Architectural Treatment and Construction, as amended on October 17, 1989, the

1 Statement of Aims and Policies, dated February 17, 1987, and the Revised
2 Permanent Sign Controls and Regulations, dated September 1971, found in
3 Appendix C of the certified LIP.

4 1. The design control board shall conduct a conceptual review
5 of all new development proposals, including renovations, concurrently with the
6 coastal development permit process. The conceptual review shall analyze the
7 architectural design (i.e. building and façade design) and site planning of the
8 proposed development. Any recommendations, including a written report and/or
9 marked plans, to illustrate its conclusions relating to the project's architectural
10 design (i.e. building and façade design) and site planning shall be submitted by
11 the design control board to the regional planning commission or hearing officer
12 within 90 days of the filing of a coastal development permit application.

13 2. Following the regional planning commission's or hearing
14 officer's action on coastal development permits, the design control board will
15 have final review of architectural design (i.e. building and façade design,
16 materials, colors), landscaping and signs based on the site plan approved by the
17 regional planning commission or hearing officer.

18 **SECTION 4.** Subsection A of Section 22.46.1180 is hereby amended to
19 read as follows:

20 **22.46.1180 Filing requirements.**

21 A. An application for new development shall contain the following
22 information. In the case of an application for a coastal development permit, the

1 information shall be in addition to the material required in Section 22.56.2310
2 relating to coastal development permits.

3 ...

4 12. ~~Site Plans Review Within the Existing Marina.~~ All
5 applications for development in the existing Marina shall include accurate, scaled
6 site plans and elevations, showing gross square footage of existing and
7 proposed development, parking, and parking requirements, as well as access
8 and view corridors required by this certified LCP. ~~These site plans and elevations~~
9 ~~shall be signed and approved by the design control board.~~

10 a. The design control board shall receive site plans for
11 its review pursuant to the provisions of Section 22.46.1110. ~~review the~~
12 ~~development for conformance of the project with this Specific Plan and with the~~
13 ~~identity and accessibility of the marina as a public boating and recreational~~
14 ~~facility. The board's analysis shall address, at a minimum, public access, height,~~
15 ~~circulation, massing, visual impact, views, and view corridors, compatibility of~~
16 ~~uses in a mixed use project, and the visibility and convenience of public spaces~~
17 ~~as they pertain to the policies of this LCP. The design control board shall adopt a~~
18 ~~written report and/or exhibits describing their analysis and recommendations.~~
19 ~~The design control board, as a condition of its approval, may require the~~
20 ~~applicant to return with final plans for approval of signage, landscaping, color and~~
21 ~~other details.~~

22 ...

1 17. Department of beaches and harbors' application. The
2 applicant must provide documentation that a complete application for the
3 proposed development has been submitted to the department of beaches and
4 harbors for review by the design control board.

5 **SECTION 5.** Subsection A of Section 22.46.1190 is hereby amended to
6 read as follows:

7 **22.46.1190 Conditions of approval.**

8 A. The following conditions shall be imposed, where applicable, for
9 development in Marina del Rey.

10 ...

11 9. New roads and infrastructure shall be designed and
12 constructed in an environmentally sensitive manner, and shall follow the design
13 and recreation policies of the certified LCP, ~~including landscaping standards~~
14 ~~required by the Design Control Board.~~

15 ...

16 16. The design control board will have final review of the
17 architectural design (i.e. building and façade design, materials, colors),
18 landscaping and signs based on the site plan approved by the regional planning
19 commission or hearing officer.

20 ...

21 **SECTION 6.** Subsection A of Section 22.46.1200 is hereby amended to
22 read as follows:

1 **22.46.1200 Land use category use restrictions and development**

2 **standards--Purpose.**

3 A. The following use restrictions and development standards shall
4 apply to land use categories in this Specific Plan area. All land use categories
5 are subject to the design guidelines and phasing requirements provided for in
6 Sections 22.46.1060 and 22.46.1090 of this Specific Plan. Land use categories
7 extend beyond the parcel boundary line to the centerline of the street(s)
8 bordering the parcel. Development on a parcel must also conform to the Site-
9 Specific Development Guidelines of this Specific Plan. As used in these Land
10 Use Restrictions and in the site-specific guidelines, the word "shall" means a
11 requirement is mandatory whereas the word "may" means the standards are
12 encouraged but not imperative. Where site-specific guidelines found in Section
13 22.46.1790 or the conditions of development found in Section 22.46.1190 differ
14 from the regulations of these Land Use Restrictions and Development Standards,
15 such site-specific standards and conditions of development shall supersede the
16 land use category regulations listed below. ~~All development in the existing Marina~~
17 ~~is subject to the review of the design control board of the department of beaches~~
18 ~~and harbors.~~ If there is a conflict among these development standards, the more
19 restrictive document shall control.

20 ...

21 **SECTION 7.** Subsection F of Section 22.46.1780 is hereby amended to
22 read as follows:

23 **22.46.1780 Site-Specific Development Guidelines--Purpose.**

1 ...

2 F. All parcels are subject to the phasing requirements outlined in
3 Section 22.46.1090 of this Specific Plan. In addition, all parcels must conform to
4 the Use Restrictions and Development Standards and to these site-specific
5 guidelines. ~~Finally, development on all parcels in the existing Marina is subject to~~
6 ~~the review of the Design control board.~~ As used in these land use restrictions and
7 in the site-specific guidelines, the word "shall" means a requirement is mandatory
8 whereas the word "may" means the standards are encouraged but not
9 imperative. Where site-specific guidelines found in Sections 22.46.1790 through
10 22.46.1940, or the conditions of approval found in Section 22.46.1190 differ from
11 the land use category regulations and development standards listed in Section
12 22.46.1200 above, such site-specific standards and conditions of development
13 shall supersede the land use category regulations. If there is a conflict among
14 these development standards, the more restrictive document shall control.

15 ...

16 Marina del Rey LCP_LIP_DCB_amnd_final_2 (November 6, 2006)

September 1, 2008

To the California Coastal Commission:

Chairman Patrick Kruer
Vice-Chairman Bonnie Neely
Commissioner Khatchick Achadjian
Commissioner Steve Blank
Commissioner William A. Burke
Commissioner Larry Clark
Commissioner Ben Hueso
Commissioner Steven Kram
Commissioner Mary K. Shallenberger
Commissioner Dave Potter
Commissioner Mike Reilly
Commissioner Sara Wan

Re: Marina del Rey LCP No. 1-07 (South Coast District) - Oppose

Honorable Commissioners:

At the October 2008 Coastal Commission hearing, Los Angeles County will seek your approval of the referenced amendment, which would remove the Marina del Rey Design Control Board (DCB) authority for conceptual review of Marina del Rey development and place it instead with the Department of Regional Planning (DRP). We recommend denial of this amendment.

Conceptual review authority was entrusted to the DCB in the revised Marina LCP certified by your Commission in 1996. County officials have acknowledged that the Commissioners at that time made it a condition of certification, because the DCB is a qualified, local board whose singular focus and expertise are Marina del Rey development. Also, it provided for early public input into the County development process.

While this amendment would shift authority over conceptual review to DRP staff, it does not even contemplate public hearings at that venue. Significantly, it retains the work of the review at the DCB, which seems tacit admission that the DCB is, in fact, best-qualified for the job. However, the review would not commence until after the application for a Coastal Development Permit for that project is filed, only half the time would be allotted for the review, and the DCB's determinations would be reduced to advisory-only status—to be disregarded at will by unnamed DRP personnel. This will further alienate the public from meaningful participation by removing direct contact with decision-makers. It will exacerbate the disconnect that the County maintains with the people it is supposed to serve.

Placing conceptual review authority with the DRP also poses an inherent conflict of interest. The DRP's mission to fulfill regional planning needs are not in sync with the LCP's primary purpose of protecting coastal resources, and logically their bias will run with departmental objectives; where the LCP itself contains conflicting provisions, we fear their tendency will be to favor the least restrictive provision in order to maximize development.

EXHIBIT NO. 6
Application Number
MDR LCP 1-07
Public Letter
①
California Coastal Commission

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The DRP caseload includes every project in all unincorporated areas of Los Angeles County, and pressure to increase paid-staff efficiency may lead to shortcuts that are not a danger with the DCB, whose members volunteer their service. DRP already has responsibility for enforcement of zoning issues; concentrating all of the responsibility and authority in one department is unwise. We believe that with its press of business and lack of local awareness and/or focus, the DRP is not well-suited to oversee this critical phase of coastal zone development.

The County's action to strip the DCB of its primary conceptual authority followed a DCB discussion of the need to revisit approvals they had given for a number of projects around Mothers Beach. In April 2006, the DCB suggested these projects might need to be scaled back or relocated due to a misunderstanding of developers' assurances about required onsite parking and the resulting shortage of over 300 parking spaces. We felt the DCB acted properly in doing so and that the situation was an inevitable outcome of County piecemealing Marina development and failing to take into account the cumulative impacts of parking/access, traffic and unilateral land use reconfiguration. This amendment effectively stifled that review.

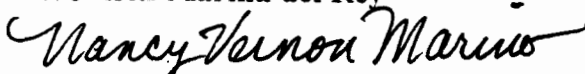
County officials also cited, as a key argument for this amendment, developer complaints of unnecessary delays by the DCB. But the DCB has not caused most of the delays. True, some applicants have spent many months redesigning projects to satisfy DCB standards for approval, to bring them into compliance with the LCP and the high architectural standards the DCB is charged with implementing. But the project delays have often amounted to many *years*. Most of the delays occurred after DCB issued approvals or conditional approvals, yet the County has offered no other explanation for the disparity. (There is one project that the DCB has delayed repeatedly: it refuses to grant even a conditional approval for the Beaches & Harbors Administration building on a prime waterfront parcel. It, too, may have influenced this amendment)

We urge you to reiterate that an authoritative DCB conceptual review is indispensable and appropriate to the Marina del Rey Local Coastal Program, and deny certification of Amendment 1-07. We respectfully request that you further recommend strengthening existing DCB authority by making DCB's review determinations and conditions compulsory, since the County cites language in the LCP that they claim renders their *current* authority advisory only.

Thank you for your consideration.

Together,

We ARE Marina del Rey



Nancy Vernon Marino
Director

cc: Jack Ainsworth, Peter Douglas ✓

②

For further information go to WeareMDR.com

SAMPLE LETTER

Jack Ainsworth
Deputy Director
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Dear Mr. Ainsworth

Please convey the following to the Commissioners:

Re: MDR LCP amendment 1-07/OPPOSE


I wish to express my opposition to the Los Angeles County Board of Supervisors' plans to gut the authority of its Marina del Rey Design Control Board.

The Design Control Board meets in the Marina itself and is highly qualified to review the County's long string of development projects. It also serves as a forum for early citizen input on the projects.

The Board of Supervisors now plans to silence our voices by handing this review authority over to the Department of Regional Planning which deals with all development projects from every corner of the County and meets in downtown Los Angeles. The County clearly regards this as a way to get a rubber stamp for all its excessive development projects.

I urge you to reject the County's Amendment 1-07 (at your October meeting in Ventura). I respectfully ask the you to reiterate that the Marina Design Control Board's initial, authoritative conceptual review is essential to achieving balanced development in conformance with the Marina Local Coastal Plan guidelines, and to remind the County that full public participation in decisions affecting coastal planning is mandated by California Coastal Act Section 30006.

Sincerely


P.O. Box 3710
Santa Monica, CA. 90408

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South Coast Region
SEP 9 - 2008
CALIFORNIA
COASTAL COMMISSION

③

MICHAEL J. GOLDBERG
SHEILA GOLDBERG
15 Via Marina
Venice, California 90292

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South Coast Region

SEP 9 - 2008

CALIFORNIA
COASTAL COMMISSION

September 6, 2008

Jack Ainsworth
Deputy Director
California Coastal Commission
200 OceanGate, 10th Floor
Long Beach, CA 90802-4416

Dear Mr. Ainsworth

Please convey the following to the Commissioners:

Re: MDR LCP amendment 1-07/OPPOSE

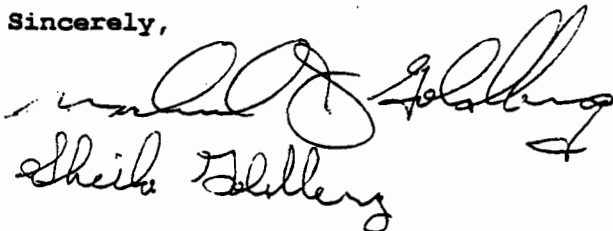
I wish to express my opposition to the Los Angeles County Board of Supervisors' plans to gut the authority of its Marina del Rey Design Control Board. Marina del Rey was intended for recreational use by the people of the county. Because of its popularity and success the county is trying to milk it for all the income it can generate. If you continue on this path you will create the same traffic congested mess that exists in so many other parts of the area. You will kill the "golden goose".

The Design Control Board meets in the Marina itself and is highly qualified to review the County's long string of development projects. It also serves as a forum for early citizen input on the projects.

The Board of Supervisors now plans to silence our voices by handing this review authority over to the Department of Regional Planning which deals with all development projects from every corner of the County and meets in downtown Los Angeles. The County clearly regards this as a way to get a rubber stamp for all its excessive development projects.

I urge you to reject the County's Amendment 1-07 (at your October meeting in Ventura). I respectfully ask the you to reiterate that the Marina Design Control Board's initial, authoritative conceptual review is essential to achieving balanced development in conformance with the Marina Local Coastal Plan guidelines, and to remind the County that full public participation in decisions affecting coastal planning is mandated by California Coastal Act Section 30006.

Sincerely,



Sheila Goldberg

Telephone 310-821-5546 Fax 310-821-5547 email- mivenice@gmail.com

SEP 15 2003

(4)

CALIFORNIA
COASTAL COMMISSION

I urge you to reject the County's Amendment 1-07 (at your October meeting in Ventura) and respectfully ask the you to reiterate that the Marina Design Control Board's initial, authoritative conceptual review is essential to achieving balanced development in conformance with the Marina Local Coastal Plan guidelines, and to remind the County that full public participation in decisions affecting coastal planning is mandated by California Coastal Act Section 30006.

Sincerely

NICKOLAS ELSNER
AVA GAWRONSKI
10523 Bradbury Rd
Los Angeles 90084

Nickolas Elsner
Ava Gawronski
9/11/08

5

JAN BOOK, C.P.A. & Attorney

4314 Marina City Dr., #PH22, Marina del Rey, CA 90292
email: Jan@JanBook.com

TEL (310) 578-7508
FAX (310) 578-1148

September 11, 2008

Jack Ainsworth
Deputy Director
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

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South Coast Region

SEP 15 2008

CALIFORNIA
COASTAL COMMISSION

Dear Mr. Ainsworth

Please convey the following to the Commissioners:

Re: MDR LCP amendment 1-07/OPPOSE

I wish to express my opposition to the Los Angeles County Board of Supervisors' plans to destroy the effectiveness of the Marina del Rey Design Control Board by removing their authority to make design decisions.

The Design Control Board currently meets in the Marina, the same community where the project will be and where the citizens who will have to live with the project also live. The Design Control Board is highly qualified to review the development projects in the Marina and serves as a forum for early citizen input.

The Board of Supervisors now plans to silence our voices by handing this review authority over to the Department of Regional Planning which deals with all development projects from every corner of the County and meets in downtown Los Angeles. This will result in fewer people from the Marina being able to participate in the review process and will make the contributions of the Design Control Board virtually meaningless. Furthermore, Board of Supervisors has give the public no explanation or justification for this change.

I urge you to reject the County's Amendment 1-07 (at your October meeting in Ventura). The Marina Design Control Board serves an important role in achieving balanced development in conformance with the Marina Local Coastal Plan guidelines.

Please remind the County that California Coastal Act Section 30006 mandates full public participation in decisions affecting coastal planning.

Sincerely


Jan Book

6

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South Coast Region

SEP 15 2008

CALIFORNIA
COASTAL COMMISSION

Jack Ainsworth
Deputy Director
California Coastal Commission
200 OceanGate, 10th Floor
Long Beach, CA 90802-4416

September 9, 2008

Dear Mr. Ainsworth

Please convey the following to the Commissioners regarding MDR LCP amendment 1-07/OPPOSE:

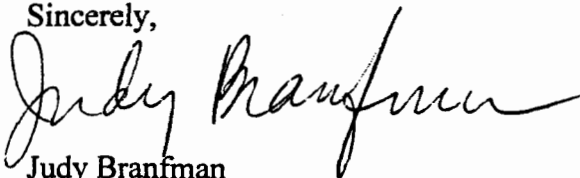
I am writing to express my opposition to the Los Angeles County Board of Supervisors' plans to gut the authority of its Marina del Rey Design Control Board.

The Design Control Board is highly qualified to review the County's long string of development projects and has acted as a forum for early citizen input on local projects. Because they meet in the Marina local residents and other stakeholders are able to attend meetings and be part of the discussions and decision-making.

The Board of Supervisors now plans to silence our voices by handing this review authority over to the Department of Regional Planning which deals with all development projects from every corner of the County and meets in downtown Los Angeles. The County clearly regards this as a way to get a rubber stamp for all its excessive development projects.

I urge you to reject the County's Amendment 1-07 (at your October meeting in Ventura). I believe that the Marina Design Control Board's initial, authoritative conceptual review is essential to achieving balanced development in conformance with the Marina Local Coastal Plan guidelines, and I would like to remind the County that full public participation in decisions affecting coastal planning is mandated by California Coastal Act Section 30006.

Sincerely,



Judy Branfman
10116 Rossbury Place
Los Angeles, CA 90064
310/815-8196

7

Jack Ainsworth
Deputy Director
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

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South Coast Region

SEP 11 2008

CALIFORNIA
COASTAL COMMISSION

Dear Mr. Ainsworth

Please convey the following to the Commissioners:

Re: MDR LCP amendment 1-07/OPPOSE

I wish to express my opposition to the Los Angeles County Board of Supervisors' plans to gut the authority of its Marina del Rey Design Control Board.

The Design Control Board meets in the Marina itself and is highly qualified to review the County's long string of development projects. It also serves as a forum for early citizen input on the projects.

The Board of Supervisors now plans to silence our voices by handing this review authority over to the Department of Regional Planning which deals with all development projects from every corner of the County and meets in downtown Los Angeles. The County clearly regards this as a way to get a rubber stamp for all its excessive development projects.

I urge you to reject the County's Amendment 1-07 (at your October meeting in Ventura). I respectfully ask the you to reiterate that the Marina Design Control Board's initial, authoritative conceptual review is essential to achieving balanced development in conformance with the Marina Local Coastal Plan guidelines, and to remind the County that full public participation in decisions affecting coastal planning is mandated by California Coastal Act Section 30006.

Sincerely

Marguerite Campbell
my family enjoys "Mother's
Beach" and would hate to lose
it. Don't expand tourist
accommodations at residents'
expense!!