

## **SUPPLEMENTAL REPORT TO THE REGIONAL PLANNING COMMISSION**

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<b>DATE ISSUED:</b>	November 7, 2024	
<b>MEETING DATE:</b>	November 20, 2024	<b>AGENDA ITEM:</b> 6
<b>PROJECT NUMBER:</b>	PRJ2023-003853-(2)	
<b>PERMIT NUMBER:</b>	Coastal Development Permit (“CDP”) No. RPPL2023005678	
<b>SUPERVISORIAL DISTRICT:</b>	2	
<b>PROJECT LOCATION:</b>	14110 Palawan Way, Marina del Rey, CA 90292 Assessor’s Parcel Number 4224-004-901	
<b>OWNER:</b>	County of Los Angeles	
<b>APPLICANT:</b>	Los Angeles County Department of Beaches and Harbors (“Beaches and Harbors”)	
<b>CASE PLANNER:</b>	Shawn Skeries, Principal Planner sskeries@planning.lacounty.gov	

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### **RECOMMENDED MOTION:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CONTINUE THE PUBLIC HEARING FOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2023005678 TO DECEMBER 11, 2024.**

### **BACKGROUND**

This agenda item is a request for a CDP to renovate an existing 700-square-foot public restroom and boat storage building, including upgrades to the public restrooms to comply with current Americans with Disabilities Act (“ADA”) accessibility requirements, and a 650-square-foot building expansion (“Project”). The Project also includes hardscape and landscape improvements.

Before the Regional Planning Commission (“RPC”) hearing on October 2, 2024, LA County Planning staff (“Staff”) received several public comments, including comments from two local boating clubs, the Los Angeles Rowing Club and the Marina del Rey Outrigger Canoe Club. These comments expressed concerns over the temporary displacement of the storage racks

for kayaks and canoes and a desire for an alternative area for the storage of kayaks and canoes in the vicinity of the Project Site. These comments also expressed concerns regarding the widening of the sidewalk on the ocean side and concerns regarding the design of the proposed renovation of the public restroom and boat storage building, which are related to the functionality of the building.

Staff reached out to the applicant, Beaches and Harbors, and asked them to review these comments. Beaches and Harbors advised Staff that they had been actively communicating with the local boating clubs to address storage needs during the Project's construction period. Beaches and Harbors had identified some areas in the vicinity of the Project Site and were committed to exploring other feasible solutions. Given the increased concerns regarding the Project, Beaches and Harbors agreed to conduct further outreach to address all the concerns. At the RPC hearing on October 2, 2024, they requested a public hearing continuance to November 20, 2024, to complete this outreach.

Community outreach was conducted on October 10, 2024, and October 30, 2024, to address the above-mentioned concerns. Beaches and Harbors needs additional time to update the drawings that will reflect the changes that are being incorporated into the design of the public restroom and boat storage building and the temporary area for the dry boat storage racks. Beaches and Harbors requests another public hearing continuance to December 11, 2024, to complete the drawings. Staff has no concerns with this request and recommends that the RPC continue the public hearing accordingly.

After the distribution of the Supplemental Report to the RPC dated October 1, 2024, Staff received several additional public comments, which are attached as Exhibit A. These comments express similar concerns to those mentioned above.

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Report

Reviewed By:

Rob Glaser  
Robert Glaser, Supervising Regional Planner

Report

Approved By:

M. Glaser  
Mitch Glaser, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Correspondence from the public received after the distribution of the Supplemental Report to the RPC dated October 1, 2024

**From:** [DRP Public Comment](#)  
**To:** [Shawn Skeries](#); [Robert Glaser](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: My rack space  
**Date:** Wednesday, October 2, 2024 7:01:35 AM

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FYI

ELIDA LUNA (she/her/hers)  
COMMISSION SECRETARY, Operations & Major Projects (OMP)  
Direct: (213) 974-6409  
Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

-----Original Message-----

From: Douglas Ewer <[douglasewer@icloud.com](mailto:douglasewer@icloud.com)>  
Sent: Tuesday, October 1, 2024 10:37 PM  
To: DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
Subject: My rack space

CAUTION: External Email. Proceed Responsibly.

To whom it may concern,

I'm writing to provide a written comment (as a non applicant) for the October 2nd 2024 meeting of the Los Angeles County Regional Planning Commission.

This comment is in reference to agenda item number 7: Project No. PRJ2023-003853-(2), Coastal Development Permit No. RPPL2023005678, by the Los Angeles County Department of Beaches and Harbors.

I have my OC1 stored at this beach on one of the racks that belong to the Marina del Rey outrigger canoe club. I live in a small apartment and I have no other place to store this boat even if I had any way of transporting it away from the beach. I want to respectfully ask that we can find a solution where there is an alternative place in the marina where we can store the canoes. This is of great concern to me as well as to a lot of other people. Please thank you for your attention. Sincerely Douglas F Ewer

**From:** [DRP Public Comment](#)  
**To:** [Shawn Skeries](#); [Robert Glaser](#)  
**Cc:** [Rafael Andrade](#)  
**Subject:** FW: Oct 2nd meeting-Agenda item #7  
**Date:** Wednesday, October 2, 2024 7:01:14 AM

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FYI

**ELIDA LUNA** (she/her/hers)

**COMMISSION SECRETARY, Operations & Major Projects (OMP)**

Direct: (213) 974-6409

Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** Jme Kimizuka <[jme.email@yahoo.com](mailto:jme.email@yahoo.com)>  
**Sent:** Tuesday, October 1, 2024 6:07 PM  
**To:** [DRP Public Comment](#) <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Re: Oct 2nd meeting-Agenda item #7

**CAUTION:** External Email. Proceed Responsibly.

[Sent from Yahoo Mail for iPad](#)

On Sunday, September 29, 2024, 11:47 AM, Jme Kimizuka <[jme.email@yahoo.com](mailto:jme.email@yahoo.com)> wrote:

**Subject:** Request for Temporary Vessel Storage and Comment Regarding Beach Construction Plan

Agenda #7

To Whom It May Concern,

Thank you for sharing the update on the upcoming beach construction and its effects on the County racks. I appreciate the efforts being made to find solutions for the vessels impacted.

I'd like to reiterate that the current lack of storage options is a pressing issue for me, as I don't have an alternative place to store my vessel during the construction period. The construction timeline of 12-24 months without any accommodation for vessels on the County racks, like mine, presents a significant inconvenience. While provisions are being made for the club racks, there doesn't seem to be a viable solution yet for individuals like myself, which is problematic.

In light of this, I strongly urge the County to consider providing interim racks like finding another suitable alternative if beach space is limited. This would ensure that those of us who rely on the County racks are not left without storage for the duration of the construction.

I appreciate your attention to this matter and any steps that can be taken to provide temporary storage solutions for those of us affected. Please keep me updated on any potential resolutions.

Thank you again for your time.

Best regards,

Jaimee Kimizuka

442-249-0036

Not the applicant

5228 W 123rd Street

Hawthorne, CA 90230

Agenda #7

[Sent from Yahoo Mail for iPad](#)



**To: RPC Chair O'Connor, Commission Members**  
**Cc: Amy J. Bodek, Director, DRP; Gary Jones, Director, DBH**

**From: Barry A. Fisher**

**Date: October 4, 2024**

**Re: Regional Planning Commission – DBH Proposed Project No. PRJ2023-003853(2)**  
**Hearing 10/2/24, Agenda Item 7 (partial hearing, continued to 11/20/24)**

**Dear Chair O'Connor and Commissioners:**

**I am writing as Vice President of the Mothers Beach United Marina Rowing Association and, until recently, Chair of the Marina del Rey Community Boating Council, where I served for several years. I have also been Vice President of the LA Rowing Club for over 10 years, now inactive member, and I am one of the founding attorneys of the Sierra Legal Defense Fund, now Earthjustice.**

**I am deeply concerned about the land-use decision-making process discussed during the October 2, 2024, hearing on the future of beach-launch watercraft area renovations at Mothers Beach. While I understand the complexities involved in such decisions, I believe there is a significant issue here that needs urgent attention. I would like to suggest an interim solution below that I believe could be implemented quickly.**

**Background--The Marina was built in the 1960s with substantial federal and state funding, with the primary goal of serving regional recreational boating needs. Mothers Beach (MB) remains the only beach launch in the Marina, servicing kayaks, rowing shells, outrigger canoes, and more. Given this unique role, the priority should be to improve and expand the space to accommodate growing regional demand for beach access facilities. Efforts to beautify the area for pedestrians at the expense of boating facilities could create conflicts and congestion, particularly on a beach that currently has much foot traffic carrying long boats overhead from cars and racks to water.**

**Key Concerns--At the October 2 hearing, I spoke about two issues. First, I greatly appreciate DBH Director Jones' commitment to provide interim rack space for MB's three boating clubs. However, it is essential that the many individuals leasing racks at MB for kayaks, outriggers, and other small craft are also provided alternative space. Most urgently, the November 15 eviction date for rack holders should be suspended until a reasonable solution is reached, after the proposal's approval.**

**Second, the land-use decision-making process raised serious concerns. Unfortunately, I was not given time to fully express this during the hearing, but I believe the process was not as transparent or inclusive as it should have been. Specifically, the proposal focuses on two elements: replacing the existing MB building and redesigning the beach space for boat racks and storage areas. My concerns are focused on the latter.**



**Historical Context**--To provide some context, in 2005, as Vice President of the LA Rowing Club, I learned that DBH had quietly granted development rights for a 32,000-square-foot commercial/residential project to replace the MB parking lot and turn the beachfront into a park, eliminating recreational boating. I helped organize the Marina community, and over several years, we fought to preserve the beach-launch area, speaking at hearings before DBH, the Coastal Commission, the Board of Supervisors, and the Regional Planning Commission. In 2010, the project was finally halted by the Regional Planning Commission. Following that, meetings were held with DBH and DRP staff about creating a dedicated watercraft center at MB. I helped organize site visits to model boathouses, including Newport's Aquatic Center, and DRP Director Richard Brucker was particularly supportive of building something similar in the Marina. However, these discussions focused on replacing the building, not on addressing the growing need for expanded rack and storage space.

**The Current Situation**--Recently, on September 16, 2024, DBH sent eviction notices requiring rack holders to remove their watercraft by November 15, 2024. We learned that DBH, without consulting the user community, had decided on a beach land-use plan defining, limiting the rack/storage unit area confining it to existing or diminished space, necessitating the removal of all racks and storage units for what might be a year during demolition and reconstruction. There was no meaningful input from the public regarding current and future needs for watercraft storage.

During the October 2 hearing, a commissioner inquired about public outreach related to recreational watercraft needs. DBH was asked but referred to the Department of Public Works representative appearing virtually and nothing was heard in response. Then, surprisingly, the DBH representative announced that unless the project is approved and construction contracts are signed by December, the funding for the project would be lost.

**Call for Improved Public Input**--While I recognize the challenges DBH and DRP face in balancing various interests, it is critical that this process be transparent, inclusive, and centered around the public's needs. MB is a unique recreational asset serving the entire county, and it is the role of our public agencies to ensure that decisions reflect the broader public interest, not just the needs of specific clubs or organizations.

We should be looking ahead, perhaps even to the 2028 Olympics, when LA could proudly host a world-class watercraft facility. This is not just about aesthetics or beautification—it's about preserving and expanding access to crucial recreational resources.

**Proposed Interim Solution**--As a potential interim solution, I propose that the current project be approved, but with the understanding that beach space—at least up to the Jamaica Inn access walkway—be dedicated to future development of watercraft racks, storage units, and wash areas. This would allow progress on the building replacement while ensuring that the needs of the watercraft community are not sidelined.

I appreciate your consideration and look forward to a more inclusive and thoughtful approach to planning for the future of Mothers Beach.

Sincerely,  
Barry A. Fisher