



# Venice Neighborhood Council

PO Box 550, Venice, CA 90294 / [www.VeniceNC.org](http://www.VeniceNC.org)  
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## **Venice Neighborhood Council Resolution Rejecting Marina Del Rey Redevelopment Project Traffic Study and Opposing Local Coastal Plan Amendment**

*Whereas*, as of February, 2011, seventeen development projects in Marina Del Rey (referred to as the "Marina Del Rey Redevelopment Project" in LA County documents) had either been permitted or were in the process of being permitted by the Los Angeles County Board of Supervisors (see Appendix for links to documents), *and*

*Whereas*, on February 17, 2009, the Venice Neighborhood Council passed a resolution (see appendix for links to documents) requesting 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**, [emphasis added] 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), *and*

*Whereas*, Los Angeles County declined to prepare a comprehensive EIR or a comprehensive Local Coastal Program (LCP) update and instead elected to prepare an LCP amendment covering 5 selected projects (currently numbering 4 projects and known as the "pipeline projects"), *and*

*Whereas*, as part of the LCP Amendment offered by Los Angeles County for approval by the California Coastal Commission, an April 2010 traffic study was conducted by Raju Associates Inc. that purported to be comprehensive in scope, but was limited to the area:

...bounded by Washington Boulevard on the north, Jefferson Boulevard on the south, Pacific Ocean on the west and Lincoln Boulevard on the east. These locations fall within the County of Los Angeles and City of Los Angeles. Also included are the intersections of SR 90 and Mindanao Way

*therefore ignoring regional impacts north of Washington Blvd, south of Jefferson Blvd and east of Lincoln Blvd, and*

*Whereas*, Tom Brohard P.E, a licensed, qualified traffic engineer hired by the independent group "We Are Marina Del Rey," reviewed the 2010 traffic study of Raju Associates Inc, as well as previous traffic studies of Marina del Rey prepared in 1991 and in 1994 by DKS Associates, and found the following deficiencies (see Appendix for links to documents):

1. Baseline traffic counts require revision
2. Trip generation for related projects has not been disclosed
3. Some trip generation rates are either outdated or incorrect



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4. Conclusions made based on comparisons between current and past traffic studies are irrelevant
5. Significant traffic impacts and mitigation measures are incomplete
6. Queuing analysis was not included
7. The County's "Traffic Mitigation Fee program" does not guarantee improvements will be timely, if made at all
8. All feasible mitigation measures have not been studied

and because of these serious deficiencies Mr. Brohard concluded:

*there is 'substantial evidence' that the Proposed Project will have adverse traffic impacts (both inside the unincorporated Marina del Rey and in the neighboring cities that surround the Marina) that have not been properly disclosed, analyzed, and mitigated... each of the significant traffic impacts outside the County's jurisdiction must be considered "significant and unavoidable," and*

**Whereas**, should the Marina Del Rey Redevelopment Project be completed as currently configured, the underestimated traffic impacts, the insufficient mitigation measures and the failure to analyze and mitigate regional traffic impacts will lead to significant adverse traffic conditions for the City of Los Angeles, Culver City and the communities of Venice, Mar Vista, Del Rey and Westchester in particular;

**Therefore be it resolved,**

1. The Venice Neighborhood Council recommends that until such a time that:
  - a. a comprehensive traffic study for the Marina Del Rey Development Project is conducted that cures the deficiencies found in the April 2010 traffic study, analyses the regional impacts ignored by the April 2010 traffic study and
  - b. all mitigation measures are evaluated by *both* Los Angeles County and the City of Los Angeles and included in the Marina Del Rey Redevelopment Project Plans

the City of Los Angeles request that Los Angeles County halt permitting activities for new Marina Del Rey Redevelopment Project construction, that Los Angeles County comply with the City's request, and that the California Coastal Commission reject the County's Local Coastal Plan Amendment.

2. This resolution shall be distributed to the Los Angeles City Council, the Los Angeles County Board of Supervisors, the California Coastal Commission, Los Angeles Mayor Antonio Villaraigosa, Los Angeles City Councilmember Bill Rosendahl, the Los Angeles County Department of Regional Planning, We Are Marina Del Rey, the Mar Vista Community Council, the Del Rey Neighborhood Council, the Westchester/Playa Neighborhood Council, the Western Regional Alliance of Councils, Congresswoman Janice Hahn, State Senator Ted Lieu and State Assembly Member Betsy Butler.



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## Appendix - Links to Documents

### Links to LA County Documents

<b>Links to MDR LCP Amendment related documents</b>	<a href="http://planning.lacounty.gov/case/view/project_no._r2009-02277-4_adv_200900014_marina_del_rey_land_use_plan_major/">http://planning.lacounty.gov/case/view/project_no._r2009-02277-4_adv_200900014_marina_del_rey_land_use_plan_major/</a>
<b>Current LCP:</b> Land Use Plan	<a href="http://file.lacounty.gov/dbh/docs/cms1_145682.pdf">http://file.lacounty.gov/dbh/docs/cms1_145682.pdf</a>
<b>Current LCP:</b> Implementing Ordinances	<a href="http://file.lacounty.gov/dbh/docs/cms1_145683.pdf">http://file.lacounty.gov/dbh/docs/cms1_145683.pdf</a>
<b>Current LCP:</b> Implementation Program Appendices	<a href="http://file.lacounty.gov/dbh/docs/cms1_145684.pdf">http://file.lacounty.gov/dbh/docs/cms1_145684.pdf</a>
<b>2010 Draft MDR Amendment *</b> Local Coastal Plan (LCP)	<a href="http://planning.lacounty.gov/assets/upl/case/project_r2009-02277_lcp.pdf">http://planning.lacounty.gov/assets/upl/case/project_r2009-02277_lcp.pdf</a>
<b>2010 Draft MDR Amendment *</b> Local Implementation Plan (LIP)	<a href="http://planning.lacounty.gov/assets/upl/case/project_r2009-02277_lip.pdf">http://planning.lacounty.gov/assets/upl/case/project_r2009-02277_lip.pdf</a>
<b>2010 Draft MDR Amendment *</b> Draft Traffic Study	<a href="http://file.lacounty.gov/dbh/docs/cms1_148597.pdf">http://file.lacounty.gov/dbh/docs/cms1_148597.pdf</a>
<b>2010 Draft MDR Amendment *</b> Draft Traffic Study Volume II - Appendices	<a href="http://file.lacounty.gov/dbh/docs/cms1_148854.pdf">http://file.lacounty.gov/dbh/docs/cms1_148854.pdf</a>

### Links to Non-LA County Documents

<b>Marina Del Rey Redevelopment Projects</b> Current Status	<a href="http://venicenc.org/files/MDR_Project_Status_Aug2011.pdf">http://venicenc.org/files/MDR_Project_Status_Aug2011.pdf</a>
<b>Venice Neighborhood Council Resolution on Marina Del Rey Redevelopment – 2/17/2009</b>	<a href="http://venicenc.org/files/090301-LACtyBdOfSup-MDRDevLtr-VNCRResolution.pdf">http://venicenc.org/files/090301-LACtyBdOfSup-MDRDevLtr-VNCRResolution.pdf</a>
<b>Independent Review of 2010 Draft MDR Amendment Traffic Study</b>	<a href="http://www.wearemdr.com/bm~doc/brohard-and-associates-report-on-la-county-2010-traffic-study.pdf">http://www.wearemdr.com/bm~doc/brohard-and-associates-report-on-la-county-2010-traffic-study.pdf</a>

\* These documents are not the final documents and do not reflect changes ordered by the LA County Board of Supervisors at it April 26, 2011 Meeting