



Post Office Box 661450 – Los Angeles, CA 90066

www.delreyhome.org

P.O. Box 661450; Los Angeles, CA 90066

<https://www.delreyhome.org>

January 5, 2021

Via USPS and E-mail

Alan Como

Department of City Planning

Major Projects Section

200 N. Spring Street, Room 750

Los Angeles, CA 90012

RE: Paseo Marina Development
Case #ENV-2016-3343-EIR
State Clearinghouse #2017061017
Paseo Marina, 13400–13450 Maxella Ave,
and 4305-4363 Glencoe Ave.
Los Angeles, CA 90292

Dear Mr. Como,

The Paseo Marina project developers, after purportedly digesting the 2019 community response to the draft Environmental Impact Report, returned this fall to make ubiquitous presentations of their revised project. They persist in construing their massive proposed complex as providing a benefit to the Del Rey community while failing to mention that they need a General Plan Amendment (“GPA”) in order to make it happen.

As concerned residents, we show up, speak up, write our representatives, survey our neighbors, write reports, and voice disapproval in overwhelming solidarity; yet, our voice falls on deaf ears as the developers march ahead towards their goal of obtaining a General Plan Amendment that would allow them to build a massive mixed-use, predominantly residential development in the shopping and entertainment center of Del Rey – the Marina Marketplace – an area that is not zoned for residential use.

WHAT WE DO SUPPORT:

We would support a project, whether by City Planning approval or to be permitted by the updated Community Plan, that prioritizes and maintains the neighborhood **commercial** center characteristics of the property. The project should contain a quantity of non-residential space at least equal to the existing commercial square

footage (approximately 100,000 SF) with commensurate parking, and it must provide publicly used functions including but not limited to:

- Retail shops
- Restaurants/cafes
- personal and business services/community meeting room
- Health, wellness, fitness facilities
- Civic, government, public recreational (e.g., swimming pool), and other community space
- Cultural institutions
- Educational institutions
- Movie theaters
- Bookstore
- Post office

WHAT WE DO NOT SUPPORT:

- We do not support any spot-zoning (General Plan Amendment) for this property.
- We do not support any proposal that varies from the existing community plan.
- We do not support any exceptions to zoning, especially now, while LA City Planning is in the process of updating the Palms/Mar Vista/Del Rey Community Plan. The existing zoning is M1-1, with a FAR of 1.5:1. This allows for 390,000 sq. ft. to be built. No residential is permitted. None.

(Note: The current proposal is for building 559,000 sq. ft. with a predominance of residential.)

ISSUES WITH TRUST:

The current property, in the area designated by the proposal, has been allowed to fade and sag. The developer has shown disinterest in the community by letting the years pass without suitable maintenance, upgrades and improvements in keeping with the surrounding neighborhood, or with the competitors' shopping complexes nearby, e.g. Caruso's Waterside, 4700 Admiralty Way. In a non-COVID year, this area should be drawing tourists from around the world while also meeting the needs of local residents.

Allowing the Paseo Marina project to proceed would be an enriching give-away to the developer at the expense of the quality of life we chose when we moved to Del Rey.

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NOTE:

To provide some history of this project, we have attached the comment letters that we submitted after the initial scoping meeting and again after issuance of the draft Environmental Impact Report. Additionally, we call your attention to the 43-page report written by the DRRRA Land Use Committee dated June 3, 2019 detailing the general consensus on issues with the Paseo Marina 2016 proposal. (Attached to this email.)

Our board of directors reviewed and approved this letter at our January 4, 2021 board meeting.

Very truly yours,

Maureen Madison

Maureen Madison
President

cc via email

Kinikia Gardner, Community Plan Update
Diego Janacua, Community Plan Update
Mayor Eric Garcetti
Councilmember Mike Bonin
Council District 11, Planning Deputy Len Nguyen
Council District 11, Del Rey Deputy Vishesh Anand
State Senator Ben Allen
State Assemblywoman Autumn Burke
Del Rey Residents Association board of directors
Del Rey Residents Association land use committee
Del Rey Neighborhood Council board of directors

Attachments:

7/18/17 Letter re Notice of Project Scoping
3/27/19 Letter to City Planning
6/21/19 DEIR Comment Letter