



*To enrich lives through effective and caring service*



## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Wednesday, June 16, 2010, 12:30 p.m.**

**Burton W. Chace Park Community Building  
13650 Mindanao Way ~ Marina del Rey, CA 90292**

#### Design Control Board Members

Peter Phinney, AIA – Chair	- Fourth District
Simon Pastucha – Vice Chair	- Third District
Helena Jubany – Member	- First District
David Abelar – Member	- Second District
Tony Wong, P.E. – Member	- Fifth District

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**

2. **Approval of Minutes**

January 20, February 17, March 17 and April 21, 2010 meeting minutes.

3. **Public Comment**

Public comment within the purview of this Board (three minute time limit per speaker)

4. **Consent Agenda**

*The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.*

5. **Old Business**

None

6. **New Business**

A. **Parcel 56 - Fisherman's Village - DCB #10-008**

Consideration of signage modifications for Cafe Al Fresco.

B. **Parcel 27 - Jamaica Bay Inn - DCB #10-009**

Consideration of new signage for Jamaica Bay Inn.

C. **Department of Beaches and Harbors Website Upgrade**

Presentation of proposed improvements to DBH Website.

- D. DCB Meeting Minutes and Audio Recordings  
Discussion of DCB meeting minutes and posting of audio recordings.

7. Staff Reports

A. Temporary Permits Issued by the Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Coastal Commission's Calendar
- Local Coastal Program Periodic Review Update
- Small Craft Harbor Commission Minutes
- Marina Design Guidelines Update
- Redevelopment Project Status Report

C. Marina del Rey and Beach Special Events

8. Design Control Board Reviews

- A. Parcel 56 - Fisherman's Village - DCB #10-008  
Approval of signage modifications for Cafe Al Fresco.

- B. Parcel 27 - Jamaica Bay Inn - DCB #10-009  
Approval of new signage for Jamaica Bay Inn.

9. Adjournment

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

**Project Materials:** All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595; and (beginning the Monday prior to the meeting) Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503. The materials can also be accessed on our website at [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov).

**Please Note:** The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

**Departmental Information:** <http://beaches.co.la.ca.us> or <http://labeaches.info>

**MINUTES  
OF  
MARINA DEL REY  
DESIGN CONTROL BOARD**

**January 20, 2010 @ 12:30 p.m.**

**Los Angeles County Department of Beaches and Harbors  
Burton Chace Park, Community Building  
13650 Mindanao Way  
Marina del Rey, CA 90292**

Members Present:	Peter Phinney, A.I.A., Chair, Fourth District David Abelar, Second District Tony Wong, P.E., Fifth District
Members Absent:	Simon Pastucha, Vice-Chair, Third District Helena Lin Jubany, First District
Department Staff Present:	Gary Jones, Deputy Director Charlotte Miyamoto, Chief, Planning Division Peter Dzewaltowski, Regional Planning Assistant Teresa Young, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Michael Tripp, Department of Regional Planning
Guests Testifying:	Brian Colacarro, General Manager, Waterside Jon Nahhas Tim Riley, Executive Director, Marina del Rey Lessees Association

**1. Call to Order and Pledge of Allegiance**

**Mr. Phinney called the meeting to order at 12:46 p.m., and Mr. Wong led the Pledge of Allegiance.**

**Mr. Wong (Abelar) moved to excuse Mr. Pastucha and Ms. Jubany from the meeting.  
{Unanimous consent}**

**2. Approval of the Design Control Board Minutes**

**Mr. Wong (Abelar) moved to approve the December 17, 2009 minutes with a correction to Section 7, Staff Reports, to reflect that because there was no further official action required, Mr. Wong left the Design Control Board meeting at 3:40 p.m.**

**3. Design Control Board Reviews**

Mr. Phinney summarized the previous meeting's discussion about streamlining the Board Reviews and asked staff to agendaize an item next month to revisit the new review process. He noted that the new process would require that staff read back the motion to the DCB for final approval during the meeting rather than waiting 30 days to approve the Board Reviews.

**A. Parcel 9 - Woodfin Hotel and Timeshare Resort -DCB #04-015-C**

Further consideration of Waterfront Pedestrian Promenade

**Mr. Wong (Abelar) moved to approve DCB Review #04-015-C as submitted  
{Unanimous consent}**

**B. Parcel 10/FF - Neptune Marina - DCB #04-014-C**

Further consideration of Waterfront Pedestrian Promenade

**Mr. Wong (Abelar) moved to approve DCB Review #04-014-C as submitted.  
{Unanimous consent}**

**4. Consent Agenda**

None.

**5. Old Business**

**A. Parcel 50 - Waterside Shopping Center - DCB #09-006-B**

Reconsideration of returning submittal for extension of temporary signage for Charla's Place.

Ms. Miyamoto gave an overview of the project.

Public Comments

None.

Board Comments

Mr. Abelar asked about the tenant's month-to-month contract.

The applicant's representative, Brian Colacarro, stated the month-to-month lease could be converted to a permanent lease.

Mr. Wong inquired about the current tenancy and when the month-to-month contract started.

Mr. Colacarro replied that the tenant was previously a temporary tenant from April to December, 2009, and the new month-to-month lease was approved in January 2010.

Ms. Miyamoto responded to a question from Mr. Wong about policies for temporary banners. Lessees can display banners up to 30 days with a 30-day extension before having to come before the Board for approval. Mr. Wong expressed his understanding about the flexibility that lessees need when it comes to expensive permanent signage and the uncertainty of committing to permanent leases during tough economic times.

Mr. Phinney reiterated Mr. Wong's concerns about assisting lessees during difficult economic times by allowing temporary tenancies and signs while, at the same time, maintaining a quality appearance for the shopping center.

Mr. Colacarro commented that the cost of erecting a permanent sign with illumination could be at least \$10,000 with most of the cost attributable to signage illumination.

In response to a question from Mr. Phinney, Ms. Miyamoto replied that the color chip was presented at the April 2009 meeting. The Board agreed to return material samples to staff when matters are continued for future re-distribution to the DCB.

**Mr. Wong (Abelar) moved to approve DCB #09-006-B as submitted based on staff recommendations provided that with the condition that no further extensions will be allowed and the sign must be removed on or before July 1, 2010 if no permanent signage has been installed. {Unanimous consent}**

#### **6. A. Withdrawn**

#### **7. Staff Reports**

Ms. Miyamoto presented the staff reports.

Ms. Miyamoto stated that Regional Planning intends to present the County's Response to the Local Coastal Program Periodic Review at the February 17, 2010 DCB meeting and asked for the Board's opinion about changing the next meeting to an evening meeting in order to obtain public input.

Mr. Phinney said the Periodic Review was an important item for public input and stated his preference for changing the February 17, 2010 DCB meeting from 12:30 p.m. to 6:30 p.m.

The Board discussed Mr. Abelar's request to allow the public to speak for more than three minutes.

Mr. Faughnan stated that the Board of Supervisors' guidelines to Commissions allow up to three minutes per person, however, each commission may modify the speaking time as appropriate.

Mr. Abelar noted his desire to allow the public time to discuss the issues in roundtable format.

Ms. Miyamoto described the process to date with the LCP Periodic Review including the efforts of the working groups, Regional Planning Department's presentation of the working groups' comments to the Regional Planning Commission (RPC), and the future Regional Planning's presentations to the DCB, Small Craft Harbor Commission and RPC of the County's draft response to the Periodic Review in February 2010. In early April, the Periodic Review will go before the Board of Supervisors. The final County response to the Coastal Commission is due on April 29, 2010.

Mr. Phinney asked if an action would be required during the review of the LCP Periodic Review Presentation and Ms. Miyamoto replied "no."

Ms. Miyamoto stated the public would have an opportunity to provide written comments in conjunction with each of the upcoming presentations by Regional Planning.

Mr. Wong asked for confirmation that the Coastal Commission is the only body that may approve items to be implemented into the Local Coastal Program.

To address a question from Mr. Wong about the DCB's authority with respect to comments on the LCP, Mr. Faughnan replied that the Periodic Review is the County's response to the Coastal Commission's review of the Local Coastal Program and reiterated that plenty of public participation efforts have been implemented to gather public input.

Mr. Wong noted that he would also want to ensure that speakers get enough time to discuss the Periodic Review item and that the public should assemble in groups to have one presentation.

Mr. Abelar agreed and suggested that the public should prepare a collective presentation for 10-15 minutes rather than having individuals express repetitive comments.

Mr. Phinney noted that he would not have a problem extending the public speaking time from three to five minutes, but also wanted to avoid repetitive comments. He then invited Mr. Nahhas to provide comments about obtaining public input on the Periodic Review presentation.

Mr. Nahhas requested a second meeting to hear the Regional Planning presentation and a collective public comment on the Public Review.

Tim Riley noted that public outreach, discussion and involvement were implemented by Regional Planning.

Mr. Phinney stated that having multiple break-out or roundtable sessions could interfere with the DCB's responsibility to run orderly meetings and take minutes on all meeting discussions.

Various options were discussed for accommodating regular agenda items and the Periodic Review at the February meeting.

Mr. Tripp confirmed that the regular agenda items proposed for next month's DCB meeting can not be postponed due to future RPC meeting dates.

Mr. Phinney recommended that DCB ask schedule the Periodic Review for the February 17th meeting at a special meeting to commence at 6:30 p.m.

## **8. Public Comment**

Mr. Phinney noted he would like to move the public comment period to the beginning of the meeting rather than at the end during future meetings and asked for County Counsel's opinion.

Mr. Faughnan noted that the order of the agenda is the prerogative of the Board.

Mr. Wong stated that members of the public might not be able to comment on agenda items if the Public Comment period was set at the beginning of the meeting.

Mr. Phinney clarified that the DCB meetings are already organized so that the public can comment on each of the agenda items as those items are taken up.

Mr. Faughnan confirmed that the purpose of the Public Comment period is to comment on non-agenda items.

Mr. Phinney asked that the subject of moving the Public Comment section to the beginning of the meeting be placed on the March 17, 2010 meeting agenda for further discussion.

Mr. Nahhas commented on the LCP Periodic Review Response, the Marina Design Guidelines and the current responsibilities of the DCB.

Ms. Miyamoto clarified that the County is preparing one response to the Coastal Commission's Periodic Review comments. Mr. Faughnan stated that the County's response would be made available, and Mr. Phinney explained that the document will be made available to the public prior to and at the February DCB meeting.

Mr. Faughnan stated that a presentation was made to the DCB in March 2009 about the recent Ordinances that affected the DCB's responsibilities. Mr. Phinney asked that the memo describing the new DCB responsibilities be made available at the February meeting for the public. Mr. Phinney reiterated his understanding that the recent Ordinances did not reduce the DCB's power, and rather removed an overlap in the efforts of the RPC and DCB.

Ms. Miyamoto said staff would locate the report and post it online if it wasn't posted already, and stated that more information about the MDR Design Guidelines would be available in the Ongoing Activities Report for the February DCB meeting. Mr. Phinney asked that more detail be given about the public input.

**Adjournment**

**Mr. Wong (Abelar) moved to adjourn the Design Control Board meeting at 2:06 p.m.  
{Unanimous consent}**

Respectfully Submitted,

**Teresa Young**  
Secretary for the Design Control Board

**MINUTES  
OF  
MARINA DEL REY  
DESIGN CONTROL BOARD  
“SPECIAL MEETING”**

**February 17, 2010 @ 6:30 p.m.**

**Department of Beaches and Harbors  
Burton Chace Park  
Community Building – 13650 Mindanao Way  
Marina del Rey, CA 90292**

Members Present:	Peter Phinney, A.I.A., Chair, Fourth District Simon Pastucha, Vice-Chair, Third District Helena Lin Jubany, First District
Members Absent:	Tony Wong, P.E., Fifth District David Abelar, Second District
Department Staff Present:	Santos Kreimann, Director Gary Jones, Deputy Director Charlotte Miyamoto, Chief, Planning Division Kathline King, Planning Specialist Ismael Lopez, Planner Peter Dzewaltowski, Planner Teresa Young, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Michael Tripp, Department of Regional Planning
Guests Testifying:	Gina Natoli, Department of Regional Planning Sherman Gardner, Goldrich & Kest Calvin Abe, Ahbe Landscape John Kim, Poon Design for Mendocino Farms Jason Ingber, The Cheesecake Factory Jon Nahhas Robert “Roy” Van de Hoek Marcia Hanscom Andy Bessette Nancy Vernon Marino Carla Andrus Dave Lumian Dorothy Franklin



Larry Koch  
Dan Gottlieb  
Gerald Sobel  
Tim Riley, Marina del Rey Lessees Association

**1. Call to Order, Action on absences and Pledge of Allegiance**

**Mr. Phinney called the Special Meeting to order at 6:35 p.m., and Mr. Pastucha led the Pledge of Allegiance.**

**Mr. Pastucha (Jubany) moved to excuse Mr. Abelar and Mr. Wong from the meeting.  
{Unanimous consent}**

**2. Approval of the DCB minutes**

Minutes for the January 20, 2010 meeting will be considered at the next regularly scheduled meeting.

Mr. Phinney brought to the Board's attention an issue raised in a letter from a member of the public concerning the audio recordings of the DCB meetings. The letter, which was also sent to the Small Craft Harbors Commission, asked the Board to develop a mechanism to find specific agenda items. Mr. Phinney requested staff to record the exact time in the minutes to note the start time of each agenda item in order to make it easier for someone reviewing the tape. The Board agreed to try this for a couple of months to see if it solves the problem

**3. Design Control Board Reviews**

None

**4. Consent Agenda**

None

**5. Old Business**

**A. Parcel OT – Oceana Retirement Facility DCB #05-015-B**  
Reconsideration of public amenity improvements.

Mr. Lopez provided an overview of the project.

Mr. Gardner stated their purpose in showing the DCB the enhancements incorporated into the project was at the direction from the Regional Planning Commission.

Mr. Abe, the project's landscape architect, described design enhancements to both the Oceana project on Parcel OT located along Admiralty Way and Washington Boulevard, as well as the Holiday Harbor project on Parcel 21 along Panay Way.

**Public Comments**

Ms. Marino spoke about the removal of the mature ficus trees on Washington Boulevard the transfer of a portion of Parcel P to the project site and the shadows on the park at Parcel 21.

Ms. Andrus commented about the public amenities of the Parcels OT and 21 projects.

Mr. Koch commented about the Parcel OT walkway and the Parcel 21 shading.

Mr. Van de Hoek opposes the projects.

**(Time started: 01:30)**

Board Comments

Mr. Phinney disclosed he met with the applicant two weeks before to review the plans and provide feedback. Ms. Jubany also met with the applicant for the same purpose.

Ms. Jubany asked about the comments from the public about the use of the land and whether these concerns are under the jurisdiction of the Board's current review. She understood that the DCB review at this meeting was limited to the quality of the pedestrian areas.

Mr. Tripp stated that the Regional Planning Commission is still considering the project but requested that the DCB look at the promenade for Parcel 21 to see if there are improvements that could be made to the amenities. The Commission is also looking for input on the Washington Boulevard elevations for Parcel OT and how they interacted with pedestrians.

Mr. Pastucha agreed that the development approval and environmental approval are not before the Board at this time.

Ms. Jubany noted that plans for Parcel OT should have more programmed space along Washington Boulevard, such as seating areas, to retain control over furnishings in this public space. The planters along Admiralty Way are too tall and should be lowered. She asked for additional shading devices that expand beyond the seawall on Parcel 21.

Mr. Tripp noted that the promenade is 28' wide and shading structures could be installed within the 8-foot pedestrian walk along the seawall.

Mr. Pastucha commented on the difficulties with retaining the ficus trees in the landscape plans for the Washington Boulevard elevation because of their extensive root system. He noted the enhancements made by the landscape architect to widen the pedestrian pathway around the Admiralty Way drop-off area. Simple differentiation is needed to distinguish between the drop-off drives and the public sidewalks. He asked to demarcate the path of travel for the pedestrian walkway along the edge of Parcel OT. For Parcel 21, he expressed appreciation for the building step-back at a 45 degree angle to eliminate shade problems. Improvements to lighting plans and the extension of paving materials from the park across the promenade were noted.

Mr. Phinney commented on including Washingtonian Palms in the landscape plans for Parcel OT and the iconographic value that these palms contribute to the area. In response to Mr. Phinney's question, Mr. Abe explained the function of the planters and the way in which they meet SUSMP requirements for handling roof run-off.

Mr. Abe noted that the planters meet Regional Water Quality Board standards to capture water and remove particulate matter through permeable soil as water filtration. He added that five shade structures were added to the project

Mr. Phinney requested the Applicant consider creative ideas for the form of the shade structures in order to break away from having the promenade characterized in a strictly rectilinear architecture. Mr. Pastucha agreed that the developer be encouraged to pursue creative use of the edges of the shade structures.

Ms. Jubany requested specific sizes of the trees.

Mr. Abe said that sycamores would be a minimum of 36" box sizes. The palms will be 18' to 20' (brown trunk) in height.

**Mr. Pastucha (Jubany) moved to approve DCB #05-015-B with changes that were shown by the consultant team to include the following: {Unanimous consent}**

- 1) Increased planting on retail side, facing Washington Boulevard**
- 2) Increased walkway around driveway, facing Admiralty Way**
- 3) Reduced planter height around drop-off zone, facing Admiralty Way**
- 4) Ability to use Washingtonia palm trees along Washington Boulevard as an iconic species that suits the area**

**Mr. Pastucha (Jubany) moved to approve DCB #05-16-B with changes that were shown by the consultant team to include the following: {Unanimous consent}**

- 1) Improved paving design around the park area**
- 2) Shading and combined seating options in park**
- 3) Shade structure design should have curvilinear or curved form, and the size of the shading should extend beyond seating areas, if possible**
- 4) Recommended box size for trees is 36" box and 18' minimum for palm trees**

**Time noted: 7:34 p.m.**

**6. New Business**

- A. Parcel 22- The Cheesecake Factory – DCB #10-001**  
Consideration of replacement signage.

Mr. Lopez provided an overview of the project.

**Public Comments**

None

In response to a question by Ms Jubany, staff clarified the location of the second sign in the parking area which Mr. Lopez noted had already been removed, and would not be replaced.

Mr. Phinney inquired about the scrollwork along the edge of the sign. He noted the sign would be stronger, more in keeping with the other signs in the Marina and still establish the identity of The Cheesecake Factory without the scrollwork.

Mr. Pastucha concurred that the detailing of the sign could be simpler and more elegant without the circular scrollwork.

Mr. Phinney stated that the Board would approve the sign with modifications or the Applicant would have to come back if they wish to discuss the design.

Mr. Faughnan pointed out the sign face of the proposed replacement sign contains the word "Bar". The sign guidelines limit the size of signs that advertise alcoholic beverages to 720-square-inches. Use of the word "Bar" usually has to be on a separate panel similar to the design of the existing sign.

Mr. Ingber stated he is the sign company representative with no authority to make the decision about changing the design.

Ms. Miyamoto recommended that the DCB ask the Applicant to return next month and to continue the item.

Ms. Jubany provided more direction for the Applicant and reiterated that the Board wants the the filigree removed and a more contemporary sign design. Also, to think about the shape of the sign to reflect the contemporary nature of the re-clad sign base.

In response to a question from Mr. Pastucha, Mr. Tripp confirmed that the existing sign is legal and not a non-conforming sign. By removing the second sign, the lessee's parcel will be brought into conformance with current Codes. Mr. Pastucha stated the filigree should be removed and when the sign is re-designed (to move the word "Bar" down), the background material should be integrated into the design.

Mr. Tripp, in response to an inquiry from the sign company representative, confirmed that the 720-square-inch size limitation tied to alcohol service is for each side of the sign.

Mr. Phinney asked that the Applicant bring actual samples of the materials.

**Time noted: 7:45 p.m.**

- B. Parcel 50 – Waterside Marina del Rey – DCB #10-003 -  
Consideration of new signage for Mendocino Farms, a new tenant at Waterside.

Mr. Lopez gave an overview of the project.

Public Comment

None

**Ms. Jubany (Pastucha) moved to approve DCB #10-003 sign as submitted.  
{Unanimous consent}**

**Time noted: 7:50 p.m.**

**C. Marina del Rey Local Coastal Program Periodic Review – Presentation of County’s Proposed Response**

Ms. Natoli of the Regional Planning Department described the Periodic Review process carried out by the California Coastal Commission for Local Coastal plans. She summarized the process carried out by the County to prepare responses to the Coastal Commission’s recommendations, as well as public outreach and participation in preparing a response from the County. The County prepared responses to the Coastal Commission’s 68 recommendations. Input is being sought from several advisory bodies, including the Design Control Board, which will be presented to the Board of Supervisors. A response is required to the Coastal Commission by April 29, 2010.

The Board agreed to take a break while members of the public organized a presentation.

**Time noted: 8:02 p.m.**

**Public Comments**

Mr. Nahhas presented a slide show and video, spoke about public input, noticing of the meeting, ADA slips and the County’s marina boat slip study.

Mr. Bessette expressed concern about environmental sensitive habitat area and inconsistencies found in the Noble Consultant report.

Ms. Hanscom spoke about the responses concerning environmentally sensitive areas.

Mr. Van de Hoek spoke about the cumulative impacts of projects, ESHA and project’s environmental analysis.

Ms. Marino commented on the County’s Draft Response, the public participation process, the entitlement process and the Coastal Act.

Mr. Lumian spoke about the abandonment of the funnel concept and expanding boater programs.

Mr. Gottlieb spoke about errors in the slip study report related to vacancies and demand for big boats rather than smaller ones.

Mr. Phinney offered Ms. Natoli the opportunity to respond to comments from the public. Ms. Natoli clarified that the LCP area does not contain Area A or the Ballona Wetlands and while there are natural habitats in the Marina, they do not rise to the level of ESHA as defined in the Coastal Act. In response to a comment about Marina resources being ESHA, the County only has jurisdiction of terrestrial resources and not over water areas since the Coastal Commission

has kept jurisdiction over water areas. The County supports or supports with modifications 80% of the recommendations of the Coastal Commission. She reiterated that the County supports Best Management Practices and other measures to implement the County's recommendation.

#### Board Discussion

In response to her request, Ms. Jubany received clarification from Mr. Kreimann that Board members may send by writing or by an e-mail any additional comments to Ms. Miyamoto as quickly as possible. Ms. Natoli stated that in addition to comments given tonight, the DCB members may submit their comments in writing to the Regional Planning Department by the end of February. Ms. Jubany stated that there was a lot of information to consider and she would like to prepare a conscious response.

In response to Mr. Pastucha's request, Ms. Natoli provided a description of the overall public involvement process including the working group and public outreach efforts.

Mr. Pastucha commented on the Periodic Review comments pertaining to storm water and BMP practices. Marina del Rey, as a man-made entity, had for a long period of time diverted all of the storm water run-off directly to the ocean. Now the County has made changes to that practice to capture the water in some way and is pro-actively reducing the level of pollutants. Mr. Pastucha sees that with the LID, BMPs, landscape ordinances and work with ecosystem refinements, the County is starting to implement changes. Specifically to Periodic Review recommendation #8, Mr. Pastucha doesn't believe that the LCP needs to be amended on this point and recommends that the County simply state that the ordinances are in place; and that as part of the development application process, projects must address the County's standards and rules that are part of the development approval process. Conformance to BMPs, etc. is something the County already does.

Mr. Phinney also stated that he wants more time to submit a written response. He stated a compelling need as a representative of the county public to summarize what the public said during public comment this evening. He heard a profound lack of trust in the process that should not be dismissed. He has interviewed a lot of people in the Marina over the years and the public trust does not exist, and this has arisen for a specific set of reasons. Marina del Rey was established as a public benefit for all of the residents of Los Angeles County to provide access to the water for people who would not otherwise have access to the water. The Board of Supervisors was the trustees of this asset, and the public perception is that this relationship has changed over time resulting in a focus on fueling an economic engine. There has been a dilution of this asset's value to the people of the County to provide access to the water. There needs to be a check against what the development community's objectives are doing to the natural resources. The County needs to recapture the focus on the recreational objectives.

Mr. Phinney understands that the smaller natural areas in Marina del Rey do not rise to the level of "ESHA." However, he wants us, as a society, to think about protecting wildlife and make that as high a priority as protecting economic resources. On the other hand, he believes that we must find ways of balancing the needs of nature; since any piece of property in the Marina may, if neglected, begin to re-establish as wetlands, this would in turn limit the

potential for the Marina in terms of public recreation. There are big issues that can be addressed through the Periodic Review.

Mr. Phinney added the Asset Management Study is an unfortunate plan. Development of Marina del Rey is being driven by the development community and in ways that are not always the most appropriate to the Marina asset. The County needs to wait if less-than-ideal responses are received in response to RFPs.

**Time noted: 9:22 p.m.**

**7. Staff Reports**

Ms. Miyamoto provided a summary of the staff reports.

Public Comment

Ms. Marino spoke about the use of the term “LCP Amendment” in County documents and “open space” areas being misrepresented on maps.

Ms. Andrus asked that when the Department removes projects from the status list, a note be made that there was a change.

**Time noted: 9:32 p.m.**

**8. Public Comment**

Ms. Marino cited Section 30006 of the California Coastal Act and public participation in the development of coastal plans, and returning the Marina to recreation and boating uses.

Ms. Andres expressed appreciation of Mr. Phinney’s comments.

**Adjournment**

**Mr. (Abelar) moved to adjourn the Design Control Board meeting at 9:35 p.m.**

**{Unanimous consent}**

Respectfully Submitted,

**Teresa Young**

Secretary for the Design Control Board

**MINUTES  
OF  
MARINA DEL REY  
DESIGN CONTROL BOARD**

**March 17, 2010, 12:30 p.m.**

**Department of Beaches and Harbors  
Burton Chace Park Community Building  
13650 Mindanao Way  
Marina del Rey, CA 90292**

Members Present:	Peter Phinney, A.I.A., Chair, Fourth District David Abelar, Second District Tony Wong, P.E., Fifth District
Members Absent:	Simon Pastucha, Vice-Chair, Third District Helena Lin Jubany, First District
Department Staff Present:	Santos Kreimann, Director Gary Jones, Deputy Director Charlotte Miyamoto, Chief, Planning Division Kathline King, Planning Specialist Ismael Lopez, Planner Teresa Young, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Michael Tripp, Department of Regional Planning
Guests Testifying:	Jason Ingber, Cheesecake Factory Teresa Kelly, Cheesecake Factory Ron Wolter, Factory Signage Jill Peterson, Pacific Ocean Management Jules Doyle, Cafe Al Fresco Gerald Sobel Andi Culbertson, Culbertson, Adams & Associates Robert Hamilton, Hamilton Biological, Inc. Daniel Cooper, Cooper Ecological Monitoring, Inc. Jon Nahhas Nancy Vernon-Marino

**1. Call to Order, Action on absences and Pledge of Allegiance**

Mr. Phinney called the meeting to order at 1:08 p.m., and Mr. Wong led the Pledge of Allegiance.  
**Mr. Wong (Abelar) moved to excuse Mr. Pastucha and Ms. Jubany from the meeting**  
**{Unanimous consent}**



Mr. Phinney requested changes to the Order of the Agenda including moving the Public Comment period to become Item 3 and moving the DCB Reviews to the Consent Agenda.

## **2. Approval of the DCB minutes**

**Mr. Wong (Abelar) moved to approve the Minutes for January 20, 2010 and February 17, 2010 {Unanimous consent}**

Mr. Phinney noted a couple of corrections to be made to the January 20, 2010 Minutes including Item 7, Staff Reports.

In response to a request from the public, and after confirmation from Mr. Faughnan, Mr. Phinney invited public comment.

### **Public Comments**

Mr. Nahhas commented on the January 20, 2010 meeting Minutes, and the cost of the copy of the audio recording of the meeting.

Ms. Vernon-Marino commented on the Minutes and the cost of the copy of the audio recording of the meeting.

### **Board Comments**

In response to a question from Mr. Phinney, Mr. Faughnan confirmed that the Board could move to reconsider approval of the January 20, 2010 Minutes it had just approved and make any necessary changes and re-approve the Minutes.

**Mr. Abelar (Wong) moved to reconsider the January 20, 2010 meeting Minutes {Unanimous consent}**

Mr. Phinney stated it has never been the Board's intention to remove any transparency of the process, although the Board has worked hard during the last five to six years to improve and streamline the process for getting Minutes approved. Mr. Phinney asked staff to agendize a discussion of Minutes at a meeting when more Board members will be present.

Mr. Wong agreed with Mr. Phinney's comments and believes staff is doing the very best job that they can to capture the general discussion but has concerns about the cost of the CD.

Mr. Phinney expressed concern about the \$20 cost and asked staff to look at other Commissions' procedures on making audio copies of meetings available.

In response to a query by Mr. Phinney, Mr. Tripp stated he was not aware of any difficulties by the Regional Planning Commission in understanding the content of the DCB Minutes.

In response to Mr. Abelar's question, Ms. Miyamoto clarified that the \$20 fee for CD copies was approved by the Board of Supervisors and the Department is bound to implement the approved fees. However, the Department would look into available options for reducing the cost of recordings.

Mr. Phinney directed staff to review the audio recording for the January Minutes for comments made by Ms. Marino and Mr. Nahhas and revise the Minutes as necessary.

Ms. Miyamoto confirmed that staff would go back and review all public testimony in the January Minutes for consistency.

**Mr. Wong (Phinney) moved that staff review the minutes of January 20<sup>th</sup> and Feb 17<sup>th</sup> and make the necessary corrections and resubmit them for the next meeting {Unanimous consent}**

### **Public Comment Period**

Mr. Phinney announced that in future meetings this portion of the agenda will be moved to the beginning of the meeting and speakers will be given three minutes to talk about anything under the purview of this Board except comments on agenda items which should be held until the agenda item comes up.

Ms. Vernon-Marino commented on the \$8 cost per cassette of DCB meeting recordings, the DCB's review of projects for compliance with the certified LCP, and overall change in land use in the Marina.

Mr. Nahhas commented on night meetings, meeting notices in The Argonaut and the Local Coastal Plan Periodic Review.

Mr. Sobel commented on impacts to the wind from proposed developments and meeting noticing.

### **Board Comments**

Mr. Wong commented on the staff's effort to provide information to the public and recalled the discussions in January confirming the Board's regular meeting days on the third Wednesday of the month. When the meeting time is changed, staff is following the rules for noticing the meeting time change. Mr. Wong advised that the issues outside of DCB's purview need to be raised to the appropriate body such as the Board of Supervisors or the Planning Commission.

Mr. Phinney agreed that there is no attempt on the part of the Department to withhold information on meeting Minutes or notice of meetings. He called for suggestions from the public as to ways of improving meeting notices for discussion at a future meeting. He reiterated that the Board, the Department and the Board of Supervisor have worked to improve involvement of the public.

### **3. Design Control Board Reviews**

Moved to the Consent Agenda.

### **4. Consent Agenda**

#### **A. Parcel OT – Oceana Retirement Facility - DCB #05-015-B**

Approval of the record of the DCB February 17, 2010 action approving pedestrian and streetscape components of the project.

#### **B. Parcel 21 – Holiday Harbor Court - DCB #05-016-B**

Approval of the record of the DCB February 17, 2010 action approving promenade improvements.

C. Parcel 50 – Waterside Marina del Rey - DCB #10-003

Approval of the record of the DCB February 17, 2010 action approving signage for Mendocino Farms, a new tenant.

**Mr. Phinney moved to approve and move the DCB Reviews #05-015-B; #05-016-B and #10-003 to the Consent Agenda {Unanimous consent}**

**5. Old Business (1:30 p.m.)**

A. Parcel 22 – The Cheesecake Factory - DCB #10-001

Consideration of replacement signage.

Mr. Lopez provided an overview of the project and design options 1 and 2.

Mr. Ingber stated the client's preference is for option 2.

Public Comments

None.

Board Comments

Mr. Phinney reiterated that he and Mr. Pastucha shared concerns during previous discussions about the proposed sign and scrollwork. He also pointed out that the night view illustration shows the word "Bar" on the base of the sign as well as on the main sign. The Applicant responded that the word "Bar" would be removed from the main view on the night view illustration.

**Mr. Wong (Abelar) moved to approve option 1 for DCB #10-001 {Unanimous consent}**

**6. New Business (1:52 p.m.)**

A. Parcel 50 – Waterside Marina del Rey – DCB #10-002

Consideration of signage and awing modifications for Massage Envy, a new tenant in the Waterside Marina del Rey shopping center.

Mr. Lopez provided an overview of the project.

Mr. Wolter stated that the lessee and new tenant requested a third sign along the Lincoln Boulevard elevation. Mr. Tripp clarified that the code only allows the façade mounted sign on the building in which the tenant is located. Massage Envy does not front on Lincoln and therefore are not allowed to have a sign on Lincoln.

Public Comments

None.

Board Comments

In response to Mr. Phinney's comments about evaluating the context for sign requests, Ms. Miyamoto advised that photographs of the other signs on both elevations were given to the Board to assist with this request.

**Mr. Wong (Abelar) moved to approve the signs proposed for Massage Envy as submitted by staff {Unanimous consent}**

**B. Parcel 56 – Cafe Al Fresco – DCB #10-004 (2:10 p.m.)**

Consideration of exterior patio furniture modifications by Cafe Al Fresco, a new tenant in the Fisherman's Village development.

Mr. Lopez provided an overview of the project.

Public Comments

Mr. Nahhas suggested that the seating upgrade would not appear to be available to the public.

Board Comments

Mr. Wong asked who owned the furniture and if the public will be able to use the furniture even if they don't purchase anything from Cafe Al Fresco.

Mr. Doyle stated he would place some signs or indicators welcoming the public to use the furnishings. Seat cushions, however, would be removed for storage after business hours.

In response to a question from Mr. Abelar, Mr. Doyle commented that the furniture would be placed in the common area of the food court. The furnishings would be more comfortable and numerous than that which exists and consist of 10 tables, 44 chairs and eight umbrellas.

In response to a question from Mr. Phinney, Ms. Peterson advised that the lessee maintains the existing tables in the common area. It is uncertain who purchased them originally.

Discussion ensued concerning whether some of the fixed table units could remain in addition to the proposed new furnishings. Mr. Doyle clarified that the four existing table units have to be relocated in order to place the proposed new furnishings and he would store the existing furnishings. He also stated that there are five other bench units existing in other parts of the food court that will remain.

Mr. Kreimann requested the application be returned to the Department for further consideration of lease provisions and the formulation of signage for the public.

**Mr. Wong (Abelar) moved to continue this item DCB #10-004 to the next regular meeting after staff reviews the plan {Unanimous consent}**

**C. Presentation of the Conservation & Management Plan for Marina del Rey (2:32 p.m.)**

Ms. Miyamoto introduced the County's Coastal Consultant, Ms. Culbertson, and the authors of the Plan Robert Hamilton and Daniel Cooper.

Ms. Culbertson provided a brief overview of the Plan and presented the backgrounds of Mr. Hamilton and Mr. Cooper.

Mr. Cooper presented the draft Marina del Rey Conservation & Management Plan for the birds that nest in Marina del Rey, including colonial waterbirds.

Ms. Culbertson added that many of the recommendations in the Plan are already being implemented including Mr. Kreimann's decision to expand the tree pruning policy that is currently being enforced on County-maintained property to be applicable to all leasehold properties.

Public Comments

None.

Board Comments

In response to Mr. Wong's inquiry about disturbances to birds if tree removal occurs during the non-nesting season, Mr. Cooper stated it had to be considered on a case-by-case basis depending upon the existence of nests in the trees and whether the nest persists during the non-nesting season since some species tend to return to their nests.

In response to a question by Mr. Phinney about nesting patterns, Mr. Cooper commented that each of the five colonial species has a different nesting strategy and are attracted to and settle near food sources. Typically, the birds remain in certain areas year after year, such as Admiralty Way near Oxford Basin, while the Burton Chace colonies just appeared this year. Mr. Cooper said it seems like the Great Blues nest mostly near Mariners Village, Bora Bora Way area and Villa Venetia. The Black Crowns seem to favor Oxford Basin.

Mr. Cooper reported that in terms of 2009 counts, there is over one hundred nesting pairs of these urban adapted birds.

In response to a question from Mr. Phinney about the impact of noise from construction activities, Mr. Hamilton stated the birds are adaptable but more observation would be helpful.

Public Comments

Mr. Nahhas commented on ESHA designation, turnover of the birds, and eco-tourism in the Marina.

Mr. Hamilton and Mr. Cooper both stated the habitat does not meet the Coastal Act definition of ESHA.

Board Comments

Mr. Kreimann stated that the presentation of the Plan today was for information purposes.

Mr. Phinney requested recommendations to Public Works to consider habitat and public trail opportunities, and visual access by the public to the foraging activities at Oxford Basin.

The Conservation & Management Plan will be posted on the Department's website and public comments will be solicited for 21 days.

**Mr. Phinney announced that Mr. Abelar left the meeting at 2:45 p.m. and a quorum no longer exists.**

**D. Agenda Order Modification**

Consideration to relocate Agenda Item 8 (Public Comment) to the beginning of the meeting.

In response to a query from Mr. Phinney, Mr. Faughnan stated that changing the order of the Agenda does not require a vote.

**7. Staff Reports (2:51 p.m.)**

Ms. Miyamoto provided a summary of staff reports.

Mr. Phinney offered clarification on his comments at the February 17, 2010 DCB meeting during discussion on the Periodic Review and added his opinion that there is no nefarious intent on the part of the County, in general, or the Department, specifically, or any individual to diminish transparency of the public process. He stated that more is being done to support public involvement today than five years ago. Mr. Kreimann stated that the Board's comments and public information on the Periodic Review were transmitted to Regional Planning. The County's response to the Periodic Review was placed on the Department's website.

Mr. Phinney commented that he wanted to get the individual Commissioner's comments on the website, both individual submissions and meeting discussion.

Mr. Phinney commented on the Redevelopment Project Status matrix and requested that recent changes be noted within a month.

**8. Public Comments (3:16 p.m.)**

Mr. Nahhas commented on the County's response to the LCP Periodic Review and the electronic notice of DCB meetings.

Mr. Phinney reiterated that he was able to convey all of his comments on the Periodic Review during the meeting. He asked Mr. Nahhas to send any mark-ups or suggested corrections to him and the Department.

**Adjournment**

**Mr. Phinney moved and the meeting was adjourned at 3:29 p.m. {Unanimous consent}**

Respectfully Submitted,

**Teresa Young**

Secretary for the Design Control Board

**MINUTES  
OF  
MARINA DEL REY  
DESIGN CONTROL BOARD  
“SPECIAL MEETING”**

**April 21, 2010 @ 6:30 p.m.**

**Department of Beaches and Harbors  
Burton Chace Park  
Community Building – 13650 Mindanao Way  
Marina del Rey, CA 90292**

Members Present: Peter Phinney, AIA, Chair, Fourth District  
Simon Pastucha, Vice-Chair, Third District  
Helena Lin Jubany, First District  
David Abelar, Second District  
Tony Wong, P.E., Fifth District

Department Staff Present: Gary Jones, Deputy Director  
Charlotte Miyamoto, Chief, Planning Division  
Ismael Lopez, Planner  
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel  
Michael Tripp, Department of Regional Planning

Guests Testifying: Ron Wolter, Charla's Place  
Brian Colacarro, Caruso Affiliated  
Jules Doyle, Cafe Al Fresco  
Maria Rosario, Gruen Associates  
Elaine Carbrey, Gruen Associates  
Jon Nahhas  
Nancy Vernon-Marino  
Liz Greenberger

**1. Call to Order and Pledge of Allegiance**

**Mr. Phinney called the meeting to order at 6:35 p.m., and Mr. Abelar led the Pledge of Allegiance.**

Mr. Phinney requested a change to the order of the agenda to move item 6A (New Business) to follow the Consent Agenda.

**2. Approval of the DCB minutes**

Approval of minutes postponed until the May 2010 Design Control Board meeting.

**3. Public Comment 6:43 p.m.**

Ms. Marino commented on Minutes for public review the Department's website links to meeting materials.

Mr. Nahhas commented on special night meeting notices and audio recordings.

Ms. Greenberger described a new non-profit program called Row LA in the Marina.

Mr. Doyle noted the bell and loading areas at Fisherman's Village. Mr. Jones agreed to report back.

In response to a request from Mr. Phinney, Mr. Faughnan stated that the Board could take up a full discussion about a new topic raised by the public in a future DCB meeting.

Mr. Phinney asked to have a discussion next month to discuss plans for the Department website, as well as e-mail blasts for meeting notices and the possibility for members of the public to sign-up or subscribe through the website for electronic notices.

Mr. Jones agreed to schedule a DCB presentation on the website design.

Ms. Jubany inquired about the Department's notification and outreach process regarding meeting notices.

Ms. Miyamoto described the mail-out of meeting materials on the Thursday prior to the Wednesday DCB meeting and the electronic distribution of notice to all persons who have subscribed, including notification to the Argonaut. Also, the meeting materials are available at four different locations: Chace Park, DBH Building on Fiji Way, the Library and online.

In response to Mr. Abelar's request for additional information about meeting notices, Ms. Miyamoto and Mr. Faughnan clarified that the County has a 72-hour meeting notice requirement. The DCB's monthly meeting schedule is approved and announced at the beginning of the year.

**4. Consent Agenda**

None.

**5. New Business (7:03 p.m.)**

**A. Parcel 50 – Waterside Marina del Rey – DCB #10-005**

Consideration for new permanent signage for Charla's Place.

Mr. Lopez gave an overview of the project.

Mr. Wolter, the applicant, requested that the Board consider an additional sign for the tenant to be placed on the Lincoln Boulevard elevation of the Waterside retail complex.

**Public Comments**

None.

**Board Comments**



Mr. Phinney opened the Board discussion on their opinions about allowing an additional sign for Charla's Place on the rear of the tenant space on Lincoln Boulevard.

Mr. Pastucha asked for clarification of the dimensions of the proposed additional signs, and Mr. Wolter responded that the sign is 14" (+/-) high.

**Ms. Jubany (Wong) moved to approve DCB #10-005 with the additional sign on the back (Lincoln Boulevard) of the property at 14' high and 7' long as submitted by the Applicant at the meeting {Unanimous consent}**

Mr. Lopez suggested that the Board add a condition regarding the hours of illumination for the signage, specifically until 11:30 pm or one hour after closing the last restaurant for the front sign and until midnight for the rear sign.

**Mr. Pastucha (Wong) moved to reconsider and amend the first motion with the additional condition limiting hours of illumination {Unanimous consent}**

**B. Parcel 56 - Fisherman's Village - DCB #10-008**

Consideration of signage modifications for Cafe Al Fresco.

This item was withdrawn from the agenda over 24 hours prior to the meeting.

**6. Old Business 7:15 p.m.**

**A. Marina beach Concept Plan Update – Briefing by Maria Rosario, Gruen Associates**

Ms. Rosario introduced Ms. Carbrey, an Associate Partner with Gruen Associates, and provided an overview of the proposed Marina Beach Concept Plan.

Public Comments

Ms. Marino spoke about the March 31, 2010 workshop and legislation guiding development in the Marina.

Mr. Nahhas commented on the Concept Plan.

(audio recording is indecipherable)

Board Comments

In response to an inquiry from Mr. Pastucha about future steps with the plans for Marina Beach, Ms. Miyamoto replied that when funding is secured the project details will be refined, programming will be developed and improvements can be completed similar to the process with Chace Park Master Plan.

In response to a question from Mr. Abelar about the adequacy of the improved Beach for swimmers, Ms. Rosario pointed out the buoy line which delineates the current area where swimmers are allowed; this area will not change with the improved Beach. Ms. Carbrey commented that the larger boats will be able to maneuver to use the proposed new Landing similar to the way in which the water taxi currently accesses the existing pier at Mothers Beach.

Mr. Pastucha asked about shallow water areas near the Overlook and commented on their functionality for showering, and Ms. Rosario described how these are incorporated.

Ms. Jubany objected to the Admiralty Way realignment and possible loss of parking. Ms. Rosario commented that parking spaces are being eliminated by both the re-alignment and the project, and a bay of parking is lost for drainage purposes. Discussion ensued about the under-utilization of the parking on Parcels IR and GR. More parking areas are being added to GR along with additional charcoal grills.

Ms. Jubany asked for clarification on the Landing structure and how the stage would be used. Discussion ensued about the pier option and expanded ADA compliant access to the water.

Mr. Pastucha praised the plans that were presented and that crosswalks were depicted at intersections.

(audio recording is indecipherable)

Ms. Jubany praised the plans to locate the restroom facilities within the sloping grade that wraps around Marina Beach.

Mr. Phinney agrees with the design aspects of tucking the restroom facilities under the grade, however, he has concerns about the security of the restrooms when they are not in full view of the active areas of the beach. He likes the programming opportunities for the Outlook portion of the Concept Plan, but cautions the planners to make sure the programming is strong. The Oasis portion of the Concept Plan is interesting, but should be developed further, particularly the sustainability of using palms. He stressed the importance of maintaining facilities, like the picnic shelters and barbeques, for large scale events.

Mr. Phinney objected strongly to the proposed Admiralty Way realignment project and proposed that the Board write a letter expressing their concerns. Ms. Miyamoto offered to make a presentation at an upcoming Board meeting.

Mr. Phinney described an area encompassing the Oxford Basin to Panay Way in which an integrated plan could be developed to highlight Marina Beach and maximize the potential of this area for a recreation.

Mr. Pastucha agreed about making the connections between the parcels to improve navigation and way-finding opportunities.

Ms. Jubany encouraged staff to watch for opportunities for inter-connectivity as projects are proposed throughout the Marina.

Mr. Wong asked the Board to take formal action on the inter-connectivity opportunities and Ms. Miyamoto agreed to report back to the Board.

**7. Staff Reports 8:40 p.m.**

Ms. Miyamoto provided a summary of staff reports.

(audio recording is indecipherable)

Following an inquiry about the continuation of the project on Parcels OT/21 before the Regional Planning Commission, Mr. Phinney requested a discussion about the consistency between reports going to the Small Craft Harbor Commission and the DCB.

Mr. Doyle spoke about visitors to Marina Beach parking at Holiday and Dolphin Marinas and that 22-foot boats are able to come into Marina Beach.

**8. Design Control Board Reviews 8:46 p.m.**

**A. Parcel 22 – The Cheesecake Factory – DCB #10-001**

Approval of the record of the DCB March 17, 2010 action approving replacement signage.

**Mr. Wong (Jubany) moved to approved DCB #10-001 as submitted {Unanimous consent}**

**B. Parcel 50 – Waterside Marina del Rey – Massage Envy – DCB #10-002**

Approval of the record of the DCB March 17, 2010 action approving signage and awning Modifications.

**Mr. Wong (Jubany) moved to approve DCB #10-002 as submitted {Unanimous consent}**

**C. Parcel 50 – Waterside Marina del Rey – Charla's Place – DCB #10-005**

Approval of the record of the DCB April 21, 2010 action approving signage.

**Mr. Wong (Jubany) moved to approve DCB #10-002 as submitted {Unanimous consent}**

**Adjournment**

**Mr. Wong (Abelar) moved to adjourn the Design Control Board meeting at 9:00 p.m.**

**{Unanimous consent}**

Respectfully Submitted,

**Teresa Young**

Secretary for the Design Control Board



*To enrich lives through effective and caring service*



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

June 10, 2010

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: JUNE 2010 DCB AGENDA ITEMS 6A, 6C and 6D**

Items 6A (Parcel 56, DCB #10-008), 6C (Department Website Upgrade) and 6D (DCB Meeting Minutes and Audio Recordings) on the current agenda pertain to items that were previously scheduled for the May DCB meeting, which had to be cancelled due to the lack of a quorum. In preparation for last month's meeting, we previously made many copies of the staff's May 13, 2010 memos for these items. Instead of making new versions dated for this month's meeting, for conservation purposes, we are providing to your Board the already-copied memos that still bear the May 13, 2010 date. Please refer to the design materials and applicant drawings that were distributed last month in conjunction with these agenda items.

All other meeting materials for the current agenda are presented to your Board bearing the June 10, 2010 date.

SHK:ks



# Locations of June 16, 2010 DCB Items



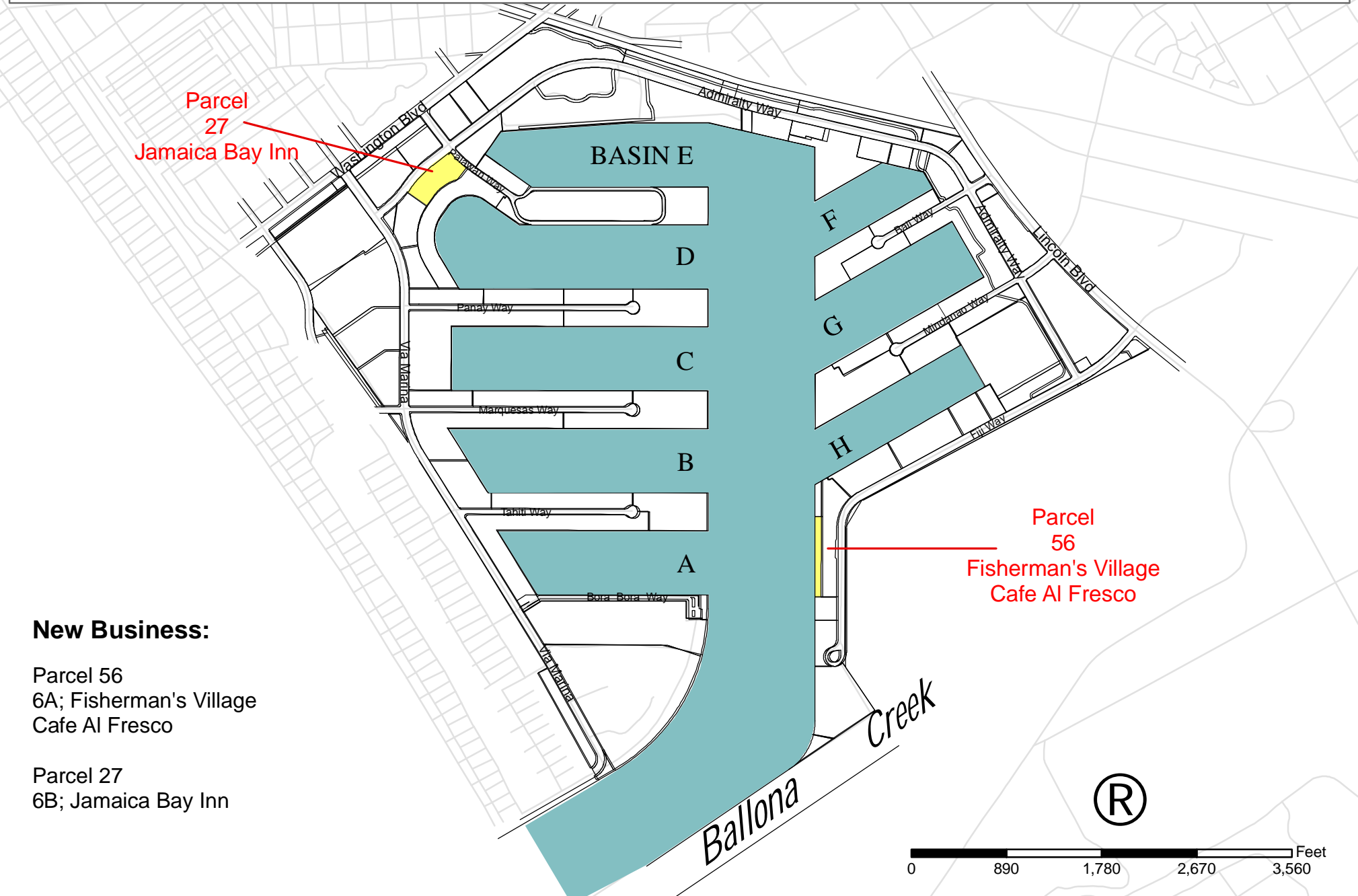
Parcel  
27  
Jamaica Bay Inn

Parcel  
56  
Fisherman's Village  
Cafe Al Fresco

## New Business:

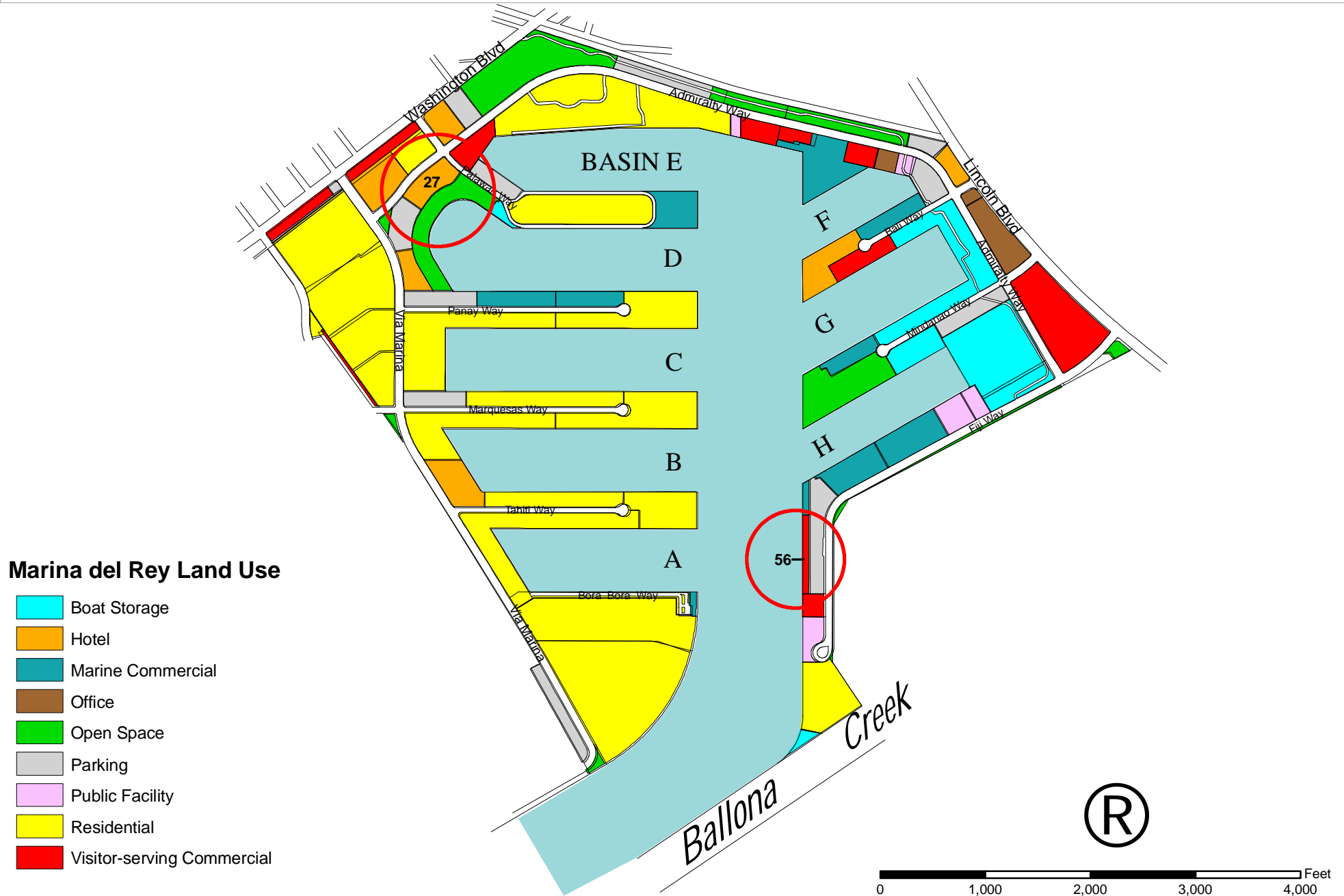
Parcel 56  
6A; Fisherman's Village  
Cafe Al Fresco

Parcel 27  
6B; Jamaica Bay Inn





# Marina del Rey Land Use Map for June 16, 2010 DCB Items





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May 13, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: AGENDA ITEM 6A - PARCEL 56 - FISHERMAN'S VILLAGE  
CAFE AL FRESCO - DCB #10-008**

Item 6A on your agenda is a submittal from Cafe Al Fresco (Applicant), a new tenant in Fisherman's Village, seeking approval for a proposed business identification sign on the restaurant's storefront awning. The restaurant is located at 13723 Fiji Way.

Existing Conditions

The cafe's façade is wooden and painted in pastel yellow color with white trim accents. An existing marine blue sunbrella canvas awning, in bullnose style, measuring 15' long by 3' high and 3' deep is mounted over the service window and entrance door. No business identification sign currently exists at this establishment.

Proposed Sign

The Applicant is proposing to attach a new business identification sign to the existing blue awning to read "CAFE AL FRESCO" in white Showcard Gothic font, 10-1/2" tall. The self-adhesive poly-vinyl lettering will be applied to a rectilinear clear plexiglass sheet, measuring 6' long by 15" high and 1/4" thick, which will be centered and secured over the front of the awning by two 2" wide metal bracing straps that are bolted onto the underside of the existing awning frame. The metal straps will also be painted marine blue to conform to the existing awning color and the hardware to be used to attach the sign will not be visible. Once attached, the sign will be located approximately 7' above grade level. The new business identification sign will not be illuminated.

**STAFF REVIEW**

The subject sign application is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations* (Sign Controls). Staff finds that the dimensions and materials of the requested permanent sign meet the standards set forth in Section 4, Permitted Permanent Signs, of the Sign Controls.

**The Department recommends APPROVAL of DCB #10-008, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning before installation.**

SHK:CM:il



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June 10, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: AGENDA ITEM 6B - PARCEL 27 - JAMAICA BAY INN - DCB #10-009**

Item 6B on your agenda is a submittal from Pacifica Hotel Investors (Applicant), requesting new signage for the recently approved Jamaica Bay Inn currently under construction. A total of five signs are requested: one main freestanding business identification sign; three entryway signs; and one façade-mounted business identification sign. Jamaica Bay Inn is located at 4175 Admiralty Way.

Freestanding Business Identification Sign

A double-sided freestanding business identification sign is proposed near the main entrance of Jamaica Bay Inn that would be set back 10' from the property line in the landscaped area at the southwest corner of Palawan Way and Admiralty Way. The sign will consist of aluminum cabinets stacked two-high, for hotel and hotel restaurant identification. The hotel sign cabinet will measure 5' high by 10' long and convey the hotel's signature logo, 22.5" tall, over the words "JAMAICA BAY", over the word "INN", both in 10"-high, custom font letters, in opaque black finish acrylic with white translucent edges that will provide a white halo illumination. The restaurant cabinet sign, located under the hotel sign cabinet, will measure 3' high by 10' long and convey the name of the restaurant, "VU", within a logo, followed by "Inspired Cuisine" over "Breathtaking Views". The square logo is 2'-3.75" tall with a dark wood colored background over which letters "VU" in Avery Golden Yellow (PMS 1235C) are applied with a bar above the letter "U" in Avery Night Tide (PMS 321C). The sign face copy is 6.5"-high, translucent vinyl Avery Blush Red (PMS 188C) that will provide a reddish halo illumination. The lines of type will be separated by a narrow bar in Avery Night Tide (PMS 321C).

The freestanding sign will be 16' high, 16'-8" wide and 4'-6" thick. The base of the lower sign cabinet will be located at 4'-3" above grade level. Each of the sign cabinets will have a dark wood finish around the perimeter and a sign face of beech wood finish (3M DI-NOC architectural wood products). The roof of the sign will be constructed and painted (Metallic K-7 Silver) to match the metal roof of the hotel building, and the trim cap underneath the sign roof will be painted Caldwell Green (Benjamin Moore HC-124) to match the shutters on the building. The sign columns will be constructed to match the finish of the porte-cochere columns and painted Suntan Yellow (Benjamin Moore 2155-50) to match the main color of the building. The column bases will have river-rock veneer to match the stone finish of the main building columns.



### Entryway Signs

Three double-sided entryway monument signs are proposed to be located along each of the access driveways serving the parcel. Two signs along the Admiralty Way driveways will identify the hotel and contain the hotel's signature logo 7.5" tall, centered on the upper half of the sign face, over the words "JAMAICA BAY" over the word "INN", in 3.25"-high custom font lettering fabricated in opaque black finish acrylic with white translucent edges that will provide a white halo illumination. The sign at the Palawan Way driveway will contain the VU restaurant logo, 14" tall, over the word "Restaurant", in 3" high custom font Avery Blush Red lettering that will provide a reddish halo illumination.

All three monument signs will be 4'-10" high, 3' wide and 1'-6" thick with the sign cabinet sitting atop an aluminum base at 2'-10" above grade level. The sign cabinets will each measure 2' tall by 3' long and be constructed of fabricated aluminum with a dark wood finish around the perimeter. The sign face will have a beech wood finish (3M DI-NOC architectural wood products) and rest on a 1.5" aluminum reveal base with textured finish in Caldwell Green (Benjamin Moore HC-124). The monument base will be finished with river-rock veneer and have a 3" trim painted Suntan Yellow (Benjamin Moore 2155-50).

### Façade-Mounted Sign

The façade-mounted sign measuring 1'-6" high by 5' long will be located above the proposed double-door main entry of the restaurant facing Palawan Way, mounted 7'-4" above grade level. The sign will consist of an aluminum cabinet with dark wood finish along the perimeter. The sign face background will have a beech wood finish with the restaurant's logo, 13" tall, followed by the words "Inspired Cuisine" over the words "Breathtaking Views", in 2"-high custom font Avery Blush Red lettering that will provide a reddish halo illumination. The lines of type will be separated by a narrow bar in Avery Night Tide.

### Hours of Illumination

All proposed hotel and restaurant signage will include internal fluorescent lamp illumination. The hotel signs are proposed to be illuminated 24 hours per day to reflect the hotel's continuous hours of operation with no closing time. The restaurant's signage will be illuminated Sunday through Thursday from dusk until 1 a.m., and Friday through Saturday, dusk until 2 a.m., in accordance with the closing time for the restaurant and bar.

### **STAFF REVIEW**

The subject sign application is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations* (Sign Controls). Staff finds that the dimensions and materials of the requested permanent signage meet the standards set forth in Section 4, Permitted Permanent Signs, of the Sign Controls.

**The Department recommends APPROVAL of DCB #10-009, with the condition that the Applicant obtain further review and approval of the signs from the Department of Regional Planning before installation.**

SHK:CM:il



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May 13, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: AGENDA ITEM 6C – DEPARTMENT OF BEACHES AND HARBORS  
WEBSITE UPGRADE**

In a continued effort to improve services to the community, the Department of Beaches and Harbors, in collaboration with the County's Internal Services Department, has undertaken an effort to upgrade its Internet web pages. The primary goal is to make the Department's website easier to use.

Attached is a copy of our Internet's proposed new front page, which is being provided for public review and comment. The page was developed in an internal process that included a working group of representatives from all Divisions, as well as substantial involvement of the Department's Information Technology employees. Although we are proud of the design team's work, we wanted to provide the public with an opportunity to preview and provide comments and suggestions that may further enhance the functionality and usefulness of the new web site.

The Department's Information Technology team will be at the May 19, 2010 meeting to make a presentation on the new website and to listen to suggestions.

SHK:ks  
Attachment





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May 13, 2010



To: Design Control Board

Santos H. Kreimann  
Director

From: Santos H. Kreimann

Kerry Silverstrom  
Chief Deputy

Subject: **ITEM 6D - DCB MEETING MINUTES AND AUDIO RECORDINGS**

Your Design Control Board (DCB) requested the Department of Beaches and Harbors to report on: 1) the depth and quantity of public comments included in meeting minutes; and 2) the possibility of utilizing the County's website to distribute DCB meeting audio recordings.

Overall, the DCB meeting minutes include public comment details consistent with similar boards in the region and with the DCB's current policies. Staff examined 20 examples of meeting minutes from functionally-similar local, regional, and state entities and assessed the inclusion of public comments (see attached table).

Meeting minutes vary widely in content, even among the same board or commission. Each example indicated the name of the person making a comment, but frequently, specific public comments were not recorded in the minutes. This is consistent with *Robert's Rules of Order*, which, according to the *DCB Statement of Aims and Policies* (February 19, 1987), is to be used in the conduct of the DCB's meetings. *Robert's Rules of Order* states "...there is no object in reporting the debates; the duty of the secretary, in such cases, is mainly to record what is 'done' by the assembly, and not what is said by the members." Further, the public comment content currently provided in the DCB meeting minutes is consistent with Board of Supervisors (BOS) policies, which only require recording public comments as they relate to a decision (i.e., what is 'done') by the BOS. Staff recommends maintaining the same level of content (e.g., Basic Point) when preparing the meeting minutes both to remain consistent with the *Statement of Aims and Policies* and to streamline the preparation and approval of minutes.

As for the audio recordings of DCB meetings, the Department will be posting these on its website within a week of each meeting beginning with the May 2010 meeting, believing this will provide the public with a no-cost, accessible method for securing this material. The Department has recently secured additional storage capacity to handle the increasing volume of materials posted on its website. Because the audio recordings are large files, the Department is exploring delivery options for the more convenient access of smaller recording segments tied to specific agenda items.

SHK:pjd  
Attachment

	Public Comment Traits		
	Level of detail (1)	Include Speaker Name (2)	Specific comment linked to individual (3)
<b>LA County Commissions</b>			
Regional Planning Commission	Basic Point	Y	Y
Aviation Commission	Basic Point	Y	Y
Commission for Children and Families	Basic Point	Y	Y
Human Relations Commission	Basic Point	Y	Y
Fish and Game Commission	Greater Detail	Y	Y
<b>Design Control Board</b>	<b>Basic Point</b>	<b>Y</b>	<b>Y</b>
Small Craft Harbor Commission	Basic Point	Y	Y
Commission for Public Social Services	Basic Point	Y	Y
<b>City Commissions Near M&amp;R</b>			
El Segundo Planning Commission	No Comments Provided	Y	Y
El Segundo Recreation and Parks Commission	Basic Point	Y	Y
Manhattan Beach Planning Commission	Greater Detail	Y	Y
Manhattan Beach Parks & Recreation Commission	Greater Detail	Y	Y
Santa Monica Architectural Review Board	No Comments Provided	Y	Y
Santa Monica Planning Commission	No Comments Provided	Y	N
Santa Monica City Council	No Comments Provided	Y	N
Los Angeles Design Review Boards	Does not post meeting minutes	N/A	N/A
<b>Regional Commissions</b>			
Southern California Association of Governments	No Comments Provided	Y	Y
Santa Monica Bay Restoration Commission	Basic Point	Y	N
<b>State Commissions</b>			
Santa Monica Mountains Conservancy Commission	No Comments Provided	Y	N
California Coastal Commission	No Comments Provided	Y	Y
State Water Resources Control Board	No Comments Provided	Y	Y

**Criteria Explanation - Column No. 1** - "Level of Detail" indicates one of the following: "No Comments Provided", meaning that the specific comment is not recorded; "Basic Point", meaning only the crux of the comment is recorded; and "Greater Detail", meaning that additional details are provided. **Column No. 2** - "Include Speaker Name" indicates whether or not the name(s) of speaker(s) are contained in the minutes. **Column No. 3** - "Specific Comment Linked to Individual" indicates if the specific comment is linked to the individual speaker.



*To enrich lives through effective and caring service*

June 10, 2010



**Santos H. Kreimann**  
Director

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**Kerry Silverstrom**  
Chief Deputy

**SUBJECT: AGENDA ITEM 7A - TEMPORARY PERMITS ISSUED BY THE DEPARTMENT**

Item 7A on your agenda provides an opportunity to advise the Board of permits issued by the Department for temporary banners, signs and canopies. Since our April 2010 report, the Department issued the following six permits and one permit extension, copies of which are attached:

- TP 10-003** Install one 1'9" x 3' temporary For-Lease Sign, post-mounted in front of 4519 Admiralty Way, The Commodore Club (Parcel 134). The sign was permitted from April 14, 2010 to May 14, 2010.
- TP 10-003EXT** Extension granted for The Commodore Club For-Lease Sign until June 30, 2010.
- TP 10-004** Install one 3' x 6' temporary two-sided Mother's Day Brunch Banner mounted beneath the existing freestanding sign at 4211 Admiralty Way, The Organic Panificio (Parcel 33). The banner was permitted from April 27, 2010 through May 13, 2010.
- TP 10-005** Install one 3' x 6' temporary Grand Opening Banner mounted on the front façade at 4724 Admiralty Way, Mendocino Farms (Parcel 50). The banner was permitted from April 29, 2010 through May 29, 2010.
- TP 10-006** Install one 3' x 6' temporary Business Identification Banner, façade-mounted in front of 13555 Fiji Way, Denison Yacht Sales (Parcel 53). The banner is permitted from May 19, 2010 through June 18, 2010.
- TP 10-007** Install one 3' x 6' temporary Special Event Banner mounted beneath the existing freestanding sign at Admiralty Way and Bali Way, Marina Del Rey Hotel (Parcel 42). The banner is permitted from June 5, 2010 through July 5, 2010.
- TP 10-008** Install one 3' x 6' temporary Grand Opening Banner mounted on the water-facing façade at 13800 Bora Bora Way, Del Rey Fuel (Parcel 1). The banner is permitted from May 27, 2010 through June 25, 2010.

SHK:ks  
Attachments (7)





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April 15, 2010

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

The Commodore Club  
Attn: Terri Tabor  
4519 Admiralty Way  
Marina del Rey, CA

Dear Ms. Tabor:

**TEMPORARY FOR-LEASE SIGN AT THE COMMODORE CLUB (P-134)  
(TP-10-003)**

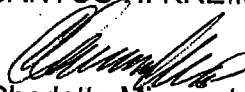
By means of this letter, The Commodore Club is permitted to mount one (1) 1-foot, 9 inch high by 3-foot wide temporary sign, post-mounted in front of 4519 Admiralty Way, Marina del Rey. The sign will be made of wood and will have the following text colors and sizes: "Office Space" in green 6-inch high lettering; "AVAILABLE" in green 3-inch high lettering; and "310-383-3529" in cream color 3-inch high lettering. The temporary sign will be free standing on two wooden poles.

The sign is permitted from April 14, 2010 to May 14, 2010. The sign must be removed by noon on May 15, 2010 or within 24-hours of leasing the advertised space. Failure to remove the sign by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request is made in writing to the Department *before* the original permit expires. If you have any further questions or requests, please contact Peter Dzewaltowski at 310-578-6448.

Very truly yours,

**SANTOS H. KREIMANN, DIRECTOR**

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:pjd

cc: Wayne Schumaker  
Mark Spiro  
Ken Edson  
Seth Curtis  
Bob Nickens



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June 1, 2010

The Commodore Club  
Attn: Terri Tabor  
4519 Admiralty Way  
Marina del Rey, CA 90292

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

Dear Ms. Tabor:

**TEMPORARY FOR-LEASE SIGN AT THE COMMODORE CLUB (P-134)  
(TP-10-003-EXT)**

By means of this letter, The Commodore Club is granted a 30-day extension to continue to mount one post mounted for-lease sign at 4519 Admiralty, Marina del Rey.

This extension permits the temporary sign through June 30, 2010. The sign must be removed by noon on July 1, 2010 or within 24-hours of leasing the advertised space. Failure to remove the sign by this time will result in its removal and storage by the County of Los Angeles at your expense. If you desire to maintain the temporary sign for additional time, request for extension is required before July 1, 2010.

If you have any questions, please contact Peter Dzewaltowski at (310) 578-6448.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:pjd

cc: Wayne Schumaker  
Mark Spiro  
Ken Edson  
Seth Curtis  
Bob Nickens





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April 27, 2010

Mr. Charles Colby  
The Organic Panificio LLC  
4211 Admiralty Way  
Marina del Rey, CA 90292

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**TEMPORARY SIGNAGE AT THE ORGANIC PANIFICIO (PARCEL 33)  
(TP 10-004)**

Dear Mr. Colby:

By means of this letter, The Organic Panificio is permitted to mount one, two-sided 3-foot by 6-foot wide white temporary vinyl banner upon the existing free-standing sign at 4211 Admiralty Way. The banner will state "THE WATERFRONT RESTAURANT" in 12-inch black Arial font; "Mother's Day Brunch" in 12-inch red Bradley's hand font; "Make Reservations" in 8-inch red Bradley's hand font; "310 448-8900" in 8-inch red Bradley's hand font; and "www.thewfr.com" in 6-inch red Bradley's hand font. The banner must be maintained securely affixed to the existing sign.

The banner is permitted from April 27, 2010 through May 13, 2010. The banner must be removed by noon on May 14, 2010. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If you have any further questions or requests, please contact Peter Dzewaltowski at 310-578-6448.

Very truly yours,

SANTOS H. KRIEMANN, DIRECTOR

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:PJD

cc: Wayne Schumaker  
Mark Spiro  
Seth Curtis  
Ken Edson  
Stephen Nguyen



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April 28, 2010

Mr. Mario Del Pero  
14137 Killion Street  
Sherman Oaks, CA 91401



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

**TEMPORARY BANNER AT MENDOCINO FARMS (PARCEL 50)  
(TP 10-005)**

Dear Mr. Del Pero:

By means of this letter, Mendocino Farms is permitted to mount one 3-foot by 6-foot wide blue temporary vinyl banner upon their existing front façade at 4724 Admiralty Way. The banner will state "GRAND OPENING" in 14-inch black Lewisham Shadowed font; and "NOW SERVING SANDWICHES" in 5-inch back Signpainter Regular font. The banner's blue background will contain the Mendocino Farms trademark cow. The banner must be maintained securely affixed to the store front façade, directly underneath the existing sign.

The banner is permitted from April 29, 2010 through May 29, 2010. The banner must be removed by noon on May 30, 2010. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request is made in writing to the Department before the original permit expires. If you have any further questions or requests, please contact Peter Dzewaltowski at 310-578-6448.

Very truly yours,

**SANTOS H. KRIEMANN, DIRECTOR**

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:PJD

cc: Wayne Schumaker  
Mark Spiro  
Seth Curtis  
Ken Edson  
Maureen Sterling  
Dona Kordich



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Nereus Dastur  
13555A Fiji Way  
Marina del Rey, CA 90292

May 19, 2010

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

Dear Nereus Dastur:

**TEMPORARY BUSINESS IDENTIFICATION BANNER AT DENISON YACHT SALES  
(PARCEL 53)  
(TP 10-006)**

By means of this letter, Denison Yacht Sales is permitted to mount one 3-foot by 6-foot wide orange temporary vinyl banner upon their existing front façade at 13555 Fiji Way. The banner will state "Denison" in 8-inch blue Modified Verdana font; and "Yacht Sales" in 6-inch blue Modified Verdana font. The banner contains the Denison trademark series of flags. The banner must be maintained securely affixed to the store front façade.

The banner is permitted from May 19, 2010 through June 18, 2010. The banner must be removed by noon on June 19, 2010. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request is made in writing to the Department before the original permit expires and an application is submitted for permanent signage to the Design Control Board (DCB) by June 18, 2010 for the July 21, 2010 meeting. Please note that a pre-application meeting is required before June 18, 2010 to allow staff an opportunity to review the application and ensure its completeness before submission to the DCB.

If you have any further questions or requests, please contact Peter Dzewaltowski at 310-578-6448.

Very truly yours,

**SANTOS H. KRIEMANN, DIRECTOR**

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:PJD

cc: Wayne Schumaker  
Mark Spiro  
Seth Curtis  
Ken Edson  
Arthur Salmonson  
Dona Kordich



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May 20, 2010

Mr. Dave Scott  
The Marina del Rey Hotel  
13534 Bali Way  
Marina del Rey, CA 90292

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

Dear Mr. Scott:

**TEMPORARY SPECIAL EVENT BULLETIN AT MARINA DEL REY HOTEL (PARCEL 42)  
(TP 10-007)**

By means of this letter, The Marina del Rey Hotel is permitted to mount one 3-foot by 6-foot wide red, white, and blue temporary vinyl bulletin upon their existing free-standing sign at the corner of Bali and Admiralty Way. The bulletin will state "4<sup>th</sup> of July Celebration," "Celebrate with us Polynesian style," and "The Celebration begins at 12 PM – 10PM" in 6-inch white Franklin Gothic text. The bulletin contains two Marina del Rey Hotel trademark logos, one on each end of the bulletin. The bulletin must be maintained securely affixed to the free-standing sign.

The bulletin is permitted from June 5, 2010 through July 5, 2010. The bulletin must be removed by noon on July 6, 2010. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If you have any further questions or requests, please contact Peter Dzewaltowski at 310-578-6448.

Very truly yours,

SANTOS H. KRIEMANN, DIRECTOR

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:PJD

cc: Wayne Schumaker  
Mark Spiro  
Seth Curtis  
Ken Edson  
Jules Trefler  
Dona Kordich



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Craig Campbell  
Del Rey Fuel, LLC  
13800 Bora Bora Way  
Marina del Rey, CA 90292

May 26, 2010

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

Dear Mr. Campbell:

**TEMPORARY SPECIAL EVENT BULLETIN AT DEL REY FUEL (PARCEL 1)  
(TP 10-008)**

By means of this letter, Del Rey Fuel is permitted to mount one 3-foot by 6-foot wide white temporary vinyl bulletin upon their existing building, facing the Main Channel, at 13800 Bora Bora Way. The bulletin will state "NOW OPEN" in 22-inch red Helvetica bold text. The bulletin must be maintained securely affixed to the existing building.

The bulletin is permitted from May 27, 2010 through June 25, 2010. The bulletin must be removed by noon on June 26, 2010. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request is made in writing to the Department before the original permit expires. If you have any further questions or requests, please contact Peter Dzewaltowski at 310-578-6448.

Very truly yours,

**SANTOS H. KRIEMANN, DIRECTOR**

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:PJD

cc: Wayne Schumaker  
Mark Spiro  
Seth Curtis  
Ken Edson  
Michael Rodriguez  
Dona Kordich



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June 10, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT**

**BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

On April 20, 2010, the Board of Supervisors (BOS) approved \$708,000 in funding for the Fourth Supervisorial District's Paratransit Program to provide paratransit services to eligible patrons in the unincorporated areas of the County, including Marina del Rey, for Fiscal Year 2010-2011

On May 11, the BOS approved Phase II of the Marina Waterline Replacement Project, using \$1.5 million from the Marina Accumulative Capital Outlay (ACO) Fund to finance a portion of the anticipated \$4.25 to \$6 million construction cost. The project will provide an improved water supply system to meet both Fire Department requirements and domestic usage demand for the existing and proposed development of the Marina.

Also on May 11, the BOS authorized the Sheriff to accept a California Department of Boating and Waterways grant to assist with enforcement of all boating regulations within the Marina harbor and the waters of Santa Monica Bay.

On May 25, 2010, the BOS adopted the Sewer Service Charge Annual Report for the Marina Sewer Maintenance District, which maintains for Fiscal Year 2010-11 the basic annual sewage unit charge of \$190 for each sewage unit.

On June 9, the BOS approved a cooperative Memoranda of Agreement between the County and the City of Los Angeles to provide for the County's share of the implementation costs, \$421,520 in the aggregate, for coordinated monitoring plans required by the following Total Maximum Daily Loads:

- Marina del Rey Mothers' Beach and Back Basins Bacteria;
- Ballona Creek Metals and Estuary Toxic Pollutants; and
- Ballona Creek, Ballona Estuary, and Sepulveda Channel Bacteria.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

On April 28, 2010, the Regional Planning Commission held a public hearing on the Oceana Retirement Facility (Parcel OT) and Holiday Harbor (Parcel 21) projects, which were both approved. However, the Regional Planning Commission's decision in

connection with Parcel 21 has been appealed and will be scheduled for consideration by the BOS in the near term. The Parcel OT project will also be considered by the BOS because of the Local Coastal Program Amendment associated with it.

### **COASTAL COMMISSION'S CALENDAR**

The June 2010 Coastal Commission meeting was held in Marina del Rey at the Marina del Rey Hotel on Wednesday, June 9, through Friday, June 11. No Marina del Rey matter was on the Commission's agenda.

### **LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE**

The County's response to the Periodic Review was submitted to the Coastal Commission on April 13, in advance of the April 29, 2010 statutory deadline. The Regional Planning Department is anticipating the Periodic Review to be on the Coastal Commission's November 2010 agenda, which is when the Commission will next meet in the Los Angeles-Orange County area.

### **SMALL CRAFT HARBOR COMMISSION MINUTES**

The March 10, 2010 and April 13, 2010 meeting minutes are attached for your review. There are no May minutes as the meeting was cancelled.

### **MARINA DESIGN GUIDELINES UPDATE**

Because of other higher priority projects, we have been unable to advance our work on the guidelines.

### **REDEVELOPMENT PROJECT STATUS REPORT**

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

SHK:ks  
Attachments (3)

## **SMALL CRAFT HARBOR COMMISSION MINUTES MARCH 10, 2010**

**Commissioners:** Russ Lesser, Chairman; Dennis Alfieri, Vice Chairman; Allyn Rifkin, Commissioner; Vanessa Delgado, Commissioner (excused absence); Albert DeBlanc, Commissioner (un-excused absence)

**Department of Beaches and Harbors:** Gary Jones, Deputy Director; Paul Wong, Chief of Asset Management Division; Dusty Crane, Chief of Community and Marketing Service Division; Barry Kurtz, Traffic and Transportation Engineer.

**County:** Sergeant Escamilla and Lieutenant Gautt, Sheriff's Department; Beverly Moore, Director of Marina del Rey Convention and Visitors Bureau; Tom Faughnan, County Counsel.

### **Call to Order and Pledge of Allegiance:**

Chairman Lesser called the meeting to order at 9:49 a.m. followed by the pledge of allegiance.

Chairman Lesser introduced new Commissioner Allyn Rifkin, who highlighted his experience as follows: Allyn Rifkin is an Engineering graduate of UCLA; has a graduate degree from Northwestern University; specializes in the fields of transportation, engineering and planning; has had 34 years with the City of Los Angeles, Department of Transportation, as Chief of Bureau of Transportation, in the Planning and Land Use Management Division; has served as chief liaison between the State Department of Transportation and the Planning Department of the City of Los Angeles; has had input on large developments city wide, including the Playa Vista project and projects in Venice; has managed the city's off street parking program with 115 off-street parking lots and a \$32 million budget; currently a private consultant working for city agencies on policy papers in the field of transportation planning; has a lot of work with the city of Los Angeles Community Redevelopment Agency.

### **Approval of Minutes:**

Chairman Lesser asked for a motion to approve the February 10, 2010 minutes. **Moved by Commissioner Rifkin; seconded by Commissioner Alfieri; unanimously approved.**

### **Item 3 - Communication from the Public**

Jon Nahhas asked about the new Commissioner's connection with Regional Planning and spoke about Bruce McClendran, LCP review comments, and the number of slips 35 ft. and under. Commissioner Rifkin explained his relationship with Regional Planning. Chairman Lesser stated that in the County's and in his opinion it is impossible not to reduce the number of slips.

Alan Egusa thanked Santos Kreimann for his response letter regarding the lack of water in mast-up storage and asked when this will be installed. Gary Jones replied that facilities division will get back with an answer.

Dorothy Franklin commented on evening meetings, publication of Design Control Board's meeting time in the Argonaut, and expressed her approval of the children's painting in the parking lots. Gary Jones stated that the Portraits of Hope is painting the lifeguard towers and said he will check on the Argonaut.

### **Item 4 – Regular Reports**

Sergeant Escamilla presented the monthly Crime Report and statistics. Crime is at an all time low except for the motorcycle thefts in January. The most common crime is theft from vehicles where valuables are left clearly visible. A Mother's Beach vandalism is currently being investigated.

Deputy John Rochford presented the Liveaboard report.

Dusty Crane reported on the following special events: free bird watching tours; the opening of yachting season; Fisherman's Village weekend concerts in March; free Shore Fishing at Dockweiler Beach in March, and the Hermosa GI Joe walk/run.

Beverly Moore gave a presentation about the strategy to get BCS and Rose Bowl fans into the Marina. She reported on a recent campaign with the University of Alabama, the AAA's Westways magazine's column on Marina del Rey, and a recent collaboration with Blaze Public Relations. She spoke on new ways to create stories about traveling green, pet friendly destinations, boating, and fitness, and said that her future focus will be on integrating social media with advertising. She spoke about President Obama's Travel Promotion Act, which will be funded by a \$10 fee on foreign visitors, and said that tourism can boost the economy.



Commissioner Alfieri asked about hotel vacancy rates. Beverly Moore said they are low but improved 10% at the end of last year.

Commissioner Rifkin asked if funds from the National Tourism Act will be returned to the community. Beverly Moore said the money will go to U.S. Department of Commerce's international marketing program.

Chairman Lesser wanted an explanation of the \$10 fee. Beverly Moore responded that foreign visitors pay an entry or arrival fee, if they have not been required to pay for a visa.

Jon Nahhas spoke about advertising in magazines, parking fees, recreational boating, the bike path to the jetty and the parking lots. He compared Marina del Rey with Fort Lauderdale and Vancouver.

#### **Item 6a – Revised Small Craft Harbor Commission 2010 Meeting Schedule**

Commissioner Alfieri requested that the meeting time be changed from 9:30am to 10:00am due to his parental obligations.

Jon Nahhas spoke about next month's night meeting agenda and the LCP responses. Tom Faughnan responded that the process is moving forward to Regional Planning Commission and Board of Supervisors and said that people can submit comments directly to Regional Planning. Chairman Lesser requested that LCP comments be put on the agenda for next month's night meeting and Gary Jones responded that the item goes before the Board of Supervisors on April 6<sup>th</sup>.

Jon Nahhas spoke about overlapping meetings scheduled by County departments and the lack of communication with each other. Chairman Lesser stated that SCHC makes its schedule a year in advance, Public Works has its own schedule. Commissioner Alfieri said that staff should communicate.

Gary Jones stated that Regional Planning might not make a night meeting and that if a potential conflict of meeting times arises, staff will notify Commissioners as soon as they realize there is a conflict.

Chairman Lesser asked for a motion to approve the revised meeting schedule. **Moved by Commissioner Rifkin; seconded by Commissioner Lesser; unanimously approved.**

#### **Item 6b – Bicycling on the Marina Promenade and Updating the County Bicycle Master Plan**

Barry Kurtz gave a presentation on bikeways in Marina del Rey. Chairman Lesser asked about moving the bikeway and Barry Kurtz responded by explaining why moving the bikeway is not feasible at this time.

Commissioner Rifkin asked if bicyclists could share traffic lanes and Barry Kurtz said that bicyclists will still have to compete with transit vehicles that need a dedicated lane; the 6pm meeting to be held tonight would be a scoping session to get input from the community.

Dorothy Franklin spoke on the bike path's purpose and Chairman Lesser opined that there are two purposes for the bike path: recreation and transportation.

Jon Nahhas agreed with Chairman Lesser, asked for a definition of a Class 2 and Class 3 bike path, and other biking issues.

Captain Alex Balian said that the speed limit on certain streets is dangerous. Barry Kurtz said that speed limits are set by Department of Public Works and they are in the 85th percentile of the engineering traffic survey.

Chairman Lesser asked if speed limit safety could be put on the agenda and stated that there should be public access to the beach, especially from the jetty northward.

John Rizzo spoke about the bike path and said the beach should not be closed to bicyclists.

Barry Kurtz stated that pedestrian paths will also be added to the bike study.

Commissioner Rifkin proposed that staff compose a letter stating the Commission's recommendation for the bike path; Chairman Lesser presented a map of the bike path he would like to see and proposed that the

Commission recommend to the bikeway consultant a safe route through the marina. **Moved by Commissioner Lesser; seconded by Commissioner Rifkin; unanimously approved.**

**Item 6c – Anchorage Replacement Plan – Parcel 125R (Marina City Club) – Marina del Rey**

Erik Alexander, Senior VP of Operations at Essex Property Trust, introduced Tim Bazley of Blue Water Design Group. Mr. Bazley presented Marina City Club's dock replacement plan and requested endorsement from the Commission.

Eddie Estrada, Avo Papazian and Jerr Dunlap spoke in support of the plan and in favor of having more large slips in the 35 ft. and 40 ft. sizes.

Captain Alex Balian asked if his business will be affected, and spoke about seawall upgrades.

Tim Bazley stated that the entire marina is being replaced as a requirement of the lease and that the project is scheduled to start in September, 2010, and be completed by 2012.

Paul Wong stated that a seawall repair project was completed under Department of Public Works' supervision and the seawall cathodic protection system is functional.

Jon Nahhas spoke about other marinas with large slips, ADA slips, vacancy rates and asked when discounts were offered.

Tim Bazley said 35 ft. slips have the biggest change in number and Jerr Dunlap opposed removing more slips in the 30 ft. to 35 ft. category.

Erik Alexander spoke on vacancy, the need to bring the dock system up to date, reasons we are losing slips, and why the Marina City Club should not be compared to Santa Barbara or San Diego.

Paul Wong stated that the project is under the original jurisdiction of Coastal Commission but the lessee has obtained approval from the Department of Regional Planning. A staff report was not available because DRP just approved the plan the Thursday prior to the SCHC meeting. He said that vacancies for slips 35 ft. and under are abundant in the Marina and he has referred interested parties to the Marina City Club regularly. He provided an email address, SCHC-Secretary@bh.lacounty.gov, for anyone who is interested in renting a small slip to contact him.

Gary Jones said that the project goes next to the Coastal Commission. Commissioner Alfieri asked about financial ramifications and Gary Jones explained them. Paul Wong added more details.

Chairman Lesser suggested that endorsement be held over to the April night meeting. **Moved by Commissioner Rifkin; seconded by Commissioner Alfieri; unanimously approved.**

**Item 7a – Staff Reports**

Gary Jones gave updates on the ongoing activities.

Jon Nahhas spoke about the boathouse being unavailable for public uses, unlawful detainers and lawsuits. Paul Wong stated he is not aware of a specific time for the boat house refurbishment to be completed but the facility would be open to the public once the project is completed and Public Works determines it is safe. Tom Faughnan stated that unlawful detainers have special rules and that they are lawsuits.

Chairman Lesser stated the reason for providing the unlawful detainers reports is that people have complained about being evicted because of discriminations but all he has heard about are for non-payment of rent.

Chairman Lesser adjourned the meeting at 12:19 p.m.

\*A compact disc of the recorded meeting can be purchased from the Commission's secretary immediately following the meeting.

## **SMALL CRAFT HARBOR COMMISSION MINUTES**

**April 13, 2010**

**Commissioners:** Russ Lesser, Chairman; Dennis Alfieri, Vice Chairman; Vanessa Delgado, Commissioner; Allyn Rifkin, Commissioner (excused absence); Albert DeBlanc, Commissioner (un-excused absence)

**Department of Beaches and Harbors:** Gary Jones, Deputy Director; Paul Wong, Chief of Asset Management Division; Dusty Crane, Chief of Community and Marketing Service Division; Dennis Wantabe, Betsy Barker and Kevin Fountain, Information Systems.

**County:** Thomas Faughnan, Principal Deputy County Counsel; Sergeant Escamilla and Lieutenant Gautt, Sheriff's Department; Michael Tripp, Regional Planning; Bill Winter, Department of Public Works; Daniel Lafferty, Department of Waterworks and Sewer Maintenance.

### **Call to Order and Pledge of Allegiance:**

Chairman Lesser called the meeting to order at 6:13 p.m. followed by the pledge of allegiance.

### **Approval of Minutes:**

Chairman Lesser asked for a motion to approve the March 10, 2010 minutes. **Moved by Commissioner Alfieri; seconded by Chairman Lesser; unanimously approved.**

### **Item 3 - Communication from the Public**

Jon Nahhas asked what kind of notification was given for this special night meeting, including boaters, for the special item on the agenda. Tom Faughan stated there is no legal requirement for notice to individuals who are impacted on any particular item on the agenda.

Nancy Vernon Marino said the Department of Regional Planning charges ten dollars for a copy of compact disc of their meeting while Beaches and Harbors charges twenty dollars. Gary Jones said the department will look into the cost and is hoping to have the audio recording of Small Craft Harbor Commission and Design Control Board meetings posted on the Department's website as soon as possible.

### **Item 4 – Regular Reports**

Sergeant Escamilla presented the monthly Crime Report; advised the public not to leave valuable items clearly visible; advised there was a slight trend of boat burglaries but the Sheriff's Department has a person of interest; motorcycle thefts have gone down since last month; the Sheriff is working on a Crime Stoppers program, which is similar to the We Tip program.

Commissioner Lesser noticed there was one rape on the report.

Sergeant Escamilla said he could not comment on details because the case is under investigation. However, it is not a violent attack.

Deputy John Rochford gave the liveaboard report. He stated they are checking on expired permits.

Gary Jones reported on special events. No public comment.

### **Item 5a – Anchorage Replacement Plan – Parcel 125R (Marina City Club)**

Eric Alexander, Senior VP of Operations at Essex Property Trust stated they have been the owners of the Marina City Club property since 2004 and gave a brief overview of their dock redevelopment plan. He introduced Tim Bazley of BlueWater Design Group who is hired to design the redevelopment plan. Mr. Bazley gave a PowerPoint Presentation of Marina City Club's dock replacement plan, which includes improvements on the promenade. He mentioned the hours of the promenade will be closed from dawn to dusk hours. Chairman stated the hours of the promenade should not be closed during the dinner hours. Mr. Bazley replied that the Marina City Club promenade is closed during the evening hours now and the hours has to be balanced with security concerns of six hundred plus home owners and renters. Chairman Lesser

replied there are million dollar homes on the beaches where people can walk on the beach right by their yards.

Nancy Vernon Marino spoke about the Department of Boating and Waterways' (DBAW) width for sailboats; commented on the slip mix of the planned redevelopment; said the boat slip study did not include the Esprit docks; and said removing the fingers next to the seawall takes away more slips from small boaters.

Jon Nahhas gave a presentation; claimed the reduction of slips is against the California Coastal Act; there has been substantial loss of slips already; commented on the mix of the proposed redevelopment; stated there should be pumpouts at the end of every single dock; and cited the reduction in small slips and increase in larger slips. He claimed the dry stack storage would not work and this marina has 65% sailboats. Commissioner Delgado noted the mega yacht slips are going from 2 to 6 slips.

Dan Gottlieb stated the mathematics of the boat slip survey was incorrect.

Bruce Russell spoke about the west part of the promenade being too small and the promenade should be kept opened.

Beverly Moore spoke about the importance of the waterfront promenade to the Marina del Rey visitors serving establishments. She handed to the Commission photos from the early 1960' and 70's and stated the promenade was designed and intended for public use and the proposed hours will decrease public access.

Eddie Estrada, a boater, who doesn't see a problem for smaller boater to find slips to rent but larger boats are having trouble finding slips. He had to wait for years before he was able to rent a 40 foot slip.

Erik Alexander stated Essex Trust is trying to meet the market; they are spending ten plus million dollars trying to be responsive to the boaters' needs and tenants for the next thirty years.

Tim Bazley spoke about a slip sizing study independent commissioned by Essex having reached the same conclusion as the slip sizing study of the County. Chairman Lesser pointed out that Mr. Nahhas' claim about the percentage of sailboat existing at this marina is inaccurate and conflicts with the marina owner's survey data. Paul Wong responded that Jon Nahhas' claim was indeed inconsistent with the survey presented by Essex.

Erik Alexander spoke about the loss of tenants and concerns of condo owners if the promenade remains opened at all time. Commissioner Delgado mentioned she was having a problem with the tables. After some discussion Commissioner Delgado's concern was addressed.

Commissioner Alfieri stated his concern about the dock not having centralized pump outs and about the early closing of the promenade. Erik Alexander said there is a concern of overtaxing existing the landside sewage system and explained why the gates cannot be open twenty four hours. Chairman Lesser mentioned the need for dry stack storage, complemented further on the proposal, and stated he is not in favor of closing gates early. Tim Bazley requested endorsement from the Commission.

Chairman Lesser asked for a motion to endorse the Anchorage Replacement Plan with a strong recommendation to the Coastal Commission that they do everything in their power to maximize public access on the promenade. **Moved by Commissioner Alfieri; seconded by Commissioner Delgado; unanimously approved.**

#### **Item 6a – Marina del Rey Speed limits**

Bill Winter from the Department of Public Works gave a presentation on how legal speed limits are set. He said that basic speed laws are determined by the motorists as limits are set as close to an 85<sup>th</sup> percentile as possible. Marina del Rey has three perimeter highways; Fiji Way, Admiralty Way and Via Marina. Two weeks ago, his department finished compiling the traffic study and has the following determination: The speed limit for Admiralty Way is 40 MPH, which is consistent with the traffic; Fiji Way is 35 MPH but the data indicates the speed should be set at 40 MPH; Via Marina is 40 MPH but the data indicates it should be set at 45 MPH. Chairman Lesser commented that drivers could increase speeds by consistently speeding beyond the posted speed limit.

Nancy Vernon Marino spoke about Marina del Rey being a regional recreational resource; it is already dangerous to cross these roadways; she would like to see no right turns on red light restrictions at the Bali/Admiralty and Mindanao/Admiralty intersections.

#### **Item 6b – Marina del Rey Water Distribution System**

Daniel Lafferty of the Department of Public Works gave a presentation on water conservation, rebate programs, availability of water and the current drought. Commissioners asked how the farmers are being affected. Daniel Lafferty replied the farmers are under the same restrictions.

Nancy Vernon Marino asked about the availability of water with the proposed developments in the Marina. Mr. Lafferty replied that the Urban Water Management Plan, which is updated every five years, addresses the availability of water for the next twenty years.

#### **Item 6c – Approval of Amendment No. 5 to Lease No. 17567 – Parcel 131S (Café del Rey)**

Paul Wong provided information on the proposed amendment, which solely adjusts the rental security provision and no other.

There were no public comments.

**Moved by Commissioner Delgado; seconded by Commissioner Alfieri; unanimously approved.**

#### **Item 6d – Department of Beaches and Harbors' New Web Site – Public Review and Comments**

The Department of Beaches and Harbors' Information Systems team (Dennis Wantabe, Betsy Barker and Kevin Fountain) gave a presentation of the Department's new website which is near completion. In the future, the public will be able to access many County department's websites and documents through DBH's portal as soon as the collaborating departments update and link their websites to the system.

Nancy Marino expressed the difficulty of searching for Marina del Rey documents on the Department of Regional Planning's website. She would like to see a "one stop shop" of the marina's development projects.

#### **Item 7a – Staff Reports**

Nancy Marino stated concern over the staff reports, especially regarding how the redevelopment projects presented.

Tom Faughnan and Gary Jones responded to her concerns.

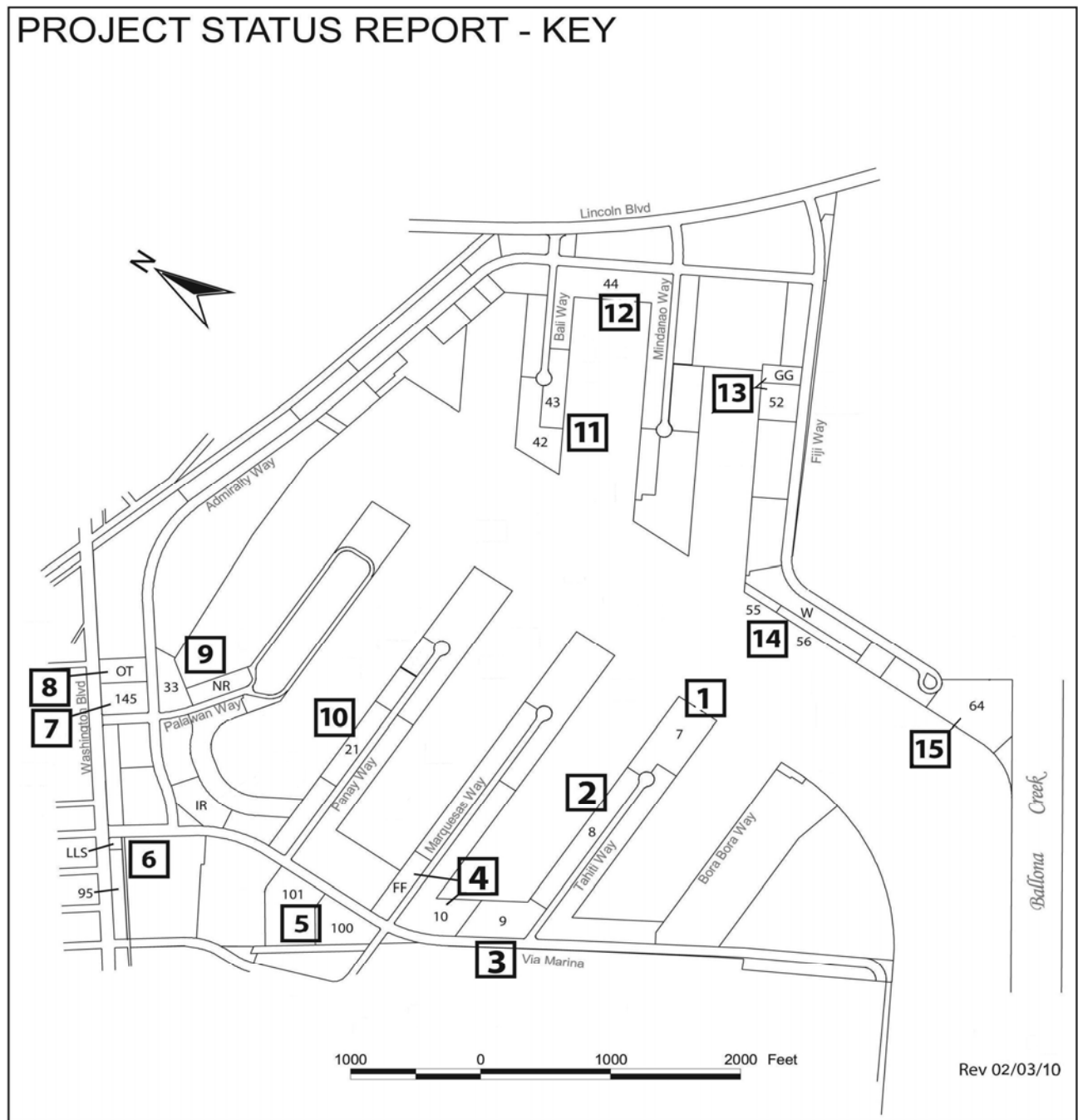
Chairman Lesser adjourned the meeting at 8:51 p.m.

\*A compact disc of the recorded meeting can be purchased from the Commission's secretary immediately following the meeting.

Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of June 2, 2010

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	<b>7</b> -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS consideration pending.	No Variance proposed
2	<b>8</b> -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	<b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48' <b>Parking</b> -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. Regulatory -- DCB conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08. BOS certified MND on 12/8/09. CDP application for new docks filed with CCC on 4/5/10.	No Variance proposed
3	<b>9</b> -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Ben Ryan	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story parking structure containing 360 spaces * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	<b>Massing</b> -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half <b>Parking</b> -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS and meeting date to be determined.	CDP required from from CCC for waterside improvements
4	<b>10/FF</b> -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC certified EIR and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS on 3/10/10.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	<b>100/101</b> -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	<b>Massing</b> -- Twelve 75' tall 5-story residential buildings <b>Parking</b> -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. Regulatory -- RPC approval June 2006; BOS heard appeal February 2006; and approved project March 2007. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08; Plan check application filed	Variance for enhanced signage
6	<b>95/LLS</b> -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
7	<b>145</b> -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. BOS consideration pending.	No Variance proposed
8	<b>OT</b> -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC certified EIR and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS on 4/28/10.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	<b>33/NR</b> -- The Waterfront	Ed Czuker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	<b>Massing</b> -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor <b>Parking</b> -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated. Regulatory -- DCB conceptual approval on August 2004; revised project considered by DCB on August 2008 and December 2008.	Change zoning for Pcls 33 and NR to Residential V with a Waterfront Overlay Zone. Parking permit to allow some replacement public parking off site. No Variance proposed
10	<b>21</b> -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Option has expired. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
11	<b>42/43</b> -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation and dock replacement	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10.	No Variance proposed
12	<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised.	Shared Parking Agreement No Variance proposed
13	<b>52/GG</b> -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. Countyboatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB disapproved project on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
14	<b>55/56/W</b> -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extention Option approved by BOS December 2005. Option expired Regulatory -- DCB conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
15	<b>64</b> -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold renovation	<b>Massing</b> -- Existing 224 units in 3 stories with portions over parking <b>Parking</b> -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10 Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. 30-day public review period of the MND was 4/12/10 through 5/12/10.	No Variance proposed

# PROJECT STATUS REPORT - KEY





*To enrich lives through effective and caring service*

June 10, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: AGENDA ITEM 7C - MARINA DEL REY & BEACH SPECIAL EVENTS**

### **MARINA DEL REY EVENTS**

#### **THE MARINA DEL REY SUMMER CONCERT SERIES 2010**

Waterside at Burton Chace Park, 13650 Mindanao Way  
July 8 through August 28, from 7:00 pm – 9:00 pm

##### **Classical Thursdays**

###### **July 8**

"A Night at the Opera" showcases finalists and winners from the Loren L. Zachary National Vocal Competition with arias and ensembles from best-loved operas, in one of the most popular events of the classical series. Frank Fetta conducts the Marina del Rey Summer Symphony.

###### **July 22**

19-year-old American pianist Claire Huangci, already hailed by critics as "one of this century's major talents", is featured in a performance of the "Piano Concerto no. 3" by Serge Prokofiev. The orchestra is heard in the glorious "Symphony no. 2 in E minor" by Sergei Rachmaninoff. The Marina del Rey Summer Symphony is conducted by Maestro Frank Fetta.

##### **Pop Saturdays**

###### **July 17**

Florence LaRue and the 5<sup>th</sup> Dimension, who have performed and recorded, with their distinctive sound, some of the greatest hits in American pop music history, will make their second appearance at the Marina del Rey Summer Concerts. They will sing some of the many songs that have made them six-time Grammy award winners with 14 gold records.

###### **July 31**

As actor, director, recording artist and Grammy nominee, James Darren has made an indelible mark on the entertainment industry. Best remembered for his starring role in the film *Gidget*, Darren has appeared in 22 feature films, in addition to numerous television appearances. He returns to the Marina del Rey Summer Concert stage in an evening of the pop and jazz standards he says were always his favorites – "what I grew up with and what I really truly loved."



**Classical Thursdays**

**August 5**

The Marina del Rey Summer Symphony, conducted by Maestro Frank Fetta, presents a special tribute to the Beatles, with symphonic arrangements of some of their greatest hits and songs sung by the Christopher Brothers. Also on the program, two of George Gershwin's most celebrated works for orchestra: "Porgy and Bess: Symphonic Picture" and "American in Paris".

**August 19**

22-year-old violinist Hahn-Bin, a special protégé of the great Itzhak Perlman, has won critical acclaim for his "extraordinary, intelligent and beautiful" performances. Making his second appearance with Maestro Frank Fetta and the Marina del Rey Summer Symphony, Hahn-Bin is the soloist in virtuoso works by Henri Wieniawski and Pablo de Sarasate. The orchestra will perform Samuel Barber's "Souvenirs", Maurice Ravel's "Bolero", and Igor Stravinsky's "Firebird".

**Pop Saturdays**

**August 14**

One of the founding figures of the Bossa Nova movement in Brazil and, in 1962, one of the first artists to bring Bossa Nova to American audiences at a historic concert in New York's Carnegie Hall, Oscar Castro-Neves brings his genius as a guitarist, composer and arranger to the Marina del Rey Summer Concerts with *Oscar Castro-Neves and Friends*. He and his ensemble will perform Bossa Nova favorites, as well as music from his many worlds that include: jazz, pop and classical idioms.

**August 28**

Dame Cleo Laine – an international star at the forefront of the entertainment industry, recognized by Queen Elizabeth II as Dame Commander of the British Empire for her services to music; and the only singer ever to win Grammys in the jazz, pop, and classical fields – returns to the Marina del Rey Summer Concerts. Joined by her ensemble and her daughter, British jazz favorite, Jacqui Dankworth, Cleo will thrill her many fans with a concert of unforgettable renditions of classics from jazz to Broadway.

For more information call: Marina del Rey Visitors Center at (310) 305-9545

**MARINA DEL REY MOVIE NIGHTS**

Burton Chace Park  
13650 Mindanao Way  
July 24 through September 4

**FREE** family movies in the park! Showtime is at 8:00 pm. Come picnic with us at Hornblower Café in Burton Chace Park, open for sunset dining.

**Saturdays**

July 24 - Hairspray  
August 7 - The Blind Side  
August 21 - Shark Tale  
September 4 - Arctic Tale

For more information call: Marina del Rey Visitors Center at (310) 305-9545

**MARINA DEL REY WATERBUS**

June 25 through September 6

For fun on the weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Seven boarding stops throughout the Marina offer opportunities to shop or dine in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is \$1.00 per person, one way. Season passes are available for \$30.00.

**June 25 – September 6**

Fridays: 5:00 pm - midnight  
Saturdays: 11:00 am - midnight  
Sundays: 11:00 am - 9:00 pm

**Marina Summer Concert Schedule**

Thursday concert nights (July 8 and 22,  
August 5 and 19): 5:00 pm - midnight

**Holiday Schedule**

4<sup>th</sup> of July: 11:00 am - midnight  
Labor Day: 11:00 am - 9:00 pm

WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the \$1.00 fare.

**Boarding locations are:**

Marina "Mother's" Beach (ADA accessible)  
4101 Admiralty Way

Fisherman's Village  
13755 Fiji Way

Burton Chace Park (ADA accessible)  
13650 Mindanao Way

Dolphin Marina (ADA accessible)  
13900 Panay Way, Dock Gate #C-200

Esprit 1 (ADA accessible)  
13900 Marquesas Way, Dock Gate B-401

Waterfront Walk (ADA accessible)  
4433 Admiralty Way, Fire Station #110

Marina Harbor (ADA accessible)  
14028 Tahiti Way, Dock Gate #A-2200

Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

For more information call: Marina del Rey Visitor Center at (310) 305-9545

### **MARINA DEL REY FOURTH OF JULY FIREWORKS**

Burton Chace Park  
Sunday, July 4  
9:00 pm

The traditional fireworks extravaganza over the main channel in Marina del Rey will be presented on Sunday evening, July 4, starting promptly at 9:00 pm. This event is sponsored by the Los Angeles County Department of Beaches and Harbors. The fireworks are choreographed to patriotic music, which will be broadcast by radio station KXLU 88.9 FM in sync with the pyrotechnic display. The music will be relayed over loudspeakers in Burton Chace Park.

Parking is available in County lots. Fireworks may also be viewed at Fisherman's Village and throughout Marina del Rey.

For more information call: Marina del Rey Visitor Center at (310) 305-9545

### **BIRD WATCHING EXPERIENCE PROGRAM**

Burton Chace Park, 13650 Mindanao Way  
Thursday, June 17<sup>th</sup>, at 4:00 pm

Los Angeles County Department of Beaches and Harbors sponsored bird watching walk for adults is a free two-hour walk, which will take place at various sites in the Ballona Wetlands. We will also be visiting the shoreline habitat to observe sandpipers. Meet at the Burton Chace Park Community Room. Participation, parking and transportation to the tour site are free. Pre-registration is a must! To register, please call (310) 726-4128.

For more information call: (310) 726-4128

**SUNSET SERIES SAILBOAT RACES**

Marina del Rey  
Wednesdays through September 1, 2010  
5:30 pm – 8:00 pm

Spectators can enjoy these races from the comfort of one of the restaurants with views of the Main Channel on Wednesday evenings between 5:30 pm (sailboats leaving the harbor) and 8:00 pm (race finishes at California Yacht Club).

For more information call: (310) 823-4567

**FISHERMAN'S VILLAGE WEEKEND CONCERTS**

Sponsored by Pacific Ocean Management, LLC  
All concerts are from 2:00 pm – 5:00 pm

**Saturday, June 12**

LA Love Band, playing Classic Jazz & Soul

**Sunday, June 13**

2 AZZ 1 Body & Soul, playing Smooth Jazz with Vocals

**Saturday, June 19**

Hound Dog Dave & The Mel-Tones, playing Traditional Blues

**Sunday, June 20**

The Kid & Nic Show, playing American Pop

**Saturday, June 26**

Brad Wilson Band, playing Rockin' the Blues

**Sunday, June 27**

Bernie Meisinger Band, playing American Song Book & Jazz

For more information call: Pacific Ocean Management at (310) 822-6866

**BEACH EVENTS**

**BEACH SHUTTLE**

Through September 6, 2010  
Fridays and Saturdays from 10:00 am – 10:00 pm  
Sundays and Holidays from 10:00 am – 8:00 pm

Catch a free ride on the Beach Shuttle on weekends and holidays to and from Playa Vista, Marina del Rey and Venice, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach shuttle also operates from 5:00 pm to 10:00 pm during the Thursday Marina del Rey Summer Concerts, which begin July 8<sup>th</sup>.

For more information call: Marina del Rey Visitor Center (310) 305-9545 or Playa Vista Guest House (310) 745-5200

**SHORE FISHING**

Dockweiler Youth Center  
12505 Vista del Mar  
Los Angeles, CA 90245  
8:00 am – 10:00 am

Los Angeles County Department of Beaches and Harbors is offering an introduction to shore fishing class. Come enjoy a beautiful morning of fishing from the shores of Dockweiler Beach. Fishing poles and bait will be provided at no cost. All ages are welcome. Anyone under the age of 12 years old must be accompanied by an adult. Anyone over the age of 16 years old must present a valid California fishing license to participate. Please call to pre-register at (310) 726-4128. **\*Limited to 10 participants per session.**

**Fishing Dates:** Saturday: June 12, June 19 and June 26, 2010

For more information call: (310) 726-4128

**MR. AND MRS. MUSCLE BEACH**

Venice Beach  
1800 Ocean Front Walk  
July 4, 2010  
Pre-Judging starts at 10:00 am  
Finals start at 1:00 pm

Free Bodybuilding competition on Venice Beach.

For more information call: (310) 399-2775 or visit [www.musclebeachvenice.com](http://www.musclebeachvenice.com)

**GI JOE PIER TO PIER WALK/RUN**

City of Hermosa Beach  
June 12, 2010 at 7:00 am

Walk or run from the Hermosa Beach Pier to the Manhattan Beach Pier and back (approximately four miles) in the sand. Pre-registered participants will receive a Pier to Pier Run T-shirt.

For more information call: (310) 836-9339 or visit [JC@MBbootcamp.com](mailto:JC@MBbootcamp.com)

SHK:ks