



To enrich lives through effective and caring service



AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, November 20, 2008, 2:00 p.m.

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

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

Design Control Board Members

Susan Cloke – Chair	- First District
Peter Phinney, AIA – Vice Chair	- Fourth District
David Abelar – Member	- Second District
Simon Pastucha – Member	- Third 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

September 11 and October 23, 2008

3. Design Control Board Reviews

A. Parcel 22 - The Cheesecake Factory, 4142 Via Marina - DCB #08-016

Approval of the record of the DCB October 23, 2008 action for approval of new patio improvements and after-the-fact exterior modifications

B. Parcel 12 - Esprit I, 13900 Marquesas Way - DCB #08-017

Approval of the record of the DCB October 23, 2008 action for conditional approval of new directional and lease office signage

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 145 - Marina International Hotel, 4200 Admiralty Way - DCB#08-018

Consideration of hotel building renovations

7. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
 - Board of Supervisors Actions on Items Relating to Marina del Rey
 - Regional Planning 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
- D. Marina del Rey Mole Road Signs

8. Public Comment

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

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.

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>



To enrich lives through effective and caring service



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

November 13, 2008

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 3 - DESIGN CONTROL BOARD REVIEWS -
DCB #08-016 AND #08-017**

The Design Control Board's actions from October 23, 2008 are attached:

- A. Parcel 22 - The Cheesecake Factory - DCB #08-016
- B. Parcel 12 - Esprit I - DCB #08-017

SHK:CM:cm
Attachments (2)

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #08-016

PARCEL NAME: The Cheesecake Factory

PARCEL NUMBER: 22

REQUEST: Consideration of new patio improvements and after-the-fact consideration of exterior modifications

ACTION: Approved with conditions

CONDITIONS:

1. Department staff shall review site conditions; and
2. Applicant shall replace existing awning or umbrellas if staff determines they are in poor condition

MEETING DATE: October 23, 2008

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #08-017

PARCEL NAME: Esprit I

PARCEL NUMBER: 12

REQUEST: Consideration of new directional and lease office signage

ACTION: Approved with conditions

CONDITIONS:

The following signs were approved:

1. Sign C (visitor parking signs)
2. Signs D1, D6, & D7 (accessway signs)
3. Sign E (pool sign)
4. Sign F (leasing office signs)

The following signs were continued:

1. Signs D2, D3, D4 and D5 (accessway signs)
 - Applicant to consider creative paving signage rather than signs on posts in landscaped areas
2. Sign G (mole road sign)
 - The Department shall provide a report on possible impacts to all mole road signs if additional wording is added to each

MEETING DATE: October 23, 2008



To enrich lives through effective and caring service

November 13, 2008



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 6A - PARCEL 145 - MARINA INTERNATIONAL HOTEL
4200 ADMIRALTY WAY - DCB #08-018**

Item 6A on your agenda is a submittal from Marina International Hotel (Applicant) seeking approval of hotel renovations. The hotel is located at 4200 Admiralty Way.

Proposed Improvements

The Applicant proposes to upgrade the existing Marina International Hotel into a more modern and upscale hotel. The site will undergo a complete renovation of the exterior and interior, as well as a name change to The del Rey.

Currently, the hotel property consists of two three-story guestroom buildings and five guestroom and auxiliary bungalows over a single level of underground parking. The proposed exterior improvements will include:

Main Entry

The hotel's front approach and pitched roof will be modified with parapets added to the existing sloped roof. The existing porte cochere will be replaced with a cantilevered metal canopy in a brushed aluminum color over a new glass entry door storefront. The existing balconies over the entry will be pushed back into the building facade. This will be accomplished by further recessing the exterior guestroom walls, thus creating the space for the modified balcony areas. Balcony railings will be changed to anodized brushed aluminum, and privacy walls between guestroom balconies will be textured glass panels. The exterior finishing will consist of Certainteed Weatherboard 7¼" lap siding painted in Redwood and stucco painted in DEC705 Burnt Crimson. The new façade exteriors will also include a cultured stone veneer accent, Coronado Honey Ledge Aspen, around the entry, along planters and on the lounge privacy wall.

Restaurant

The metal roofing over the existing restaurant will be upgraded with new champagne metallic standing seam panels. All flat roofing will be repaired or replaced as necessary. A portion of the restaurant's front façade and pitched roof will be recessed to allow for a new façade with two levels of windows. The new windows will consist of spandrel glass with an obscure etched finishing. The existing restaurant patio will be covered with a new trellis made of either wood or steel of brushed aluminum color (material has yet to be determined). A new stucco and glass sound wall within the

perimeter will also replace the existing fence, with a maximum height of six feet from grade (three-foot stucco wall and three-foot glass above).

The new exterior finish concept will include stucco and textured fiber cement lap siding. Portions of the exterior walls along the restaurant and outer dining areas will be painted in DEC745 Chaparral and DEW341 Swiss Coffee colors.

Additional Improvements

The exteriors of Buildings A through G will be finished with 7¼" Certainteed Weatherboard lap siding in Redwood color and stucco painted DEC705 Burnt Crimson and DEC745 Chaparral. The existing wood shingles roof will be replaced with Certainteed Landmark Composition shingles in a Resawn Shake color. The restaurant will be the only building with a new standing seam metal roofing design.

All fixed glass on windows and sliding doors will be removed and replaced with new vinyl units, made of dual-glazed high-solar-gain low-E material. All 2nd and 3rd floor balconies along the alley and Washington Boulevard will be removed and replaced with a window wall. Remaining balconies will be upgraded with new surfacing of waterproof deck coating (integral colored) and will receive new horizontal anodized brushed aluminum guardrails. Freestanding cabanas will be installed outside some of the ground floor courtyard guestrooms and bungalows, which will consist of either wood or prefabricated canvas (material has yet to be determined).

Details of the new decorative hardscape of stone and concrete pavers proposed along the front entry and open courtyards will be presented in a separate submittal.

The ground floor deck over the parking structure will be resurfaced with a waterproof deck coating (integral colored) similar to a Pli-Dek Con-Dek system, which includes a fiberglass mat and elastomeric acrylic resin with a polymer cementitious finish color coat.

The pool and surrounding deck will be upgraded with new surfacing and furniture, fixtures and equipment. The deck will receive a new waterproof deck coating with textured tile or stone surface (material has yet to be determined).

The existing clock tower along Admiralty Way will be removed, but the adjacent access stairway leading to the basement parking below will remain. While portions of the pitched roofs will be recessed and new parapets added along the front of the property, all existing building heights will remain unchanged.

Landscape, Lighting and Signage

The Applicant proposes a new landscape design with native and drought-tolerant species within the site perimeter and new planters within the courtyard. The applicant is open to recommendation from your Board pertaining to the new landscape concept;

however, a final plan will be presented together with the lighting plan and signage package in a separate submittal following the entitlement process.

STAFF REVIEW

Staff believes the proposed building renovations have been designed to create an improved project that is aesthetically pleasing. The project is also in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*. The Applicant has provided information on the architectural style and design details of the project, which needs a conceptual approval from your Board to continue the entitlement process with the Department of Regional Planning.

The Department recommends APPROVAL of DCB #08-018, with the condition the Applicant return post-entitlement with the following:

- 1. Detailed landscape plans, site lighting plans and signage package; and,**
- 2. Detailed plans depicting final materials for dining area patio trellis, freestanding cabanas along courtyard guestrooms and bungalows, and pool deck surface.**

SHK:CM:ks



To enrich lives through effective and caring service



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

November 13, 2008

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

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

Item 7A on your agenda provides an opportunity to advise your Board of permits issued by the Department for temporary banners, signs, and tents. Since our last report, the Department issued the following permits:

- TP #08-016** Temporary permit for two banners at the Marina Beach Shopping Center displaying "LEASING OFFICE - VILLAS ON ADMIRALTY". The banners are permitted from October 30, 2008 through November 30, 2008.
- TP #08-017** Temporary permit for two banners at Admiralty Apartments displaying "VILLAS ON ADMIRALTY - 310.305.1300". The banners are permitted from October 30, 2008 through November 30, 2008.
- TP #08-018** Temporary permit for one tent at the Cheesecake Factory. The tent is permitted from November 7, 2008 through January 2, 2009.
- TP #08-019** Temporary permit for one tent at the Ritz-Carlton Hotel. The tent is permitted from November 12, 2008 through November 24, 2008.

Copies of the permits are attached.

SHK:CM:ce
Attachments (4)



To enrich lives through effective and caring service



October 27, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

Jill Peterson
Pacific Coast Management, LLC.
13737 Fiji Way-C10
Marina del Rey, CA 90292

**TEMPORARY BANNERS AT MARINA BEACH SHOPPING CENTER (PARCEL 97)
(TP 08-016)**

Dear Ms. Peterson:

By means of this letter, Gold Coast Shopping Center is permitted to install two temporary vinyl banners at the Marina Beach Shopping Center, 590 Washington Blvd., as indicated below:


- Two 3-foot high by 6-foot wide white banners, one mounted on the north side of the facility facing Washington Blvd. and the other mounted on the east side of the facility facing Palawan Way. The banners will state "LEASING OFFICE" in 6-inch, Terracotta color and Arizona Century Gothic type font; "Villas on Admiralty" in 6-inch, Arizona Teal color and Impact type font; and "310.305.1300" in 6-inch, Arizona Teal color and Arizona Century Gothic type font. Both banners will be mounted with tension cords on the façade of the building.

The banners are permitted from October 30, 2008 through November 30, 2008. The banners must be removed by noon on December 1, 2008. Failure to remove the banners by this time will result in their 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 for such is made in writing to the Department *before* the original permit expires. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR


Charlotte Miyamoto, Chief
Planning Division

SHK:CM:CE

cc: Wayne Schumaker
Steve Green
Jason Rechlecki
Mark Spiro
Lynn Atkinson
Art Salmonson



To enrich lives through effective and caring service



October 27, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

Jill Peterson
Pacific Coast Management, LLC.
13737 Fiji Way-C10
Marina del Rey, CA 90292

**TEMPORARY BANNERS AT ADMIRALTY APARTMENTS (PARCEL 140)
(TP 08-017)**

Dear Ms. Peterson:

By means of this letter, Gold Coast Shopping Center is permitted to install two temporary vinyl banners at the Admiralty Apartments, 4170 Admiralty Way, as indicated below:

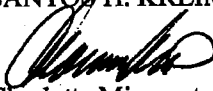
- Two 3-foot high by 6-foot wide white banners, one mounted on the north side of the facility facing Washington Blvd. and the other mounted on the east side of the facility facing Palawan Way. The banners will state "Villas on Admiralty" in 6-inch, Terracotta color and Impact type font; and "310.305.1300" in 6-inch, Arizona Teal color and Arizona Century Gothic type font. Both banners will be mounted with tension cords on the balcony railings of the building.

The banners are permitted from October 30, 2008 through November 30, 2008. The banners must be removed by noon on December 1, 2008. Failure to remove the banner by this time will result in their 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 for such is made in writing to the Department *before* the original permit expires. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR


Charlotte Miyamoto, Chief
Planning Division

SHK:CM:CE
cc: Wayne Schumaker
Steve Green
Jason Rechlecki
Mark Spiro
Lynn Atkinson
Art Salmonson



To enrich lives through effective and caring service



November 3, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

Mr. Chris Cline
The Cheesecake Factory
4142 Via Marina
Marina del Rey, CA 90292

**TEMPORARY TENT AT THE CHEESECAKE FACTORY (P-22)
(TP 08-018)**

Dear Mr. Cline:

By means of this letter and subject to the terms and conditions of the appropriate permits from the County of Los Angeles Department of Public Works, Building and Safety Division (310-534-3760), and the Fire Department (310-358-2380), the Cheesecake Factory and Smart Party Rents are permitted to place one temporary white canopy-style tent with transparent windows, measuring 15' W by 45' L by 13' high, on a portion of its beachfront cafe area.

The tent is permitted from November 7, 2008 to January 2, 2009 and must be removed by noon on January 3, 2009. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at the permittee's expense.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR

Charlotte Miyamoto, Chief
Planning Division

SHK:CM:CE

cc: Wayne Schumaker
Steve Green
Jason Rechlecki
Mark Spiro
Lynn Atkinson
Bob Nickens



To enrich lives through effective and caring service

November 3, 2008

Corey M. Chappel
Pacific Production Services
6513 Hollywood Blvd.
Hollywood, CA 90028



Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

**TEMPORARY TENT AT THE RITZ-CARLTON HOTEL
(TP 08-019)**

Dear Ms. Chappel:

By means of this letter and the appropriate permits from the County of Los Angeles Department of Public Works, Building and Safety Division (310-534-3760) and the Fire Department (310-358-2380), the Marina del Rey Ritz-Carlton and Pacific Production Services are permitted to place one tent on the hotel premises at 4375 Admiralty Way, Marina del Rey. The tent will be sized as follows and placed according to the attached site plan:

- One 50-foot by 100-foot white vinyl tent, oriented with the long axis north-south, on the eastern side of the sport court area

The tent is permitted from November 12, 2008 to November 24, 2008, and must be removed by noon on November 25, 2008. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at your expense. Please note: during this event, public access along the waterfront promenade must be maintained. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR


Charlotte Miyamoto, Chief
Planning Division

SHK:CM:CE

Cc: Wayne Schumaker
Steven Green
Jason Rechlecki
Mark Spiro
Lynn Atkinson
Maureen Sterling



To enrich lives through effective and caring service



November 13, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its November 12, 2008 meeting, the Board of Supervisors approved Amendment No. 1 to the Amended and Restated Lease Agreement regarding Parcel 140 (Admiralty Apartments to be renamed Villas On Admiralty), which extends the outside completion date for construction to January 31, 2009 and provides for a retroactive increase in the monthly minimum rent from \$5,632.69 to \$33,936 effective June 1, 2008.

At its October 28, 2008 meeting, the Board of Supervisors approved Amendment No. 1 to the Option to Amend Lease Agreement (Option) with Del Rey Fuel, LLC for Parcel 1S (Fuel Dock), which grants the lessee a six-month extension of the date the Option must be exercised from November 2, 2008 to May 2, 2009. The Option allows the lessee to extend the term of the lease by 55 years to enable redevelopment of the Parcel 1S fuel dock facilities, but only upon demonstration that the conditions for exercise have been met, including receiving all entitlement approvals. Although the lessee has worked diligently to obtain the necessary entitlements to permit the exercise of the Option, it has not received its building permit and is encountering delays in securing financing for the project due to the current economic crisis.

REGIONAL PLANNING COMMISSION'S CALENDAR

On October 29, 2008, the Regional Planning Commission continued the application for construction and demolition of all existing landside improvements and the subsequent construction of a 400-unit apartment complex at 14126 Marquesas Way (Parcel 10R). In conjunction, an additional application was considered for demolition of an existing parking lot and the construction of a new 126-unit apartment complex at the northeast corner of Via Marina and Marquesas Way (Parcel FF).

On the same date, the Regional Planning Commission continued the application to authorize construction of a 19-story 288-room hotel and timeshare resort and a new parking structure to service the hotel/timeshare resort at the northeast corner of Via Marina and Tahiti Way (northern portion of Parcel 9U), as well as to authorize the sale of alcoholic beverages for on-site consumption at the proposed hotel/timeshare resort. An application to authorize construction and maintenance of a public wetland and upland park at the northeast corner of Via Marina and Tahiti Way (southern portion of Parcel 9U) was also continued.

Finally, the Regional Planning Commission considered for approval in concept (as the Coastal Commission has original jurisdiction of waterside development) an application for a public-serving boat anchorage within Marina del Rey Basin B, which would contain approximately 2,923 square feet of dock area and would provide approximately 542 linear feet of public-serving boat docking space. Basin B is located directly east of Parcel 9U. This matter was also continued.

Although the date of November 22 was originally scheduled for a meeting here in Marina del Rey with respect to the continued applications, the applicants have since taken the matters off calendar in order to recirculate the draft Environmental Impact Report (DEIR), which did not initially properly address the potential impacts of the Venice Pumping Plant Dual Force Main project in the event it is constructed at the same time as the proposed projects.

A Department of Regional Planning representative will be present at your meeting to discuss items both scheduled for Regional Planning Commission consideration and already considered.

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

On October 16, 2008, the California Coastal Commission approved the Marina del Rey Local Coastal Program Periodic Review report, including the findings and recommendations as approved by the Commission at its January 9, 2008 meeting. The County will have one year to respond to the Commission's findings and recommendations once they are formally issued by the Coastal Commission.

On October 29, 2008, the second community meeting was held by the County's Regional Planning Department to discuss the process and public participation with respect to the County's response to the Commission-adopted Periodic Review findings and recommendations. The working groups that were formed as part of this process will meet on their own and, during the coming months through February 2009, with Regional Planning to discuss their responses to the Commission's findings and recommendations. It is anticipated that the working groups will present to the community their responses sometime in March 2009.

SMALL CRAFT HARBOR COMMISSION MINUTES

The Small Craft Harbor Commission minutes for the August and October meetings have not yet been approved by the Commission.

MARINA DESIGN GUIDELINES UPDATE

October 22, 2008 ended the public review phase of the draft Marina del Rey Design Guidelines document. RRM, the Department's planning consultant working on this project, is to revise the Design Guidelines based on comments received from the public and staff and present the final document to the Design Control Board at its December meeting.

REDEVELOPMENT PROJECT STATUS REPORT

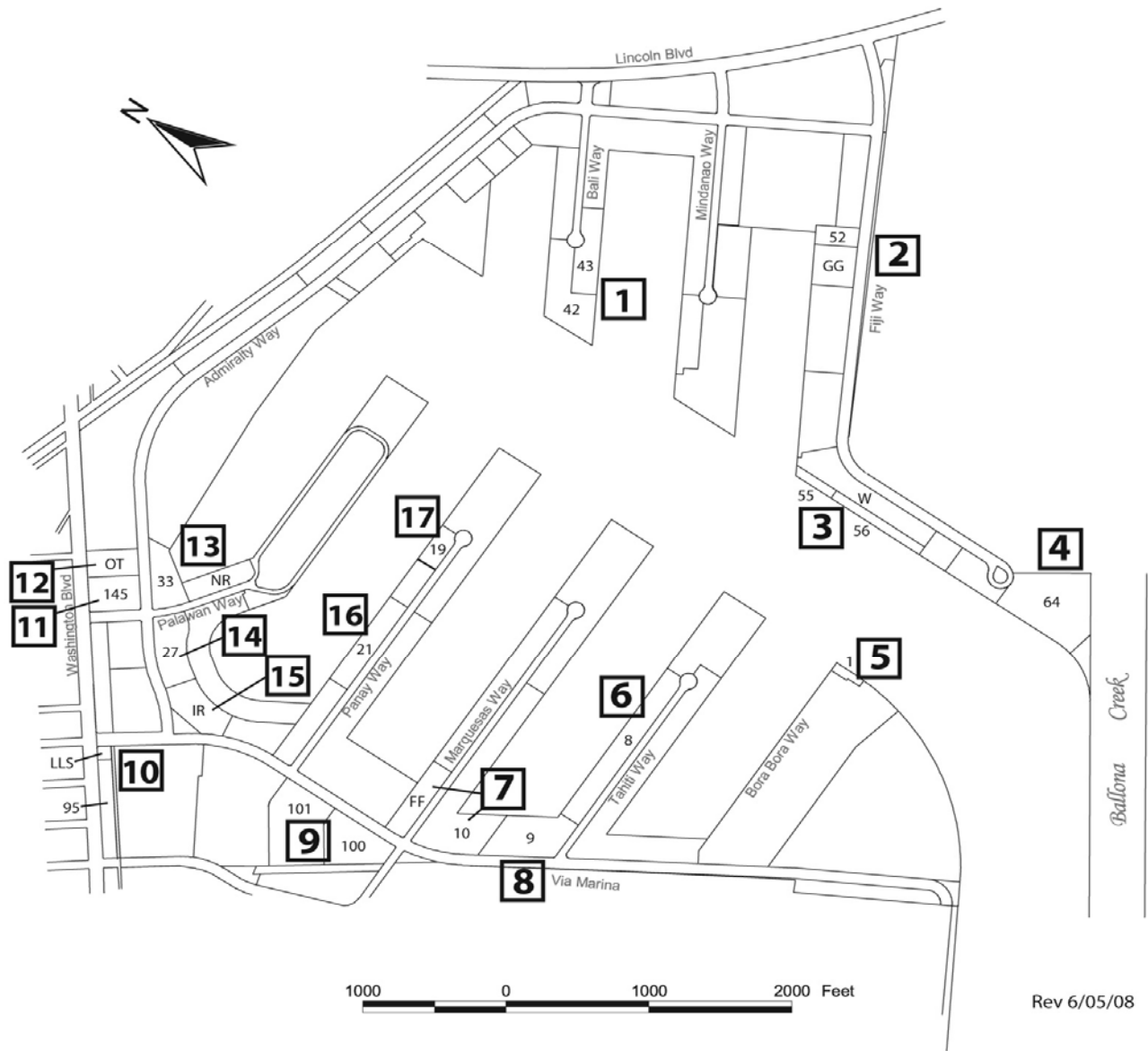
Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's web site (marinadelrey.lacounty.gov).

SHK:CM:ks
Attachment

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of October 30, 2008

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 -- Marina del Rey Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation and dock replacement	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
2	52/GG - Boat Central/ Pacific Marina Development	Jeff Pence	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application in preparation.	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
3	55/56/W -- Fishermans 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	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary --Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007	Shared parking analysis
4	64 -- Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	
5	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schem	* New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; DCB approved final design with conditions August 2008; Regional Planning Commission approved CDP and CUP on May 14, 2008. CCC approved waterside improvements March 2008.	
6	8 -- Bay Club / Decron Properties	Mark Wiesenthal	*Building refurbishment, no new construction *Docks will be reconstructed	No changes	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB continued from July 2008 and approved concept August 2008	
7	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachern	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- Term sheet approved by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item.	LCP amendment to allow apartments on Parcel FF Parking permit to allow 103 replacement public parking spaces off site Replacement of Parcel FF open space
8	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Mark Rousseau	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item.	Timeshare component Wetland
9	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- 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 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved. Per court order, EIR being redone as to grading; expected to be considered by BOS on 11/25/08	
10	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashaie/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
11	145 -- Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
12	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior retirement facility * 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006	LCP amendment to allow proposed use Parking permit for senior retirement facility Parking permit to allow some replacement public parking off site
13	33/NR -- The Waterfront	Ed Czuker	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- 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 concept approval August 2004; revised project to DCB on August 2008 which was continued to October 2008, however, applicant did not submit	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
14	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005 and final design approval August 2008; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed	
15	IR -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacment public parking off site
16	21 -- 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	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006 <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21
17	19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service



November 13, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

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

MARINA DEL REY

46th Annual Holiday Boat Parade

Saturday, December 13
6:00 p.m. – 8:00 p.m.

Fireworks kicking off the start of the parade will be shot off the south jetty at 5:55 p.m. Beautifully lighted and decorated boats will participate in the event that is free to the public. The theme of this year's parade is "Santa Claus Is Coming To Town!" Boat owners will compete for numerous prize packages.

Best spots for viewing the boat parade are Burton Chace Park, located at 13650 Mindanao Way, and Fisherman's Village on Fiji Way where spectators can see and hear the parade free of charge.

Parking is available in County lots throughout Marina del Rey.

For more information call: The Holiday Boat Parade at (310) 670-7130 or visit website www.mdrboatparade.org

MARINA DEL REY OUTDOOR ADVENTURES 2008

Sponsored by the Los Angeles County Department of Beaches and Harbors
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ Ca ♦ 90292

Surf Kayaking Program

Saturday, November 22
8:00 a.m. – 11:00 a.m.

Los Angeles County Department of Beaches and Harbors is offering the last Surf Kayaking Program of the year. Participants will get the opportunity to kayak through the Marina del Rey harbor and head out to the North Jetty, where they will surf the waves aboard sit-on-top kayaks. Los Angeles County Ocean Lifeguards will instruct the outing.

Program requires pre-registration. Fees are \$30 (youths 10 – 18) and \$35 (19 or older). Fees must be paid upon registering.

Harbor Kayaking Program

Saturday, November 22

11:30 a.m. – 1:45 p.m.

Come and take the last kayaking lesson of the year in the Marina del Rey harbor. This two-hour session begins with Los Angeles County Lifeguard kayak and water safety instruction. The group will then have the opportunity to enjoy Marina del Rey's basins. This is a great opportunity for families to have a fun and educational day in Marina del Rey.

Program requires pre-registration. Fees are \$30 (youths 10 – 18) and \$35 (19 or older). Fees must be paid upon registering.

For more information on all Kayaking Programs, call: W.A.T.E.R. (310) 305-9587

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC

All concerts from 1:00 p.m. – 4:00 p.m.

Saturday, November 15

Jimbo Ross & the Bodacious Blues, playing Jazz & Blues

Sunday, November 16

Bob Desena Latin Band, playing Latin Jazz

Saturday, November 22

John Brown Band, playing Classic Rock/Pop

Sunday, November 23

Sullivan Hall Band, playing Soul Review

Saturday, November 29

LA Bluescasters, playing Traditional Blues, Rock & Jazz

Sunday, November 30

Floyd & The Fly Boys, playing Soul Review

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

BEACH EVENTS

Fall Pier-To-Pier Walk/Run

Hermosa Beach Pier
Saturday, November 15
7:00 a.m. – 10:00 a.m.

Approximately four-mile sand run for everyone of all fitness levels. Bring your family and friends and experience the challenge and the fun together.

For more information call: Joe Charles at (310) 836-9339

Sand Snowman Contest

Hermosa Beach Pier
Saturday, December 6
9:00 a.m. to 12:00 p.m.

The weatherman says it's nothing but Sand! Sand! Sand! Bring your family and friends, shovels, scarves and mittens, because in Hermosa Beach they are making SAND SNOWMEN! This unique holiday tradition is open to all ages and abilities. Come early and mark your spot for the best Sand Snowman! Join in holiday games and trivia.

Event takes place north of the Hermosa Beach Pier at the shoreline and check-in begins at 8:45 a.m. with sand sculpting beginning at 9:00 a.m.

For more information call: The City of Hermosa Beach Community Resources Department at (310) 318-0280

Annual Pier Lighting

Manhattan Beach Pier
Saturday, December 6
4:30 p.m. to 6:30 p.m.

Watch the holiday lights on the Manhattan Beach Pier come alive. Enjoy the musical entertainment and visit Santa Claus!

For more information call: Cameron Harding (310) 802-5420

SHK:ks



To enrich lives through effective and caring service



November 13, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 7D – MARINA DEL REY MOLE ROAD SIGNS

During the October 23, 2008 DCB meeting, your Board asked staff to review impacts to mole road information signage in connection with changes to the Marquesas Way mole road sign requested by an applicant, Esprit I (Parcel 12). Specifically, the applicant wanted to add the names of all the apartment complexes located on Marquesas Way on that mole road sign. Currently, mole road signs provide only information pertaining to public amenities along each road, such as parking and swimming.

In response to your request, the Department conducted a survey of the existing leaseholds with addresses on all of the mole roads in the Marina to determine if these leaseholds could be listed on their particular mole road signs in a manner similar to what Esprit I requested. The survey indicated that all leasehold names could be listed on existing signs except for Panay Way, where the sign would need to be made longer to accommodate all of the names.

The following is a list of the mole road signs, each of which has the street name identified, as well as symbols where relevant. Possible language for inclusion is also identified. Photos of the existing signs and graphics of each of the proposed signs will be presented at the meeting:

Bora Bora Way

Existing: Combined boat and fuel pump symbol

Possible Additions: No change

No changes to sign dimension necessary

Tahiti Way

Existing: No symbols

Possible Additions: Bay Club Apartments & Marina, Tahiti Marina Apartments & Marina

No changes to sign dimension necessary

Marquesas Way

Existing: Parking symbol (P)

Possible Additions: Esprit Apartments & Marina, Villa del Mar Apartments & Marina

No changes to sign dimension necessary

Panay Way

Existing: Parking symbol (P) and a swimming symbol

Possible Additions: Holiday Harbor Marina, Panay Way Marina, Capri Apartments, Dolphin Marina Apartments & Marina, St. Tropez Apartments, Monte Carlo Apartments

Existing sign will need to be enlarged to accommodate all of the uses

Palawan Way

Existing: Parking symbol (P) and a swimming symbol

Possible Additions: Mariners Bay Apartments & Marina, Del Rey Yacht Club

No changes to sign dimension necessary

Bali Way

Existing: Parking symbol (P)

Possible Additions: No change

No changes to sign dimension necessary

Mindanao Way

Existing: Parking (P), picnic, sailing and fishing symbols

Possible Additions: No change

No changes to sign dimension necessary

The Department recommends APPROVAL of the Marquesas Way mole road sign modification requested by Esprit 1 - DCB #08-018. Modifications to the other mole road signs will be made when the lessee of a mole road leasehold both requests and funds the sign changes. In those cases, all of the leasehold names on that mole road will be included on the sign as is proposed for the Marquesas Way sign.

SHK:ks

DRAFT

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

September 11, 2008, 6:30 p.m.

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

Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
Simon Pastucha, Third District
Tony Wong, P.E., Fifth District

Members Absent: David Abelar, Second District

Department Staff Present: Santos Kreimann, Acting 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: T. Keith Gurnee, RRM Design Group
Donald Sibbett, RRM Design Group
Ann Baker, RRM Design Group
Bruce Russell, MdR Resident
Leon Felus, MdR Outrigger Canoe Club
Stan Borinski, LA Rowing Club
Greg Schem, Harbor Real Estate Group
Jon Nahhas, LA Mariner Company
Michelle Summers, LCP Working Group
Carla Andrus, MdR Resident
Dorothy Franklin, MdR Resident
Andy Bessette, MdR Boat Owners Association
Patricia Younis, The Bridge Group

Nancy Vernon Marino, MdR Resident
Paula Daniels, MdR Outrigger Canoe Club

Ms. Cloke asked the Board and the public for a moment of silence in commemoration of Sept 11, 2001.

1. Call to Order, Action on absences and Pledge of Allegiance
Ms. Cloke called the meeting to order at 6:41 p.m. and Mr. Wong led the Pledge of Allegiance

Ms. Cloke introduced the new “Speaker Cards” and informed the audience of the new process. She stated that individuals wishing to speak in favor of, or in opposition of a project, must fill-out a speaker card, effective September 11, 2008 meeting

2. Old Business

A. Marina del Rey Design Guidelines – Briefing by T. Keith Gurnee and Donald Sibbett, RRM Design Group

Mr. Gurnee, Mr. Sibbett and Ms. Baker gave an overview of the project.

Public Comments

Mr. Russell expressed his concerns about the lack of pedestrian-friendly development and access roads, particularly between Bora Bora Way and Panay Way

Mr. Felus commended the RRM Design Group and said the presentation provided a sense of comprehensive planning for the Marina

Mr. Borinski expressed concerns for water quality at Marina Beach resulting from boating use impacts, such as oil and gas spills

Mr. Schem noted the need for discussion of projections beyond the bulk head line within the pier section of the Design Guidelines and the careful review of the waterfront walkways and pedestrian safety

Mr. Nahhas wanted an image of a public marina on the cover of the Design Guidelines and said he had been waiting two months for a response to a letter to the Department

Ms. Summers asked if the significant development density increases were considered in the Guidelines and commented on the bicycle paths

Ms. Andrus asked if the Design Guidelines were based on the Asset Management Strategy

Ms. Cloke stated that the Guidelines were requested by the DCB and handled via a Task Force and interviews with stakeholders within MdR

Ms. Franklin said the presentation was an outcome of the task force meetings and added that gateways and landmarks should adhere to the 45 foot maximum height permitted. She also recommended increasing pedestrian walkways where feasible and improving recreational areas

Mr. Bassette stated the Guidelines lacked discussion of the dock systems and boat slips

Ms. Marino noted that a comprehensive plan was needed and asked for the Guidelines to incorporate all public opinion

Ms. Younis said the Guidelines lacked information discussed by the Task Force, which should function as a design plan for new development

Ms. Daniels said she would like to see more low-impact development requirements and added information for a comprehensive plan on parking, open space, and vehicular and pedestrian circulation

Board Comments

Ms. Cloke stated the presentation provided an updated proposal for public review and encouraged everyone to review and provide comments about what they felt was necessary

Mr. Wong commended RRM Design Group and the task force for an outstanding job. He noted that public input is critical and asked the consultant to consider the public comments received. He also encouraged more practical design standards for sidewalks and pedestrian safety

Mr. Pastucha noted the need to consider what the authority of the Guidelines will be as it will provide standards for buildings, public walkways and marinas

Mr. Phinney noted that additional information on water recreational uses and waterside improvements was necessary. He recommended that Mr. Gurnee speak to Stan Borniski of the LA Rowers Club to include more boating related photos and asked if a plant palette for each mole road would be provided under the sustainable section. Mr. Phinney also suggested that an online tool be added to allow the public to comment on specific issues of the guidelines

Ms. Cloke informed the public that comments could be e-mailed to Mr. Cesar Espinosa by October 15, 2008 at cespinosa@bh.lacounty.gov, and added that he would forward the comments to the Board and RRM Design

Group. She noted that only graphics that represent allowable development, and in the proper scale, should be added to the Guidelines. She added that signage should be discussed to include all that is permissible under the Marina regulations

Mr. Gurnee asked for a deadline to provide an updated version of the guidelines and recommended a minimum of 30 days

Ms. Miyamoto stated that the draft guidelines were posted on the Department's website on August 21, 2008

Ms. Cloke noted that all comments should be received by October 15, 2008 and no later than October 22, 2008

Staff Reports

All reports were received and filed

Public Comments

Ms. Marino commented on her responsibility as a task force member and the using the Asset Management Strategy as a guiding document

Mr. Nahhas commented on land use and a comprehensive study of existing and proposed uses within MdR

Ms. Summers noted that prior to achieving a well structured design plan, a master plan of the Marina first had to be created and established

Ms. Andrus commented about public input prior to any lease extension

Adjournment

Meeting adjourned at 8:57 p.m.

Respectfully Submitted,

Teresa Young

Secretary for the Design Control Board

DRAFT

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

October 23, 2008, 6:30 p.m.

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

Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
Simon Pastucha, Third District
Tony Wong, P.E., Fifth District

Absent Member: David Abelar, Second District

Department Staff Present: Santos H. Kreimann, Acting Director
Charlotte Miyamoto, Planning Division Chief
Ismael Lopez, Planner
Teresa Young, Secretary

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

Guests Testifying: Mark Wiesenthal, NF Marina Decron Properties
Aaron Clark, Armbruster & Goldsmith, LLP
Jack Hollander, Architect
Randy Mason, Cash & Associates
Bill Anderson, Westree Pier 44
Saum Noor, Consultant for Pier 44
Mike Pashaie, Pacific Ocean Management
Greg Schem, Harbor Real Estate
Tim Riley, MdR Lessees Association
Michael Schweider, Schweider & Company
Carla Andrus, MdR Resident
Jim Abel, West Marine
Craig Zimmerman, Marina Sailing, Incorporated
Mike Leveman, Multi Marine
Dorothy Franklin, MdR Resident

Bob Koepple, Yacht Sales Pier 44
Mike Inmon, Inmon Yachts
Glen Thorpe, The Boatyard
Gail Seymour, Boat Owner
Louis DiLieto, Yacht Captian
Bob Leslie, Yacht Broker
Jennifer Carter, Esprit I
Michelle Alicea, Esprit I
Craig Oka, Architects Design Consortium
Teresa Kelly, The Cheesecake Factory
Dan Gottlieb, Marina Strand Colony II Resident
Nancy Vernon Marino, MdR Resident
Stan Borinski, LA Rowing Club

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

Ms. Cloke called the meeting to order at 6:50 p.m. Mr. Pastucha led the Pledge of Allegiance

2. Approval of Minutes

August 28, 2008 Minutes approved with modifications

3. Design Control Board Reviews

A. Parcel 1 - Marina del Rey Fuel Dock, DCB #07-006-B

Approval of the record of the DCB August 28, 2008 action for conditional approval of the Fuel Dock's redevelopment plan

**Mr. Phinney (Pastucha) moved to approve DCB #07-006-B
{Unanimous consent}**

B. Parcel 8 – Bay Club Apartments & Marina - DCB #08-010

Approval of the record of the DCB August 28, 2008 action for conditional approval of major apartment complex and anchorage renovations

Ms. Cloke requested the addition of the words "Applicant agrees" in referring to conditions listed in Board Review

Mr. Wiesenthal agreed to the revision

**Mr. Phinney (Wong) moved to approve DCB #08-010 with conditions as revised
{Unanimous consent}**

C. Parcel 33 – The Organic Panificio – DCB #08-011

Approval of the record of the DCB August 28, 2008 action for conditional after-the-fact approval of façade-mounted business identification signage and modified lighting hours

Mr. Phinney (Pastucha) moved to approve DCB #08-011

{Unanimous consent}

D. Parcel 50 – The Counter – DCB #08-012

Approval of the record of the DCB August 28, 2008 action for conditional approval of a new exterior paint scheme

Mr. Phinney (Pastucha) moved to approve DCB #08-012

{Unanimous consent}

The applicant later requested the Board to consider replacing the Grey Tweed color with Benjamin Moore Taos Taupe #2111-40

Mr. Phinney (Pastucha) moved to re-open Board Review DCB #08-012

{Unanimous consent}

Mr. Pastucha (Phinney) moved to approve Board Review DCB #08-012 with a change of color from Grey Tweed to Benjamin Moore Taos Taupe #2111-40

{Unanimous consent}

E. Parcel 50 – Bank of America – DCB #08-013

Approval of the record of the DCB August 28, 2008 action for approval of a new logo on existing business identification signage

Mr. Phinney (Pastucha) moved to approve DCB #08-013

{Unanimous consent}

F. Parcel 50 – Waterside Marina – DCB #08-014

Approval of the record of the DCB August 28, 2008 action for after-the-fact approval of four existing security cameras and four new cameras

Mr. Phinney (Pastucha) moved to approve DCB #08-014

{Unanimous consent}

5. Old Business

None

6. New Business

A. Parcel 44-Pier 44 – DCB #08-015

Consideration of redevelopment project

Mr. Clark and Mr. Hollander discussed the project overview and provided a power point presentation

The Board took a five minute break to review the presentation materials provided by the Applicant

Meeting resumed at 7:26 p.m.

Mr. Mason described the dry stack storage facility design which met the 10-foot bulkhead requirement, the launch dock design and the use of forklifts. He noted the dock redevelopment plan conformed to DBAW (Department of Boating and Waterways) standards

Mr. Anderson talked about the loading and unloading of boats from the storage to the water, and vice versa, with the use of specially designed forklifts

Public Comments

Mr. Schweider encouraged wider slip dimensions as proposed in the new plan which allows proper width for newer boats, including his own 38' boat

Ms. Andrus spoke about a Marina master plan, traffic impacts, and that Coastal Commission requested no loss of slips 35' and under

Mr. Abel recommended the project because it allowed for the dual use of visitor-serving and marine commercial

Mr. Zimmerman stated that boat dimensions have been increasing and therefore new and bigger slips were required to satisfy demand

Mr. Levman stated the proposed dry storage facility would help alleviate the lack-of-slip issues within the Marina

Mr. Koepple commented on the poor condition of the site and recommended approval of the dry storage because required boat maintenance for boats stored out of the water is reduced

Mr. Inmon, a business owner at Pier 44, has seen availability problems with slip sizes of 26', but recommended approval of the project as it provides marine commercial uses needed in Marina del Rey. He added that dry stack storage was a favorable idea

Mr. Kreimann added that another dry stack project was currently proposed for Parcel 52

Mr. Thrope said the bike path adjustment is a favorable proposal compared to the existing design and that demand for dry storage will be strong

Mr. Seymour stated the project was boater related and appreciated the design

Mr. De Lieto supported a redevelopment of Parcel 44, appreciated the new location for the West Marine and the Trader Joe's, and noted that dry storage will help alleviate the problem with slip availability in the Marina

Mr. Leslie said the dry storage facility will provide small boat owners with a more convenient storage space that efficiently cuts down boat maintenance costs

Ms. Franklin asked whether the proposed boat loading piers adjacent the boat storage would be level with the water and how far did each one project from the seawall

Mr. Mason said the platforms were 12' wide by 12' and that a loading ramp similar to a gangway platform would be provided

Board Comments

Mr. Phinney stated that he supported the idea of dingy and transient docks as well as a connection point for the water taxi. He expressed convenience concerns about dry storage slips versus wet slips and asked for a cost analysis and a loading and unloading analysis of on-call dry storage boat owners, especially during holidays when many boat owners are likely to request loading and unloading of boats at the same time. He added the number of palm trees proposed needed to be reduced and that alternate design features needed to be pursued for the main entry of the West Marine building including a more realistic stone finishing. He encouraged a more indigenous character to the Marina, especially as a key location and entrance to Chace Park

Mr. Pastucha commented on the 18' street dedication along Admiralty Way and asked for more information. He also noted that the site needed improved pedestrian connection points from the right-of-way through parking lots and onto proposed facilities. He added that landscaping along proposed view corridors need to consider visual impacts. He stated the convenience store loading area would have to be redesigned to avoid visual impacts and trucks backing into Mindanao Way, or impeding parking lot and site access. He suggested the draft Marina Guidelines be considered and suggested a water taxi and dingy docks be available at the site. Mr. Pastucha also stated that more marine-like and warehouse storage design be considered for the dry stack storage

Mr. Wong commended the Applicant for the proposed uses and design. He stated that he concurred with Mr. Phinney's architectural design comments

Ms. Cloke stated the Applicant provided a good bicycle and pedestrian path but asked for a more detailed design that shows the relationship between the water's edge, pedestrian areas and buildings proposed. She recommended that more landscaped areas and pedestrian shade and resting areas be proposed, and asked for details of the Trader Joe's exterior dining area

Ms. Cloke (Phinney) moved for a continuation of DCB #08-015 to return not to exceed 60 days. Applicant should consider the following changes:

Pedestrian connections, transient docks, cost and availability (per size) of proposed slips vs. existing, water taxi stop, architectural design (marina-like buildings), bike racks, covered public areas, improved landscape plans and incorporation of sustainable development (for marina environment)

{Unanimous consent}

B. Parcel 22 – The Cheesecake Factory – DCB #08-016

Consideration of new patio improvement and after-the-fact consideration of exterior modifications

Mr. Oka gave a brief overview of the project

Public Comments

None

Board Comments

None

Ms. Cloke (Wong) moved to approve DCB #08-016 as submitted with the condition that staff reviews the condition of the awnings and umbrellas. Applicant shall replace awnings and umbrellas should they be in poor condition
{Unanimous consent}

C. Parcel 12 – Espirt I, - DCB #08-017

Consideration of new direction and lease office signage

Ms. Miyamoto gave a brief overview

Ms. Cloke asked for actual sign heights for Exhibit C signs

Ms. Carter noted the signs would not be taller than 4', as mentioned in the cover letter

Mr. Phinney asked for justification of signs D2 through D5, especially along the promenade

Ms. Carter noted that it was condition of approval from the Regional Planning Commission to place signs along the promenade but that the quantity of signs was not specified

Public Comments

None

Board Comments

Ms. Cloke recommended that accessway identification be stamped on the pavement promoting a more artistic and creative design

Mr. Tripp stated the signs needed to be conspicuous

Ms. Cloke added that pavement-stamped signage was preferred to the post signs along landscaped areas. She also asked Mr. Kreimann to comment on Exhibit G signage

Mr. Kreimann stated Exhibit G was a re-introduction of the type of information that was found on the old mole road signage but due to funding constraints was not included on the new signs

Mr. Phinney noted that more than four projects would not fit on the mole road sign

Ms. Cloke wanted fairness on displaying project names on all mole road signs and stated that in order for the Board to decide on the Exhibit G sign, the Department needed to prove the design was feasible for every mole road sign

Mr. Pastucha asked if lessees interested in identification on this type of mole road sign would have to pay for their own improvements

Mr. Kreimann said yes

Mr. Phinney (Pastucha) moved to approve DCB#08-017 with the following condition:

Only approve Sign C (visitor parking signs), Signs D1, D6, D7 (accessway), Sign E (pool) and Sign F (leasing office signs)

{Unanimous consent}

Ms. Cloke (Phinney) moved to continue DCB#08-017 as to the following:

Sign G (mole road) - Staff to report on the number of mole road signs that may possibly change and wording to be added to each one

Signs D2, D3, D4 and D5 (accessway) - Applicant to consider paving stamped signage instead of proposed post signs in promenade landscaped areas

{Approved by a vote of 3-1 with Board Member Pastucha voting nay (Board Member Abelar not present)}

D. Uniform Public Hearing Protocols for All County Commissions

Board Comment

Ms. Cloke expressed the Board is following the process for voting, the use of speaker cards and the time given to each speaker

Public Comment

Dr. Gottlieb said it would be unfair to comment on all agenda items with only three minutes per meeting

Mr. Kreimann stated the Board of Supervisors approved the revised protocols which allows the Chair to limit public testimony to three minutes per meeting per person, not including Public Comment, which is also up to the Chair's decision

Ms. Marino said the public's right had been taken away with this decision

Ms. Cloke noted she typically allows for three minutes per speaker and usually extends the time when information that is not repetitive between speakers is provided

Mr. Faughnan said the letter stated three minutes per meeting and added the Chair had the discretion to allow more time. He noted that under the Brown Act, the local body is authorized without reasonable regulations to ensure that the process of the meeting is carried out, including regulations limiting the total amount of time allocated for public

Mr. Wong stated MTA Board meetings specifically mention that only one minute per item for public comment is allowed

Ms. Cloke stated it would be reasonable for the Board to continue in the manner in which they have been conducting DCB meetings

7. Staff Reports

All reports received and filed.

8. Public Comments

None

9. Adjournment

Meeting adjourned at 10:41 p.m.

Respectfully submitted,

Teresa Young

Secretary for the Design Control Board