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## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD

**Thursday, December 18, 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**

November 20, 2008

**3. Design Control Board Reviews**

None

**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**

A. Marina Design Guidelines - Briefing by Keith Gurnee, RRM Design

B. Parcels 33/NR - The Waterfront Marina del Rey, 4211 Admiralty Way - DCB #04-016-B  
Further consideration of the mixed-use redevelopment project

**6. New Business**

None

**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. Proposed 2009 Design Control Board Meeting Schedule

**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>



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December 11, 2008

Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Acting Director

SUBJECT: **AGENDA ITEM 5A - DRAFT MARINA DEL REY DESIGN GUIDELINES**

Item 5A on your agenda is a presentation of the revised draft Marina del Rey Design Guidelines by Keith Gurnee of RRM Design Group. Mr. Gurnee considered the comments received during your Board's September 11, 2008 meeting, as well as those received during the public comment period that closed on October 22, 2008. The revised Guidelines have been posted on the Department's website since December 1, 2008.

Should your Board determine the concepts and guidance provided in the revised draft Guidelines are acceptable, the Department recommends the Board approve the draft Guidelines with the condition that staff continues to work with RRM Design Group to complete the necessary minor edits to the document. Once completed, the draft Guidelines will be presented to the Board of Supervisors for consideration and approval.

SHK:CM:ks



*To enrich lives through effective and caring service*

December 11, 2008



TO: Design Control Board

FROM: Santos H. Kreimann, Acting Director

Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

**SUBJECT: AGENDA ITEM 5B - PARCELS 33/NR - THE WATERFRONT MARINA  
DEL REY, 4211 ADMIRALTY WAY - DCB #04-016-B**

Item 5B on your agenda is a returning submittal by EMC Development (Applicant) for the redevelopment of Waterfront Marina del Rey at Parcels 33 and NR. The subject property is found at the intersection of Admiralty Way and Palawan Way.

This submittal represents a revised version of the concept plan last presented to your Board on August 28, 2008, during which the following concerns were raised:

- Height, massing and rooftop view area design improvements
- Public services, public connections/view corridors and beach parking
- Promenade, recreational opportunities and retail common areas
- Sustainable architecture, colors and materials

Applicant's responses to your Board's comments are as follows:

#### Building/Massing

Applicant has reduced the height of Buildings B and C (along Palawan Way) from 65 feet (six stories high) to 45 feet (four stories high). At six stories, there were five levels of residential, above ground floor retail and parking. At the proposed 45-foot height, there will be three stories of residential over ground floor retail and parking.

The height of Building A has been reduced from 65 feet to 60 feet along the waterside, stepping up to 75 feet from the previous 65 feet along Admiralty Way. This allowed two more levels of underground parking to be added to Building A (for a total of three). The three underground parking levels below Building A also allowed five stories of residential throughout Building A, which previously had portions with only four levels of residential.

#### View Corridors/Recreation Areas

The public plaza between Buildings A and B has been increased 64%, from 48 feet to 75 feet. The area of this open public square exceeds 11,200 square feet (up from 7,000 square feet from the August 2008 submittal). This was accomplished by moving Buildings B and C to the southerly property line and eliminating the narrow view corridor previously shown. Also, Applicant has improved the recreational utility of this area by moving the stairs and ramps out to the edges of the plaza. Meanwhile, the view corridor

width along Admiralty Way (at the northeast corner of the site) remains unchanged, ranging from 50 feet at the water's edge to 134 feet at the street. The courtyards between buildings B and C will remain along the waterside.

#### Public Connections

Applicant has improved the pedestrian linkages throughout the project, including the provision of a path from Admiralty Way adjacent to the convenient surface parking at the northeast corner of the site to the waterfront promenade. Also, the project will include a jogging path (about five feet wide) around the perimeter of the site (where one lap equals exactly ½ mile).

#### Promenade Width

The proposed waterfront promenade will remain at 28 feet wide, with a minimum 20 feet free of encroachments (such as outdoor dining areas). Paving, railing, benches, and other improvement details will be provided in the post-entitlement submittal, but Applicant is open to recommendations from your Board at this time.

#### Added Restaurant Area

Applicant has further activated the waterfront promenade with the addition of a small restaurant on the waterside of the grocery store on Parcel 33. The proposed project now contains four restaurants, a grocery store, drugstore, and soft goods retailer. Given that only two restaurants and surface parking are currently on the site, Applicant believes this represents a significant improvement in the quantity and quality of amenities available to Marina residents and visitors alike.

#### Colors, Materials & Sustainable Architecture

The proposed colors and exterior finishing will remain unchanged, while, in addition to rooftop features (solar panels), sustainable architecture will be pursued in efforts to reach LEED certification. Colors and materials samples will be available at the December meeting, which include a palette of straw yellow, terra-cotta red and sea-smoke gray for the painted stucco walls that compose most of the buildings' exterior. Additional detail will be provided to your Board in the post-entitlement submittal.

#### Beach Parking

Applicant is working on a parking plan that would accommodate organized recreational users of Marina Beach, including the Outrigger Canoe Club and LA Rowing Club. No less than 260 parking spaces of the project will be available to members of the public (191 spaces for commercial patrons and 69 spaces for the general public).

Also, to maximize the convenience of the replacement public parking, Applicant has concentrated the 69 dedicated general public parking spaces along the west wall of the first subterranean parking level. The dedicated parking area will be near the stairway and elevators, which will bring the public up one level to the ground floor directly across from Marina Beach.

## **Project Overview**

### Background

In August 2004, your Board conceptually approved a mixed-use project, which included 292 apartments dispersed in four-story low-rise structures of 45 feet each and an eight-story mid-rise structure with a maximum height of 81 feet. The project included approximately 81,000 square feet of commercial space, including retail, restaurants, offices and service offices; approximately 10,000 square feet of rooftop recreation and observation space; and 820 parking spaces along with pedestrian plazas, gallerias and promenade improvements.

### Current Project Concept

The currently proposed mixed-use project consists of 292 apartment units and roughly 45,000 square feet of ground-level restaurant and retail space, including a 14,700 square-foot grocery store, and 763 parking spaces. These uses are distributed throughout the ground floor of Buildings A, B and C.

### Residential

The proposed number of apartment units remains unchanged from the previously presented total. The apartment units will be distributed as follows:

- Building A (along Admiralty Way) on Parcel 33 is comprised of five stories of apartments above at-grade parking, ground-level visitor-serving commercial, and three underground parking levels.
- Buildings B and C (along Palawan Way) on Parcel NR are comprised of three stories of apartments above at-grade parking and visitor-serving commercial, as well as one underground parking level.

### Visitor-Serving Commercial

The proposed development includes roughly 45,000 square feet of visitor-serving commercial, which consists of a market, retail and restaurant uses. All commercial space will be available throughout the ground floor of Buildings A, B and C.

### Overall Parking

The project proposes a total of 763 parking spaces, which consists of 503 parking spaces for residential use (including 73 guest spaces), 191 spaces for commercial use (market, retail and restaurant), and 69 reserved spaces for the general public.

## **STAFF REVIEW**

Applicant has provided the design concept for this mixed-use project, including building placement. Following your Board's action on this project, Applicant can apply for a Coastal Development Permit with the Department of Regional Planning. Given there are land use changes proposed for both Parcels 33 and NR for the residential aspect of

the project, as well as the height of the buildings above the 45' height limit, approval will also require an amendment to the Marina del Rey Local Coastal Program (LCP).

Applicant will need to return post-entitlement for your Board's final approval of architectural design, materials and color, hardscape, promenade improvements (paving, railing, lighting, trash receptacles, etc.), landscape, signage and overall project lighting. Applicant should consider the LCP requirement to provide significant landscaping at ground level, particularly at the intersections of Admiralty Way and Palawan Way, to provide a park-like entry character to this high intensity public use area.

The proposed project is in conformance with the *Marina Specifications and Minimum Standards of Architectural Treatment and Construction*.

**The Department recommends Approval of DCB #04-016-B, with the condition that Applicant return post-entitlement with complete design details to include:**

- **Materials and color (including architecture)**
- **Hardscape**
- **Promenade improvements**
- **Observation deck improvements**
- **Landscape**
- **Signage and lighting**

SHK:CM:ks



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Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

December 11, 2008

TO: Design Control Board

FROM: 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 08-017- Ext** 30-day permit extension for two banners at Admiralty Apartments displaying "VILLAS ON ADMIRALTY – 310.305.1300". The banners are permitted through December 31, 2008.

**TP 08-020** Temporary permit for vinyl lettering on Marquesas Way mole road sign displaying "ESPRIT – Apartments & Marina". The lettering is permitted from December 1, 2008 through February 1, 2009.

Copies of the permits are attached.

SHK:CM:ce  
Attachments (2)



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December 3, 2008

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

Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

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

Dear Ms. Peterson:


By means of this letter, Gold Coast Shopping Center is permitted to continue to display 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 original permit allowed the banners from October 30, 2008 through November 30, 2008. The banners must be removed by noon on December 31, 2008. Failure to remove them by this time will result in their removal and storage by the County of Los Angeles at your expense. Please note that any temporary signage request in excess of this 30-day extension will require a complete Design Control Board (DCB) submittal. 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



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November 10, 2008

Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

Doug R. Ring  
Van Wert, Inc.  
100 Wilshire Blvd. #1625  
Santa Monica, CA 90401

**TEMPORARY VINYL LETTERING AT COUNTY MOLE ROAD SIGN (PARCEL 12)  
(TP 08-020)**

Dear Mr. Ring:

By means of this letter, Esprit Marina del Rey is permitted to install vinyl lettering to the existing County mole road sign at Marquesas Way as indicated below:

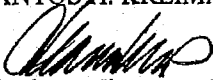
- The first line of text will read "ESPRIT" in 3-inch high, white Futura BT Heavy font, followed by two lines to read "Apartments" and "& Marina" in 1.9-inch high, white Futura BT Bold font, respectively.

The vinyl letters are permitted from December 1, 2008 through February 1, 2009. The letters must be removed by noon on February 2, 2009. Failure to remove them by this time will result in their removal and storage by the County of Los Angeles at your expense.

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



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December 11, 2008

Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: 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 18, 2008 meeting, the Board unanimously approved a motion introduced by Supervisor Don Knabe to rename Admiralty Park in Marina del Rey to "Yvonne B. Burke Park" in recognition of her dedicated public service throughout her professional career of over 50 years, the last 16 years as a colleague on the Los Angeles County Board of Supervisors.

Also at its November 18, 2008 meeting, the Board approved the revised Marina del Rey Affordable Housing Policy and instructed the Acting Director of Beaches and Harbors, the Director of Planning, and the Acting Executive Director of the Community Development Commission to implement the Policy in accordance with their respective responsibilities as set forth in the Policy in connection with new residential development or redevelopment projects in Marina del Rey.

The Board of Supervisors, also on November 18, went on record in opposition to Los Angeles City's preferred Via Marina alignment for its proposed Venice Pumping Plant Dual Force Main project and directed the Chief Executive Officer, with the assistance of County Counsel and the Acting Director of Beaches and Harbors, to prepare and transmit a letter of opposition to Los Angeles City's Public Works Committee, as well as the Mayor's Office and the City Council, in advance of the Committee's consideration of the project's Environmental Impact Report (EIR) on November 19, 2008, the next day.

Finally, at its November 18, 2008 meeting, the Board of Supervisors authorized the Department of Public Works to sign a funding agreement to obtain and repay a \$3.78 million loan for the Marina del Rey Waterline Replacement project, which will replace 10-, 12- and 14-inch diameter water pipe with 18-inch diameter water pipe. The increased size will enable the water system to meet current fire-flow requirements and enhance water system reliability.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

There are no Marina del Rey matters scheduled for consideration by the Regional Planning Commission.

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

Coastal Commission staff has yet to formally issue to the County its Marina del Rey Local Coastal Program Periodic Review findings and recommendations as approved by the Commission on October 16, 2008. The year within which the County has to respond will not commence until the findings and recommendations are formally issued.

With respect to the working groups formed as part of the Regional Planning Department's efforts to encourage public participation in preparing a County response to the Coastal Commission's recommendations and findings, Regional Planning expects to meet with three of them this month to check on their progress and answer any questions. It is anticipated 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, October and November meetings are attached.

#### **MARINA DESIGN GUIDELINES UPDATE**

The revised draft Design Guidelines was posted on the Department's website on December 1, 2008. Presentation of the draft Design Guidelines was postponed from December 11, 2008 to December 18, 2008.

#### **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 website ([marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)).

SHK:CM:ks  
Attachments (4)

**SMALL CRAFT HARBOR COMMISSION**  
**MINUTES**  
**August 13, 2008 (Revised)**

Commissioners Present

Russ Lesser, Chairman; Vanessa Delgado, MPA, Vice –Chairman; Albert Landini, Ed.D; Albert DeBlanc, Jr. Esq.

Department of Beaches and Harbors

Santos Kreimann, Acting Director, Beaches and Harbors; Dusty Crane, Community and Marketing Division

County Staff

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Captain Oceal Victory, Lieutenant Reginald Gautt from the Sheriff's Department; Michael Tripp, Regional Planning

**CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE**

Chairman Lesser called the meeting to order at 9:35 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

**ACTION ON ABSENCES**

Commissioner Lesser announced all four Commissioners were present. Vice-Chairman Delgado announced that she will not be attending the September Commission meeting.

**APPROVAL OF MINUTES**

**A motion was made by Commissioner Landini and Seconded by Vice-Chair Delgado to approve the minutes from the July 16, 2008, meeting. This motion was unanimously approved.**

Chairman Lesser opened the floor to public comments. There were no public comments.

**ITEM 3a: Marina Sheriff – Crime Statistics**

Lt. Reggie Gautt provided the Commissioners with copies of the year-to-date crime stats and stated that they are attempting to use their “cop-link” information and other resources outside the Marina to help deal with some of those issues. There was no new information on the Liveaboard Report. Chairman Lesser noted that more “Notices to Comply” were issued, liveboards have increased and current permits are going up.

**ITEM 3b: Marina del Rey Beach and Special Events**

Dusty Crane reported on the Marina del Rey Summer Concert series, Fisherman's Village, the Marina del Rey Waterbus, Esprit I and the Beach Shuttle. She said Hermosa Beach will be holding their annual festival on Labor Day weekend with entertainment, food and festivals.

**ITEM 3c: Marina del Rey Convention and Visitors Bureau**

Beverly Moore shared a centerfold article found in the June journal of the American Sailing Association about Marina del Rey (MdR). She spoke about “E” news releases an electronic form, known as Optimized Press Releases, a new advertising tool being used by the Visitors Bureau to advertise news about the MdR community via the internet.

Nancy Marino asked about marketing costs and its returns on investments.

Chairman Lesser stated that a lot of revenue is funded through a fund created by hotels, etc.

Dusty Crane stated that the MdR Convention and Visitors Bureau (CVB) was a combination of private and public money. Since 1990 Beaches and Harbors has had a total budget of \$250,000 for promotion of MdR, and \$92,000 of that has been put aside for the public and Discover MdR funding. Lastly, she said the other funds have come from six hotels, and each one of them put 1% on the room cost only. The majority of the funding has been for the CVB.

**ITEM 4: Old Business** – There was no new business.

**ITEM 5: New Business** – There was no new business.

Chairman Lesser asked about upcoming projects.

Mr. Kreimann reported that there are several upcoming projects. The preliminary business terms on Parcel 8 (The Bay Club) and Parcel 33 is nearly completed.

**ITEM 6: Staff Reports – Ongoing Activities**

Mr. Kreimann said that on July 22, 2008, the Board approved an increase in Kayaking class/tour registration fees and rental rates at Burton Chace Park. On July 15<sup>th</sup> the Board approved the lease documents and option agreements for Parcel OT and Parcel 21.

Mr. Kreimann spoke about The Del Rey Shores project. He said as a result of a lawsuit filed by the Homeowners Association, the Court directed the lessee to go back and recirculate a portion of the environmental document dealing with the excavation and the transportation of soil from that particular location. He said that was the only portion the Judge agreed that required recirculation of the environmental document.

Mr. Kreimann said there are no issues pending at the Planning Commission.

Mr. Kreimann said that the City of Los Angeles has requested to present to the Commission the Venice Pumping Dual Force Main Project. The presentation will be at the upcoming September meeting. He said that the City was asked to widely publish the meeting and to handle all the outreach in notifying the public of this presentation.

Chairman Lesser said some Marina residents oppose running the new City sewer line through the Marina.

Mr. Kreimann said there are three (3) different alternatives and they are: 1) one will run along the beach; 2) one on Pacific Avenue and, 3) the other one, which is the Cities preferred option, would run through Via Marina and then cut across and go under the Channel, and lay the pipe all the way down to the Hyperion Plant.

Mr. Kreimann gave a report on the Percentage Rents on Apartments.

Mr. Kreimann spoke about the Kayak Rental Report. He said the Marina Boat Rentals, Fisherman's Village, and the U.C.L.A. Aquatic Center provide the renting of kayaks.

Mr. Kreimann discussed Public Use of the Boathouse. He said there is a Capital Improvement Project slated to commence, and the Department is still finalizing the seismic issues with that particular building. He anticipates that project moving forward within the next six months. Other County Departments can utilize the downstairs facility for meetings. However, no one is allowed to use the second story of that building space because it is not ADA compliant.

Ms. Delgado asked about The Design Control Board Meeting minutes.

Mr. Kreimann said due to unanticipated changes and audio difficulties, the minutes were not available. However, they should be available next month.

Ms. Delgado asked if there was a controversial issue pertaining to the Del Rey Shores' Project stock pile removal.

Mr. Faughnan said the Court determined that they did not adequately analyze the potential impacts in the report. Originally they had intended to reutilize all of the soil on site, and then a subsequent change in the plans determined that they needed to conduct an off site disposal but there was no supplemental analysis. He said the Court determined that was a significant enough potential impact that required analyses and recirculation.

Chairman Lesser opened the floor to public comments.

Mr. Jon Nahhas asked what defines old business and who defines that in these meetings. He specifically referenced the unlawful detainer business.

Mr. Faughnan replied that items of new business and old business are action items that would require the approval of the Commission. The unlawful detainer issue has always been treated as a staff report issue. It's not an action item that they need to approve or not approve. Basically, its information they have requested and we are reporting back on.

Mr. Dan Gottlieb, representing the Marina Strand Colony, spoke on issues relating to the environmental report, issues of the gravel and the discrepancies in the Environmental Impact Report (EIR).

Mr. Faughnan said the action that was reported, in the report, is that the Board of Supervisors has set aside its approval of that project, and has sent it back to Regional Planning for further environmental analyses and recirculation. He said once that happens, and Mr. Gottlieb has had a chance to review the Supplemental EIR draft, an environmental document is ultimately prepared.

Mr. Faughnan said it would be appropriate for him to raise any comments he may have in the environmental process and not before this Board because this Commission does not have jurisdiction over those matters.

Mr. Gottlieb asked if he could obtain information on whom those agencies are.

Chairman Lesser asked if someone could keep Mr. Gottlieb informed on where that review is going to be and when it will take place.

Mr. Tripp said Regional Planning is performing that review and he will notify Mr. Gottlieb.

Ms. Nancy Marino questioned the legitimacy of the MDR Oceana LLC. She asked why it is called Admiralty Courts on the status reports and that it has been listed under different names.

Mr. Faughnan said MDR Oceana is the name of the ownership entity, the prospective lessee in this case, and Admiralty Courts is the proposed name of the (development) building.

Ms. Marino said Mr. Zolla, the Consultant who ran that meeting, has refused to provide them a copy of the March 8<sup>th</sup> EIR report, stating that the draft report is only available to agencies for review before it is released to the public. She wanted to know if their remarks were in the EIR/NOP was their objections to the legitimacy of meeting in the summary report that went into the draft EIR. She said this is an abusive process and it is in violation of the Brown Act.

Chairman Lesser asked Mr. Faughnan if there have been any violations of the Brown Act.

Mr. Faughnan said there has been no violation of the Brown Act nor has there been any violation of the California Environmental Quality Act. He said the draft EIR is first circulated to public agencies for their comments and once they are completed it is published for the public.

Mr. Tripp added that the report has not yet been released to the County Departments.

Ms. Carla Andrus spoke of Goldrich and Kest being out of compliance with their Conditional Use Permit on the Monte Carlo. The residents are supposed to be sixty-two and over.

Chairman Lesser asked Mr. Faughnan to review the Conditional Use Permit to see if Goldrich and Kest are in compliance and report back to the Commission next month and requested the Marina del Rey Lessees Association give him a report on the Unlawful Detainer project.

Mr. Tim Riley, Executive Director of the Marina del Rey Lessee's Association gave a report on Unlawful Detainer actions filed during the month June 2008. Del Rey Shores (0), Villa del Mar (1-apt. and 1-boat slip); both for non-payment of rent. Both were paid and remain on the premises, Dolphin Marina, grouping of Goldrich and Keich properties (0), Mariners Bay (2-boat slips for non-payment of rent), Tahiti Marina (1- boat slip for violation of the liveaboard policy), Neptune Marina (0), the Boatyard (0), Marina Harbor (4-apts. for non-payment of rent. All units paid and remain on the premises), Archstone (8-apts. for non-payment of rent), Bay Club (1-boat slip for non-payment of rent), Oakwood (0), Del Rey Professional Association (0), Marina City Club (0), California Yacht Club (0), Pier 44 (0), but they issued some 3-day "Notices to Pay Rent

or Quit” for non payment of rent, and some expired insurance policies. The only property that did not respond was Villa Venetia.

Mr. Riley said since Mr. Ring’s properties are not part of the Association, he could not provide any information. This report will be forward to Mr. Kreimann.

Mr. Jon Nahhas commented on the accuracy of the report. He said one month of data (June) is not enough time. There should be one year of documentation accumulated.

Chairman Lesser asked that Mr. Riley request Mariner’s Bay to provide the Department with the amount of Unlawful Detainers they received in July 2008 (as well).

### **COMMUNICATION FROM THE PUBLIC**

Mr. Nahhas raised issues on the boat rent at Espirit I.

Chairman Lesser requested that the Department analyze the rentals and see if Espirit I is in compliance with their lease, and with the County’s rent policy. He also requested a report from the Department on how many boats and slips are being filled up.

Mr. Bill Vresak asked if there will be a Regional Planning meeting on August 21, 2008, at Marina del Rey Hotel from 6 p.m. to 8 p.m.

Mr. Tripp replied that there will be a public meeting with the Regional Planning Department explaining the comments that they are going to receive from the Coastal Commission about the periodic review.

Mr. Vresak spoke on the homeless issue with the City of Santa Monica. He asked what the County’s stance will be to alleviate the homeless situation when redevelopment begins.

Mr. Riley spoke about the Venice Pumping Dual Force Main Project meeting.

Mr. Landini said he could not vote on the Venice project since he is an employee of the City of Los Angeles he would have to abstain.

Mr. Riley said he would not like to see the City make a presentation and the Commission unable to take some kind of action or make some kind of a request.

Mr. Faughnan said there is no vote to be taken, that this will be an informational presentation by the City of Los Angeles.

Chairman Lesser said if all four Commissioner’s will not be present at the September meeting the presentation can be postponed until October 8, 2008, meeting and asked about a status report on the missing Commissioner.

Mr. Kreimann said applicants are still being interviewed.

Ms. Marino asked if there was a waiver of any ground rent obligations on Espirit I during the eight years of construction.

Mr. Kreimann said as part of the agreement, lease rent was not to be paid during construction of this project.

Chairman Lesser asked the Department for a report on the lease for next month's meeting.

Ms. Marino asked that the Espirit I report be on the agenda as a separate item for next month's Commission meeting, and for an update on the Bar Harbor lease violation.

Chairman Lesser said Parcel 15 issues are under negotiation and will not be put on the agenda.

### **ADJOURNMENT**

Chairman Lesser adjourned the meeting at 11:29 a.m.

Respectfully Submitted By: Commission Secretary

\*Copies of taped meetings can be purchased with Commission Secretary.

**SMALL CRAFT HARBOR COMMISSION  
MINUTES  
October 8, 2008**

**Commissioners Present** - Russ Lesser, Chairman; Vanessa Delgado, MPA, Vice-Chairman; Albert Landini, Ed.D; Albert DeBlanc, Jr. Esq.

**Department of Beaches and Harbors** - Santos Kreimann, Acting Director, Beaches and Harbors; Dusty Crane, Community and Marketing Division

**County Staff** - Thomas Faughnan, Principal Deputy County Counsel; Sergeant Gonzales; Sergeant Carriles and Lieutenant Gautt, Sheriff's Department

**CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE** - Chairman Lesser called the meeting to order at 9:40 a.m. The Commissioners, staff, and members of the public stood and recited the Pledge of Allegiance.

**APPROVAL OF MINUTES** - A motion was made by Commissioner Delgado to approve the minutes from the August 13, 2008, meeting. Chairman Lesser said the minutes were accurate; however, the tapes will be checked and amended as appropriate.

Chairman Lesser opened the floor to public comments regarding the minutes. Mr. Riley requested a change on the misspelling of his name (from O'Riley) to Riley.

Mr. Jon Nahhas referenced Page 3, Paragraph 9 of the minutes, wherein it states, "...what defines old business," etc. Mr. Nahhas said that all Unlawful Detainer items should be considered old business.

Chairman Lesser said Mr. Riley's name will be changed, and any other amendments to the August 13, 2008 minutes will be made.

**Chairman Lesser moved to have the minutes delayed until revisions are made. Minutes will be resubmitted for approval at the November 12, 2008 Commission meeting. The motion was unanimously approved.**

**ITEM 3a: Marina Sheriff – Crime Statistics**

Sergeant Gonzales provided a breakdown of the Crime Stats Report for the month of September 2008.

Chairman Lesser asked for the cumulative year to date crime statistics that were to be brought to this meeting. Sgt. Gonzalez did not have the cumulative report for this meeting. However, he will bring it to the next meeting. Chairman Lesser said that monthly year to date analysis would be appropriate.

Sgt. Carriles reported that the number of liveboards is up drastically this month.

Commissioner Landini asked how we can go about getting a fine attached to liveboards for failure to adhere to the second "Notice to Comply."

Sgt. Carriles said there are no fines imposed, only notices.

Mr. Faughnan said he would prefer to review the ordinance and report back to the Commission at the next meeting. Mr. Faughnan said if a change was to be made relating to issuance of fines, then an amendment to the ordinance would have to be made.

Mr. John Rizzo spoke on crime prevention in the Marina del Rey. He said that a program should be set up involving the Lessees and the building managers.

Lt. Gautt said that the Sheriff's Department conducts neighborhood block watch meetings, and a Deputy who is dedicated to the Marina for that purpose. He concluded that if anyone has a desire to have a crime watch meeting the Sheriff's are open to coming out.

**ITEM 3b: Marina del Rey and Beach Special Events**

Dusty Crane spoke on Discover Marina del Rey Day 2008, Harbor Kayaking and the Surf Kayaking Programs. Ms. Crane said Fisherman's Village Weekend Concert Series continues in October.

Mr. Jon Nahhas requested that in the future Rock & Roll should be provided as part of the concert series.

**ITEM 3c: Marina del Rey Convention and Visitors Bureau**

Dusty Crane said due to Ms. Moore's absence, there was nothing to report this month.

**ITEM 4: Old Business** - There was no old business.

**ITEM 5: New Business** - Uniform Public Hearing Protocols

Chairman Lesser shared (with the general public) a memo from the Chief Executive Office outlining the protocols relative to the conduct of Commission meetings that was adopted by the Board on September 16, 2008.

Ms. Nancy Marino notified the Commission that she felt three minutes per meeting is not sufficient. She wanted additional clarification regarding time limits on each item versus three minutes per meeting.

Chairman Lesser said that this Commission will adhere to the rules of the Board, and if necessary, the Commission will expand the three minute timeframe given for the public to speak, but at its discretion.

**ITEM 6: Staff Reports**

Mr. Kreimann reported that on August 19, 2008, the Board approved an option with Legacy Partners Neptune Marina L.P. to extend Parcel 10's lease to allow redevelopment of 400 new apartments and a new 161 slip, as well as an option for Parcel FF for building of 126 new apartments.

The Board's approval on September 2, 2008, of a rent adjustment for Parcel 75W which is expected to generate an additional \$9,700 in rent revenue.

The Regional Planning Commission will be holding a hearing on October 15, 2008, to consider an application to construct and maintain a new storage locker for the Outrigger Canoe Club (Parcel HS).

The Mariners Bay (Parcel 28) filed unlawful detainer actions against four slips for May through August 2008, for non payment of rent, and the Bay Club (Parcel 8) filed one unlawful detainer action for non payment of rent.

Mr. Faughnan said that in regard to Parcel 18's violation of its CDP condition restricting rental of units to persons 62 years of age or older,, a Notice of Violation was issued. He said the Parcel 18 lessee has agreed, going forward, to only rent to applicants when at least one of the individuals is 62 years of age or

older. Mr. Faughnan said that due to the lessee's corrective action, the Department of Regional Planning determined no further action was warranted at this time.

Ms. Nancy Marino said that the Redevelopment Project Status Report lacked pertinent information.

Chairman Lesser and Commissioner Delgado said Ms. Marino raised a valid point and requested that Mr. Kreimann respond back to the Commission at the November meeting with an updated status report on the projects.

Ms. Marino raised questions pertaining to the City's Environmental Impact Report (EIR) on the Venice Pumping Plant Dual Force Main Project.

Mr. Kreimann said that the Environmental Impact Report (EIR) was prepared by the City of Los Angeles, and that they will be here in November to answer all questions.

Mr. David Barish asked what the County's stance was in regards to the Venice Pumping Plant Dual Force Main Project going down Via Marina.

Chairman Lesser said he will not make any comments regarding this project until after the November meeting, at which time he will meet with the marina residents and make a decision.

Commissioner DeBlanc raised issue regarding the County's power of eminent domain.

Mr. Faughnan said the City would have to obtain County approval since it is going through County property. He would have to research the City's eminent domain rights pertaining to this project before he would make further comments.

Mr. Kreimann said since it is not a County issue, the marina residents should provide their recommendations to the City at the November meeting.

Mr. Jon Nahhas spoke regarding the (47) forty-seven unlawful detainers issued in June 2007 which was not covered in this data. Rents were raised more than fifty percent (50%). He requested updated data on the number of residents who are leaving the Marina on a daily/monthly basis. Not one word was noted on the LCP and it should be an ongoing business. He said it's only one week away for review by the Coastal Commission.

Commission DeBlanc asked where he got this number from. Mr. Nahhas said that he was at their office and they volunteered the information to him.

Chairman Lesser said he had information pertaining to the fifty percent (50%) rent increase in 2007 (that Mr. Nahhas was referencing) and will bring it to the next meeting.

Chairman Lesser said that he wanted to get data on unlawful detainers to see if people are evicted for unacceptable reasons. However, the data shows the unlawful detainers were issued for non payment of rent. The County has no authority over the lessee if rent is increased.

Mr. Nahhas said that the LCP review should be under ongoing business, and it should be mentioned in this report.

## **COMMUNICATION FROM THE PUBLIC**

Carla Andrus said there are approximately 30 senior citizens at Parcel 18 (Monte Carlo Apartments), who are 62 years of age or older, and the remainder of tenants are under 62. She said Parcel 18 should have their permit pulled.

Chairman Lesser asked that Mr. Faughnan find out how long it will take for Parcel 18 to come under compliance. He also asked that County Counsel find out about penalties placed on them if they do not abide.

Mr. Faughnan said that Regional Planning conducted an investigation and determined that some residents were under 62 and that Parcel 18 was clearly in violation. However, it is not technically a violation of the law. The Coastal Development Permit (CDP) sets the senior age requirement and the lessee should have known that. The lessee is now aware of the violation and promised to comply going forward. It would not be fair to require the lessee to evict tenants because they do not meet the age requirement.

Mr. Jon Nahhas asked why forty-seven (47) unlawful detainers were issued by one particular lessee (Mariner's Bay) in June 2007 and the data is not on the report. He felt that it is incumbent on the Commission to look at hard data to find out how many residents are leaving in any given month or day and why.

Commission DeBlanc asked how an unlawful detainer is defined.

Chairman Lesser requested that Mr. Kreimann submit a monthly report to the Commission pertaining to the unlawful detainers issued.

Mr. Nahhas spoke about the aid that not one word was mentioned about the Local Coastal Program (LCP). He said it should be under ongoing business.

Mr. Vresek (Check spelling) spoke about environmental impact studies not being conducted on some of the proposed developments in the marina.

Mr. Faughnan said that there has been an Environmental Impact Report (EIR) conducted on all construction done in the marina.

## **ADJOURNMENT**

Chairman Lesser adjourned the meeting at 11:40 a.m.

Respectfully Submitted By:

Commission Secretary

\*Copies of taped meetings can be purchased with Commission Secretary immediately after meeting.

**SMALL CRAFT HARBOR COMMISSION  
MINUTES  
November 12, 2008**

**Commissioners Present**

Russ Lesser, Chairman; Albert Landini, Ed.D.

Absent: Vanessa Delgado, MPA, Vice Chairman; Albert DeBlanc, Jr. Esq.

**Department of Beaches and Harbors**

Santos Kreimann, Acting Director; Kerry Gottlieb, Chief Deputy Director; Dusty Crane, Community and Marketing Division; Beverly Moore, MdR Convention and Visitor's Bureau

**County Staff**

Thomas Faughnan, Principal Deputy County Counsel; Lieutenant Gautt and Sergeant Gonzalez, Sheriff's Department

**Los Angeles City's Department of Public Works (Bureau of Engineering)**

Sean Zahedi, Project Manager; Jim Doty, Environmental Supervisor; Tonya Durrell, Principal Public Relations Representative

**CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE**

Chairman Lesser called the meeting to order at 9:30 a.m. The Commissioners, staff, and members of the public stood and recited the Pledge of Allegiance. Due to lack of quorum no action was taken for absent Commissioners.

**APPROVAL OF MINUTES**

**Due to lack of quorum no action was taken on minutes of the August 13, 2008 and October 8, 2008 meetings.**

**ITEM 3a: Marina Sheriff – Crime Statistics**

Sergeant Gonzalez provided the Commissioners with a breakdown of the Crime Information Report for the month of October 2008.

John Rizzo reported back to the Commission regarding developing a crime prevention program involving Lessees and Apartment owners/managers.

Lt. Gautt said past efforts to have Lessees attend meetings with the Sheriff's Department have been unsuccessful. He requested that the Commission partake in the development of the program in an effort to boost Lessee participation.

Chairman Lesser asked that the Beaches and Harbors work with a pilot group of apartment owners to develop a crime prevention program and report back to the Commission with their findings at the next meeting.

**ITEM 3b: Marina del Rey and Beach Special Events**

Dusty Crane spoke about the 46<sup>th</sup> Annual Holiday Boat Parade that will be held on December 13th, the Harbor and Surf Kayaking Programs, Beach Events and the Fisherman Village's concert schedule.

**ITEM 3c: Marina del Rey Convention and Visitors Bureau**

Beverly Moore spoke on tourism and the economy. She said 2008 has been pretty good for the Marina due to the decrease in the American dollar. However, domestic leisure travel in 2009 is unpredictable due to travelers postponing and canceling trips. She said her most important effort is to keep marketing efforts going and build momentum. Ms. Moore said she will be launching a new website at the beginning of next year with a nice fresh appeal.

Commissioner Landini asked if there is any movement on hotels to cut rates.

Ms. Moore said due to the fact that rooms are perishable commodities she believes there will be declines in average hotel rates to make rooms more affordable for travelers.

Nancy Marino asked why resources aren't being put in place to attract visitors to Marina del Rey and what is being done to promote the use of Marina del Rey to the local County residents.

Kerry Silverstrom said in terms of local travelers, there has been a CVB effort with respect to locals and in terms of the County there are newsletters released to unincorporated areas in all of the five districts informing people about the Marina, which is done on a regular basis.

#### **ITEM 5a: Venice Pumping Plant Dual Force Main Project**

A presentation was provided by Sean Zahedi, Project Manager from the City of Los Angeles Public Works. He was joined by Jim Doty, Environmental Supervisor and Tonya Durrel, Principal Public Relations Representative. Mr. Zahedi spoke about the public works project that the City of Los Angeles is planning to do that runs through areas within the Marina area. The presentation involved answering some of the questions as to what this project is all about, why they need it, and why they are proposing to build it in Via Marina. Mr. Zahedi said the City of Los Angeles has 6,000 miles of sewer lines and the subject being discussed is part of them. The project will entail installing a new 54" diameter force main sewer line from the Venice Pumping Plant to an existing coastal interceptor sewer junction structure on Vista Del Mar near Waterview Street, which is a distance of about two miles. Mr. Zahedi said the current 48" sewer line has run non stop and have not been inspected since completion and it is now only able to handle 60% of what the pumping plant is capable of pumping. The new pipe line will enable the City to shut down the existing force main for inspection and servicing.

Don Klein stated his concern about the project's use of heavy equipments and the permitting process. He said the project would basically paralyze the marina for eleven months as far as ingress and egress is concerned.

Jon Nahhas requested information on the number of residents and boaters who would be affected by this project from both routes: on Pacific Avenue and on Via Marina. He asked about the size of the pit that will be needed and geological data on the different routes that they have and wanted a presentation giving bi-monthly with a breakdown on how the residents will be impacted in regards to the number of lanes being shut down in the Marina.

Mr. Zahedi said the City is in contact with the Army Corps. He said because they have jurisdiction under the creek, the City will need to get their permits. Traffic will be reduced to one lane only where the pits are located and the normal pit size is 16' X 16'.

Carla Andrus asked if the Hyperion Treatment Plant can handle the capacity with the development being done and has this been considered?

Kerry Silverstrom stated that the 60% capacity has to do with the Force Main currently in existence and can only handle 60% of the Venice Plant load. She said it's not the Hyperion Plant that has reached capacity it has to do with the pumping plant that we have here to get the flow out of Marina del Rey.

Daniel Gottlieb asked what are the extra costs for the different methods? How does it compare to the beach? How much does this save the new developers in the Marina and what effect does it have on the development?

John Cape said if an erosion or tsunami is such a danger then why isn't there a proposal for a 100 inch sewer pipe. He said he doesn't agree how sand was added to the north part of Dockweiler Beach; erosion is not the issue and has been overstated. He concluded that the beach alignment is the best cost solution.

David Barish asked several questions which he said were also emailed to the Acting Director. He asked when was Beaches and Harbors first notified of the Venice Pumping Dual Force Main Project, was the NOP circulated to Beaches and Harbors for review, has Beaches and Harbors submitted any written comments, made any public testimony or met with any officials to discuss this project and why were the citizens not involved in the process? Lastly, he stated that the DIR process be reopened.

Kerry Silverstrom stated that Mr. Barish's email was received yesterday and she did not have answers to all of his questions and that there were no written comments from Beaches and Harbors, but there was a meeting held regards to the project.

David Levine stated this project has nothing to do with the Redevelopment of Marina del Rey. This is entirely an issue between the City of Los Angeles and Marina del Rey and the taxpayers are not being asked to subsidize any expenses.

Lynne Shapiro explained the impact that residents would have with the project and commented on the Geological aspects of the project.

Nancy Marino stated that Via Marina would cause breaks in the median and is a safety issue. She stated the County was aware of this project in 2003 and that the City claims 7,000 postcards were mailed to residents from a private company and she has checked with some residents but no one recalls receiving the postcards. Ms. Marino said this project has everything to do with development in Marina del Rey and the final EIR should be reopened.

John Rizzo commented on the new sewer line, installation of a bike path and a sea wall. He said experts from the County should be at the next meeting to inform the public of where the sewer line should be installed and why.

Daniel Cristy asked the City Engineer has anyone done a calculation of how much sand will be displaced and that a representative from Regional Planning should have been present at this meeting. He also asked will anyone be responsible for coordinating this project with Regional Planning because there are a number of major projects to be constructed on Via Marina and Admiralty Way.

Aaron Clark asked if this project was going to be exempt because the start date seems too aggressive for the summer of 2010. He said three to four jurisdictions have to give permits of this project and a CDP will be needed from the City and County and would have to rely on the EIR that the city will certified and is appealable by the Coastal Commission.

Commissioner Lesser asked where do we stand in the process, has the County agreed to their decision and is there more discussion.

Mr. Zahedi said the preferred alignment is down the Via Marina as stated in the EIR. The EIR is will be sent to City Council for certification and they are currently in committee. Public Works is scheduled to meet at City Hall on November 19<sup>th</sup> at 3pm to make decision on the certification of the EIR. He stated they have been meeting consistently with Beaches and Harbors, Board of Supervisors, Public Works and stated Beaches and Harbors does not favor the preferred alignment but they have to do geotechnical work for the project and in order for the geologist to do their work they have to pull permits from the County to drill borings and get soil samples. He concluded by saying that Public Works has issued the permit but Beaches and Harbors has not approved it.

Chairman Lesser asked how the sea wall would protect the Marina.

Mr. Zahedi stated they have been in contact with the Coastal Commission for years about this project and presented them the routes for the this particular Force Main. They were mainly concerned about erosion and indicated they would require erosion protection, which means placing the pipeline on piles and also providing erosion protection on

the surface. He said using a 100 inch pipe and replacing the old one can not be done. He said this project has nothing to do with new developments proposed in Marina del Rey; this project has been in the making for 8-10 years. He stated this project would have an impact on traffic, noise and dust, and that this project will last approximately eleven months. Lastly, he said sound walls will be surrounded by their work area and no permitting can take place until the plans have been signed.

Kerry Silverstrom said she agreed with Mr. Zahedi that the EIR is before the City Council for certification and has not been approved by the County. She suggested the voices should be heard by the City of Los Angeles where the EIR is going to be heard. Ms. Silverstrom said she is not sure where the County stands on this project, but that Public Works did send comments on the EIR and does not believe any decision has been made.

Chairman Lesser stated that it would be helpful that the County contact the Coastal Commission in regards to their objections on the pipeline running along the beach.

Kerry Silverstrom said the Coastal Commission does not favor seawalls and they would have major impediments and there will be concerns from an environmental perspective which were not present fifty years ago. She concluded that Beaches and Harbors will contact the Coastal Commission to find out what their perspectives are.

Chairman Lesser stated he would like a response on next months staff report what the Coastal Commission stated on this project.

Commissioner Landini said it seems once the City does the EIR and as this seems to move along the permitting process all the other agencies would have to either accept or reject the City's EIR because it is acting as the lead agency on this. He asked if the City adopts the EIR and comes back to the County for permitting can the County reject the EIR.

Tom Faughnan stated that if an agency acting as a responsible agency under CEQA and there has been an environmental document prepared by a lead agency subsequent approvals of other parts of the project have to rely on that environmental document and so unless the agency who is responsible agency challenges the sufficiency of that EIR when it first being approved the agency can not later decide that it does not want to rely on the environmental document. He finalized that this is an informational item and there is no decision to be made.

#### **ITEM 6a: Staff Reports**

Santos Kreimann stated that the Board of Supervisors approved the Amendment for the Admiralty Way Apartments today for extension of construction completion date through January 31, 2009.

Kerry Silverstrom said the Regional Planning Commission hearing scheduled for November 22, 2008, has been taken off of calendar with respect to the projects of Parcel 10R and Parcel FF. She said there will be a recirculation of the draft EIR in connection to those projects because of the Venice Pumping Plant Dual Force Main Project and potential impacts on the development. She said the dredging project is moving forward with the plan and a trial basis is being implemented to do a sand separation technique.

Commissioner Landini asked that the chart for the Redevelopment Project Status Report be included each time.

Howard Katzman asked is there a sequence, plan or order to the reconstruction jobs and said the Board of Supervisors met and discussed the Neptune Legacy project and continue the item. He asked what is happening with Neptune.

Kerry Silverstrom replied that the item is to be continued because the draft EIR has to be re-circulated and a hearing will be conducted here in the Marina.

Santos Kreimann said there is no order of sequence as of yet because majority of the projects have not gone through the entitlement process and as a result no specific start and stop date can be given on construction, but is working on getting blocks of time for the developers.

John Nahhas asked why was the Venice Pumping Plant Dual Force Main Project put on the agenda if the Commission can not take action, which was stated at the last meeting by County Council that new and old business are action items that require approval of the commission, but this item could not be acted upon. He also commented on Unlawful Detainers.

Tom Faughnan said its new business it is a presentation by someone other than the County a third party not a presentation by a staff.

Nancy Marino commented that it is very difficult for the public to get information on what is going on in the Marina. She said Mr. Zehedi did not answer their main concern about reopening the EIR process so the public can have equal opportunity to participate and is angered by the process.

David Barish spoke on Unlawful Detainers and asked why there is not done in regards to Doug Ring, who is in default of his lease.

Tom Faughnan said the County is in negotiation with the Lessee and will not say anything further.

Carla Andrus said Parcel 18 is not on the ongoing report yet Commissioners were interested last month with questions asked. What happens to a lessee who does not live up to their obligations?

Tom Faughnan stated that the question was what can the member of the public do when there is a zoning violation; what they can do is make a complaint to the Department of Regional Planning and they will investigate.

#### **Item 7 – Communication From the Public**

Carla Andrus is concerned that Doug Ring is being subsidized who has defaulted his lease. Said the way the County does business is despicable.

David Barish asked for clarification which County Counsel stated that if Beaches and Harbors, the Commission or any part of the County public does not comment on the EIR by November 19<sup>th</sup>, they will have no standing in the EIR Process.

Tom Faughnan said that is not correct. He said yes we can comment and believes the County has submitted comments to the EIR. Also, if the County or any respective responsible agency determined that the EIR for a project that was prepared by a lead agency was deficient it could also challenge that EIR after it was approved within the time frame that is allowed under the statute of limitations. He concluded that if a public agency thought another public agency's EIR was deficient and wanted to challenged it in a lawsuit, it can do so within the time frame in which that is allowed under the law.

Commissioner Landini asked if the November 19<sup>th</sup> date is critical for the public to make comment for the EIR to participate.

Tom Faughnan stated this is a City project Environmental Report and any comments should be made to the City. He said he is not aware if the public comment date is closed and the public can attend the hearings or send in written comments. Lastly, he said this will be going to City Counsel and they will have another opportunity for the public to provide their comments.

David Barish said he was disappointed knowing that a workshop was held at Mothers Beach on October 30<sup>th</sup>. He said a small notice was published in the Argonaut, but the public was not notified of the meeting.

Santos Kreimann stated it was in the Argonaut twice and on Beaches and Harbors webpage. He said Beaches and Harbors has made major efforts to inform the community on every meeting – by providing links to Regional Planning, the Coastal Commission and has provided personal information directly to Mr. Barish upon his request. Santos said a large number of people attended the meeting, specific regarding boat house amenities and contact was made to people who use the facilities. Lastly, he also said notices are always posted on the website regarding any meeting scheduled.

Daniel Gottlieb stated he was unable to find any information on Beaches and Harbors website concerning the Small Craft Harbors Commission meeting, but also said he is good at not finding things sometimes. He said the Appendix in the LCP involves the County and Lessees having being jointly against any lawsuit and these items are written into the term leases what does this do in the position of the Counsel for the County if the Lessee is asked for descriptions of the law and if he receive then may expose county to a lawsuit, which can cause a conflict of interest.

Tom Faughnan stated he was unsure what Mr. Gottlieb was talking about, but in regards to the indemnification provisions its pretty standard that when you have a development project going forward you have the developer indemnify the public agency.

John Rizzo asked about the update on Oxford Basin.

Santos Kreimann stated that he scheduled a meeting with Public Works on November 18<sup>th</sup> or 25<sup>th</sup> and will report back next month.

Chairman Lesser stated he wants this on next months agenda.

Nancy Marino said the public is part of all party's but they are being excluded from the planning decisions which is part of the Constitution by the State of CA and reaffirmed in the California Coastal Act. She stated the community is not being notified of meetings and should be notified by e-mail.

Chairman Lesser asked Santos Kreimann if he could e-mail the public notifications of pertinent meetings and said if anyone wants to be notified should contact him.

Santos Kreimann said that he can send e-mail notifications to those who send him their email address.

John Nahhas said the Board of Supervisors ordered Santos Kreimann to open the channel of communication to the public, which has not happened including in the Commission meetings. He complained that meetings were not posted on the website such as Mother's Beach Workshop, November 19<sup>th</sup> meeting at City Hall and today's Small Craft Harbor Commission meeting, but in the past said it has been.

Chairman Lesser asked Santos Kreimann to contact the Coastal Commission to find out why this beach route is not in the best interest of the Marina.

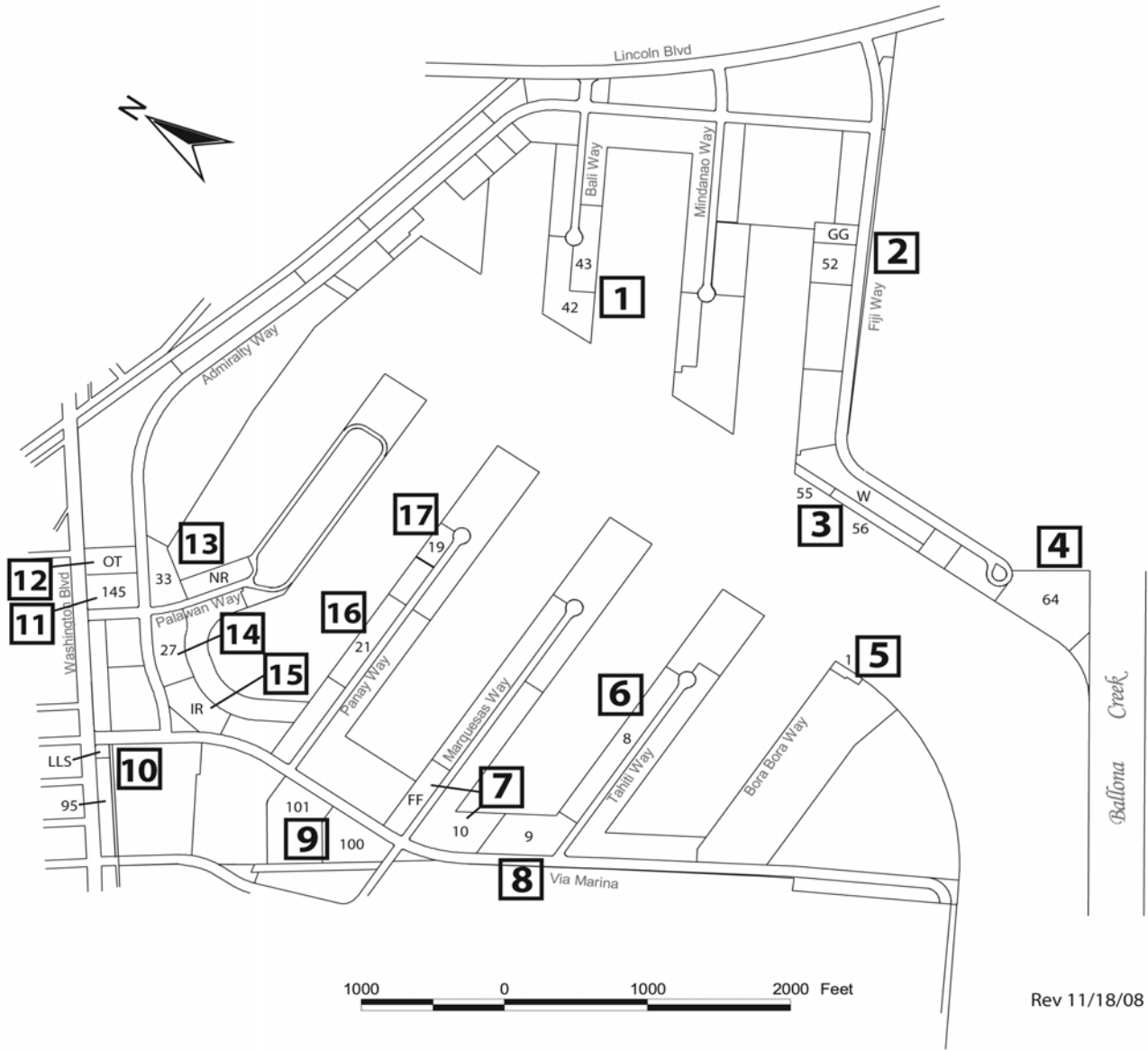
**Adjournment** - Chairman Lesser adjourned the meeting at 12:30 p.m.

Respectfully Submitted By: Commission Secretary

\*Copies of taped meeting can be purchased immediately following each meeting.

Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of December 10, 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 -- 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	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	David Nagel	*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. Site Plan Review application filed with DRP on 12/4/08	
7	10/FF -- 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	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	Jack Illes	* 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 12/16/08	
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 -- DCB initial hearing November 2008, item continued	
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/Derek Jones	* 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 December 2008	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*



December 11, 2008

Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Acting Director

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

**MARINA DEL REY**

**46<sup>th</sup> Annual Holiday Boat Parade**

Saturday, December 13, 2008

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 along the Fisherman's Village boardwalk 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](http://www.mdrboatparade.org)

**NEW YEAR'S EVE FIREWORKS SPECTACULAR**

Wednesday, December 31, 2008

Sponsored by the Department of Beaches and Harbors  
and presented by Zambelli Fireworks International

Marina del Rey will usher in the New Year with a spectacular free fireworks show off the Marina South Jetty on New Year's Eve, Wednesday, December 31. The fireworks will begin at the 30-second countdown to midnight and continue into the opening minutes of 2009.

The fireworks can be viewed throughout Marina del Rey. The best locations for viewing fireworks are along the Fisherman's Village boardwalk on Fiji Way and Burton Chace Park. Parking is available in County lots throughout the Marina.

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

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

Sponsored by Pacific Ocean Management, LLC

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

**Saturday, December 13**

Scott Martin & The Latin Soul Band, playing Latin, Soul & Jazz

**Sunday, December 14**

LA CAT, playing Reggae

**Saturday, December 20**

Spare Time, playing Smooth Jazz

**Sunday, December 21**

Malachi Nathan & The Elements, playing Funky Jazzy Blues

**Saturday, December 27**

Chris Glick, playing Latin Jazz and Standards

**Sunday, December 28**

2AZZ1 Body & Soul Band, playing Smooth Jazz

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

**BEACH EVENTS**

**New Year's Eve Celebration**

Hermosa Beach Pier

Wednesday, December 31, 2008

8:00 p.m. – 12:15 a.m.

Ring in the New Year beachside! Hermosa Beach welcomes you to Pier Plaza for a live New Year's Eve musical performance. The concert is free.

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

**Venice Penguin Swim Club**  
Thursday, January 1, 2009  
Venice Beach at Windward Ave.  
12:00 noon

The famous club goes into the ocean for its annual “chilly” wintertime swim at Venice Beach.

For more information call: The Venice Penguin Swim Club at (310) 390-5700 or event coordinator, Mark McGuirk, at (310) 821-8136

SHK:CM:ks



*To enrich lives through effective and caring service*

December 11, 2008



Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 7D – PROPOSED 2009 DESIGN CONTROL BOARD MEETING SCHEDULE**

Until the March 2006 decision by the Design Control Board to hold Thursday evening meetings on even-numbered months, meetings were held on the 3<sup>rd</sup> Thursday of each month at 2:00 p.m. (unless otherwise noted). Since 2006, meetings have alternated between the 3<sup>rd</sup> Thursday at 2:00 p.m. during odd months and the 4<sup>th</sup> Thursday at 6:30 p.m. during even months.

However, for 2009, I am unable to continue to incur the staff overtime regularly-scheduled nighttime meetings require, as the County is facing a fiscal crisis and all County budgets have been curtailed. Therefore, I would like to propose an alternative schedule that would have all meetings occur at 2:00 p.m. on the 3<sup>rd</sup> Thursday, unless a development project is presented for the first time to the Board. Being sensitive to the need to provide an opportunity for the community to be heard on any particular development project when presented for the first time, in such an instance, I would propose that the meeting be rescheduled to 6:30 p.m., which could be held on the 4<sup>th</sup> Thursday as occurs now.

Alternatively, we can schedule night meetings based on a master calendar identifying when a development project is anticipated to be presented for the first time. To the extent the item is not ready to be presented as the date nears, the night meeting may be rescheduled to a day meeting at that time. The master calendar will be ready and provided for your Board's review and discussion prior to your meeting.

Depending upon what meeting schedule you select, we will follow up with your Board at the next meeting and provide a list of the Design Control Board submittal filing deadline dates.

SHK:CM:ks

**DRAFT**

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

**November 20, 2008, 2:00 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  
David Abelar, Second District

Members Absent: Tony Wong, P.E., Fifth District  
Simon Pastucha, Third District

Department Staff Present: 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: Thomas W. Henry, Pacific Hotel Company  
Michael Kollin, Kollin Altomare Architects  
Michael Brown, Kollin Altomare Architects  
Nancy Vernon Marino, MdR Resident  
Tim Riley, MdR Lessees Association

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

**Ms. Cloke called the meeting to order at 2:12 p.m. Mr. Phinney led the Pledge of Allegiance**

Mr. Pastucha and Mr. Wong were excused from the Design Control Board meeting

Ms. Cloke called for a moment of silence in memory of Mr. Richard M. Bobb, a friend of Mr. Pastucha

2. **Approval of Minutes**

September 11, 2008 minutes approved

October 23, 2008 approved with modifications

3. **Design Control Board Reviews**

A. **Parcel 22 - The Cheesecake Factory - DCB #08-016**

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

Ms. Cloke noted the Department should check the condition of the umbrellas and awning and asked if the Board had discussed night lighting hours

Ms. Miyamoto responded that a discussion regarding lighting had taken place after the meeting with Mr. Kreimann, but not during the DCB meeting

Ms. Cloke stated that lighting is under the Board's purview and advised staff to ensure the submittal was consistent with the DCB's minimal lighting standards

**Mr. Phinney (Abelar) moved to approve DCB #08-016 {Unanimous consent}**

B. **Parcel 12 - Esprit I - DCB #08-017**

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

**Mr. Phinney (Abelar) moved to approve DCB #08-017 with conditions as revised {Unanimous consent}**

4. **Consent Agenda**

None

5. **Old Business**

None

**6. New Business**

**A.Parcel 145 - Marina International Hotel - DCB #08-018**

Consideration of hotel building renovations

Mr. Henry gave the project overview

**Public Comments**

None

**Board Comments**

Ms. Cloke asked Mr. Henry to discuss the colors and materials proposed

Mr. Henry noted that existing conditions consisted of a multitude of textures and colors and added that objective of the new design was to use fewer materials, thus complimenting and contemporizing the overall design. He noted that window designs had also been improved with new materials and colors

Ms. Cloke asked about storm water management and onsite infiltration

Mr. Henry stated that site was completely developed and that existing hard surfaces would remain. He added the site had an underground parking garage covering the entire lot area, which reduced potential options for infiltration and storm water management

Ms. Cloke said that paving materials and planting areas are encouraged as infiltration devices. She asked the Applicant to consider infiltration materials that will not be impacted by the underground parking

Ms. Pakshong stated the site plan included limited perimeter planter areas but added that surface materials could be used to address her infiltration concerns. She also noted that native grass and tree species planned for landscaped areas would be drought tolerant species

Mr. Phinney commented on the design potential related to the proposed cabanas and noted the Applicant will need to return post-entitlement with hardscape materials for courtyards, pool deck materials, lighting and landscape. He added that minimal exterior improvement and detail would possibly reduce potential quality of materials used and, most importantly, the overall character of the site. He encouraged the Architect to seek a design that portrayed more than just surface improvements. He also noted that more attention was needed inside the complex and not so much of a generic design on the exterior of the property, adding that the color palette needed another color to improve the overall design. He encouraged the exterior dining areas be improved to properly display the restaurant's potential

Mr. Abelar stated that a more varied color palette was needed and asked if parking would be a problem resulting from the improvements. He also asked if lighting and signage would be part of the post-entitlement submittal

Mr. Henry answered the number of rooms would be reduced to 125 from 132 and that parking availability was in compliance with the parking requirements. He stated that some cottages were internally modified enough to reduce the overall number and added that the exterior architecture would be maintained, except for the roof and courtyard areas. Mr. Henry noted the hotel would be renamed "Del Rey Hotel" and that a signage submittal would be provided at a later date

Ms. Cloke discussed the overall improvements needed as recommended by the Board, and advised the Applicant to improve the architectural feel of the project to meet the mid-century design proposed. She added that lighting would need to be discussed at a later date and that redesigning the interior courtyard was recommended to truly provide an improved Marina-like environment for guests. She also encouraged an area be proposed for bike racks at this point of the entitlement process

**Cloke (Phinney) moved to continue DCB #08-018 until the January 2009 meeting  
{Unanimous Consent}**

**7. Staff Reports**

**A. Temporary Permits Issued by Department**

Received

**B. Ongoing Activities**

Ms. Miyamoto noted that a Special Meeting was set for December 11, 2008 to discuss the Revised MdR Design Guidelines, which reflect the Board's comments from the August meeting and public input. She also noted the updated version would be posted by the Thanksgiving Holiday and that Board copies would be mailed on November 26, 2008

Mr. Phinney recommended the Department advise Regional Planning of the upcoming Special Meeting to discuss the Design Guidelines

Ms. Miyamoto said the information would be passed down to Regional Planning and asked Mr. Tripp if he could notify his division

Mr. Tripp said he would notify his division

**C. Special Events**

Received

**D. Marina del Rey Mole Road Signs**

Ms. Miyamoto stated staff had graphics with existing and proposed conditions to be presented for Board consideration and proceeded with the overview of the mole road tenant identification package

Ms. Cloke asked for clarification on existing symbols and height from top and bottom of signs to grade level

Ms. Miyamoto described the type of symbols in each sign and noted the signs were about 10 ft long, but said that measurements from grade to top and bottom of sign would have to be researched, adding that they are approximately 15 ft and 5 ft to top and bottom of sign, respectively, from grade. She also noted the existing poles would not be increased in height and said the Panay Way sign would be the only sign with a possible 2-foot extension

Mr. Abelar noted there could be potential view impacts coming in and out of the mole road

Ms. Miyamoto agreed and stated the Department would have to research the sign option further in search of applicable view restrictions

Ms. Cloke discussed the importance of a consistent mole road sign report in order to provide the proper information within each mole road to the public. She also suggested reconfiguring the mole road sign information to fit the new tenant identification without extending the sign face

Ms. Miyamoto said the Department would look into the Board's comments

Ms. Cloke recommended the Department have a plan for possible tenant name changes on each applicable mole road sign and suggested the information be available as a comprehensive sign package

Ms. Miyamoto said that modifications could be made to the sign wording if tenant description was combined for a more compact design, thus maintaining the existing sign face dimensions

Mr. Phinney commented the presentation was a good start and that additional mole road information may need to be researched further to consider all parking areas and clear lettering for public to read easily

Mr. Abelar suggested combining the tenants with apartments and marinas in one group in order to fit more information within each mole road

#### Public Comment

Ms. Moreno stated the signs should provide applicable basin and dock number information within each mole road

### **8. Public Comments**

Ms. Marino commented about the Regional Planning Commissions Hearing for Parcels 9, FF and 10. She noted the project was continued from the October 29, 2008 meeting, which will require LCP Amendments

Mr. Riley discussed the results of the Venice Dual Force Main Project presented to the City of Los Angeles Public Works Committee. He noted that residents of MdR spoke in opposition to the Via Marina alignment and supported the Beach alternative instead

Ms. Cloke asked if a final decision was made and asked for the Lessees Association's position on this matter

Mr. Riley said the project was continued to December 3, 2008. He added that the Association opposed the Via Marina alignment because it would severely impact Marina residents, boat slip owners and businesses

**9. Adjournment**

Meeting adjourned at 3:41 p.m.

Respectfully submitted,

**Teresa Young**

Secretary for the Design Control Board