

## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD

**Thursday, July 19, 2007, 2:00 p.m.**

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

#### Design Control Board Members

|                                 |                   |
|---------------------------------|-------------------|
| Susan Cloke – Chair             | - First District  |
| Peter Phinney, AIA – Vice Chair | - Fourth District |
| David Abelar – Member           | - Second District |
| Tony Wong, P.E. – Member        | - Fifth District  |
| Vacant                          | - Third District  |

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

*The Chair advises all attendees that due to time considerations, the Board may be unable to hear all the items placed on the agenda for this meeting.*

**2. Approval of Minutes**

May 17, 2007, May 31, 2007, June 28, 2007

**3. Design Control Board Reviews**

**A. Parcel 75 – Marina Professional Building – DCB #07-007**

Approval of the record of the DCB's June 28, 2007 action for conditional approval of signage for Playa Marina Urgent Care

**B. Parcel 141 – Marina Beach Marriott Hotel – DCB #07-008**

Approval of the record of the DCB's June 28, 2007 action for conditional approval of signage for the glow lounge

**4. Old Business**

**A. Marina (Mother's) Beach Strategic Plan – Briefing by T. Keith Gurnee, RRM Design**

**B. Parcels 52 & GG – Boat Central – DCB #07-005**

Reconsideration of the DCB's May 31, 2007 action for disapproval of redevelopment project

**C. Parcels 100 & 101 – Del Rey Shores – DCB #05-003-C**

Further consideration of redevelopment project

**D. Parcel 75 – Marina Professional Building – DCB #07-007-B**

Further consideration of signage for Playa Marina Urgent Care

**5. New Business**

- A. Parcel P – Oxford Detention Basin – Briefing by Jason Pereira, Department of Public Works
- B. Parcel 102 – Archstone Marina del Rey – DCB #07-009  
Consideration of storage area renovations
- C. Parcel 97 – Marina Beach Shopping Center – DCB #07-010  
Consideration of signage for Citizens Business Bank
- D. Parcel 76 – Marina Towers – DCB #07-011  
Consideration of exterior renovations
- E. Parcel 50 – Waterside Marina del Rey – DCB #07-012  
Consideration of signage for Pinkberry
- F. Parcel 95 – Marina West – DCB #07-013  
Consideration of signage for Lennar Urban

**6. Staff Reports**

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
  - Board of Supervisors Actions on Items Relating to Marina del Rey
  - Local Coastal Program Periodic Review Update
  - Small Craft Harbor Commission Minutes
  - Marina Design Guidelines Update
  - Redevelopment Project Status Report
  - Marina del Rey and Beach Special Events

**7. Comments From The Public**

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

**8. 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; Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; and Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595.

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

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



*"To enrich lives through effective and caring service"*



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director *SWisniewski*

SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS:  
DCB REVIEW #07-007 and #07-008**

The Design Control Board's actions from June 28, 2007 are attached:

- A. Parcel 75 – Marina Professional Building – DCB #07-007
- B. Parcel 141 – Marina Beach Marriott Hotel – DCB #07-008

SW:CM:CS  
Attachments (2)

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #07-007

**PARCEL NAME:** Marina Professional / Playa Marina Urgent Care

**PARCEL NUMBER:** 75

**REQUEST:** Consideration of signage.

**ACTION:** Partially approved.

**CONDITIONS:**

- 1) Temporary banner signage approved for 60 days, subject to the Department's temporary signage criteria; and
- 2) Applicant to return at a future date with an overall sign program.

**MEETING DATE:** June 28, 2007

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #07-008

**PARCEL NAME:** Marina Beach Marriott

**PARCEL NUMBER:** 141

**REQUEST:** Consideration of signage.

**ACTION:** Approved, per the submitted plans on file with the Department.

**CONDITIONS:**

- 1) Lighting to be only until 2:00 am; and
- 2) Applicant to obtain further approval from the Department of Regional Planning.

**MEETING DATE:** June 28, 2007



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4A – MARINA ("MOTHER'S") BEACH STRATEGIC PLAN**

Item 4A on your agenda is an update by Keith Gurnee of RRM Design, one of the Department's urban design consultants tasked by the Department to develop a strategic plan for Marina ("Mother's") Beach. The proposed strategic plan as revised by Mr. Gurnee is based upon comments received from the public and the Design Control Board in previous public hearings.

This refined design focuses on improvements to the beach including a water front promenade with plazas, a new beach playground, water features, and new pier structures to enhance the public space. Alternative treatments to the picnic shelters are also included, along with modifications to the public spaces, pier shelters and the proposed parking layouts on the south side of the beach. Mr. Gurnee will present the refined Marina Beach Strategic Plan in a Power Point presentation and will thereafter be able to answer any questions you might have.

SW:CM:ks



*"To enrich lives through effective and caring service"*



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Stan Wisniewski, Director  
SUBJECT: **AGENDA ITEM 4B - PARCELS 52 and GG - BOAT CENTRAL - DCB REVIEW  
#07-005**

Item 4B on your agenda is a reconsideration of your Board's May 31, 2007 action for disapproval of the proposed Boat Central project at Parcels 52 and GG. When the draft DCB Review for the project was presented at your Board's June 28, 2007 meeting, your Board believed the review did not accurately reflect all of the reasons why the project was disapproved and, therefore, requested the item be placed on the July agenda for further discussion. As the draft Review was a verbatim transcript of your Board's action at the May 31 meeting, it is necessary for you to reconsider the action your Board took and not just the draft Review.

SW:CM:CS:ks  
Attachment

**DRAFT**

**DESIGN CONTROL BOARD REVIEW  
DCB #07-005**

**PARCEL NAME:** Boat Central

**PARCEL NUMBER:** 52 & GG

**REQUEST:** Further consideration of redevelopment project.

**ACTION:** Disapproved (unanimously), for the reasons listed below.

**REASONS:**

- 1) The proposed project will extend out over the water; and
- 2) The proposed project will provide no public promenade along the waterfront.

**MEETING DATE:** May 31, 2007





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July 12, 2007

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

TO: Marina del Rey Design Control Board  
FROM: *Kerry Schwesstrom for*  
Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4C – PARCELS 100 & 101 – DEL REY SHORES - DCB #05-003-C**

Item 4C on your agenda is a returning submittal by Del Rey Shores (Applicant) for the redevelopment of the SHORES on Parcels 100 and 101. These parcels are situated between Via Marina and Via Dolce, just north of Marquesas Way, and comprise approximately 8.31 acres.

This submittal addresses the landscaping and lighting issues raised by your Board during the granting of the conceptual approval of Applicant's final design proposal for the SHORES on May 17, 2007, DCB #05-003-B.

#### History and Brief Description of the Proposed Project

The SHORES project plan was originally considered by your Board in January 2005 (DCB #05-003) and received conceptual approval at that time. The existing 202-unit, two-story, garden-style apartments in 35 buildings will be demolished and replaced with a 544-unit apartment development. As designed, there will be 12 five-story wood frame structures over two levels of subterranean and above-grade concrete parking (1,114 spaces); the proposed apartment structures are 75 feet high, with 100-foot architectural design features slicing through the buildings at the stairwells. The building blocks here will be staggered and offset, breaking the building mass into a series of smaller volumes.

The color scheme utilizes a marine theme with two background colors of muted neutral gray/off-white tones, punctuated by marine blue balcony trim, two tones of blue accent panel, and glass and brushed aluminum balcony rails. Metal accents in semaphore yellow are scattered through the buildings. The lower residential floor will anchor the apartment blocks with two tones of rust red. The masonry walls of the parking levels, which serve as the podium to the apartment blocks, will be painted ochre green to anchor the buildings to the ground and form a background to the landscaping materials and berms that screen the base. A four-foot strip of light-colored block at the top of the masonry wall will include abstract waveforms in patterns of texture block.

The marine theme of the design is evident in the sail forms throughout the project and serves as an iconic image. These sail forms are included in the stair towers within the central courtyard, the walls of the apartment units at the ends of building blocks, and segments of the roof screen.

Balconies throughout the project are expressed as a series of undulating wave shapes, alternating between concave and convex forms. The balconies are articulated with glass and metal railings. Sky bridges, located between the building blocks, connect two roof-level observation decks.

### Landscape Design

In this submittal, Applicant indicates it has addressed Condition 1 of DCB #05-003-B, which required "...further definition of the landscape, showing how the central area will be used, showing the placement of furniture and other design elements to create a more user-friendly outdoor space, and providing more information on the plant palette, including increasing the number of native or compatible plants."

The project includes a 98,000 square-foot internal landscaped "courtyard" designed to provide decorative and usable open space for residents. Additionally, there is a 25,000 square-foot landscaped triangular courtyard on the north side of the property, adjacent to an existing alley extending Panay Way west of Via Marina. Refinements have been made to the central court, the pool area, the outdoor community space, the upper fire pit area, the upper spa, and the BBQ areas.

The central court is a large open space providing passive park-like areas for small groups of residents. This large space is intersected by bands of rain gardens to assist in storm water treatment and infiltration. These bands serve to form quadrants of smaller zones inviting passive activity. Other features of the central court will be various landforms, turf, decomposed granite, low curbing, and large canopy trees.

The pool area has been modified slightly. The spa has been moved and more planter area has been added to provide storm water filtration. The area will be furnished with umbrellas, tables, and seating, designed for flexibility of use. The northern edge is peppered with large canopy tree species for shade and buffer to the units beyond.

The outdoor community space intended as spill-out space for the adjacent community room is programmed for flexibility. Large gatherings as well as small groups or families can be accommodated. The area will be furnished with a BBQ unit and counter, tables, chairs, and umbrellas.

The upper fire pit, the upper spa, and the BBQ areas have been designed as inviting gathering areas. The upper fire pit offers abundant seating. The upper spa and BBQ areas will be furnished with umbrellas, tables, and seating.

The plant palette submitted by the Applicant includes drought tolerant and native plant species, with over half of the species falling into the low or very low maintenance classification. Plant materials have been organized into hydrozones and those that have medium or higher watering needs will populate shady and wetter areas on-site.

### Lighting Design

The Applicant's submittal addresses the second condition of DCB #05-003-B for further information on the lighting levels, including Vice Chair Phinney's comments for more particular attention to certain plants that could benefit from having lighting on them and also no night sky lighting and reducing any impact on neighbors or anyone else.

The Applicant has made the following changes to its lighting plan:

1. Most of the tree up-lights on the project have been eliminated, both in the interior courtyard and on the perimeter of the project site. While spotlights remain on the large palm trees inside the plaza, small, 18-watt fluorescents are now used to accent occasional plants and trees, including sparse lighting of the stand of bamboo along the Dell Avenue private alley. Although these lights are pointing up, the low wattage means these fixtures will not contribute to sky glow. More dramatic lighting of the trees has been addressed by mounting small fixtures inside the tree canopies, pointing down at the ground. These lights help to illuminate the trees and the surrounding grounds while completely eliminating any up-light into the night sky.
2. On the exterior of the building, full cutoff, flat-lens fixtures are used to eliminate any stray light into neighboring residences. These include lights over egress stairs and entries into the parking garages.
3. Lighting in public areas has been reduced to create more intimate spaces.
4. The sail structures can only be lit from below. These are the signature design element of the building, and they will be up-lighted on a timed circuit to turn off at 11 PM.
5. Exterior lighting controls are addressed by turning off much of the site lighting in the late evening. This includes lighting on the sail structures, as well as the pool deck and the common areas. The site lighting in the courtyard will also be reduced by turning off half of the fixtures at 11 PM.

### Front Stairs and Colonnade

Finally, the Applicant has included in its submittal a response to Condition 3 of DCB #05-003-B where further exploration of the animation of the front stairs and an explanation of what happens under the colonnade were requested. The exterior lobby space under and/or adjacent to the colonnade has been programmed to provide soft seating and intimate gathering spaces. This space will be divided so the perimeter allows for smaller gatherings, while the interior courtyard is sized for larger groups. This area is furnished with a variety of soft seating, fire pits and portable planting.

Pedestrians along the intersection of Via Marina and Panay Way, as well as SHORES residents and their visitors, will have the opportunity to view the courtyard, its landscaping, and activity therein through a glass enclosure adjacent to the front entrance and under the colonnade.

### Staff Review

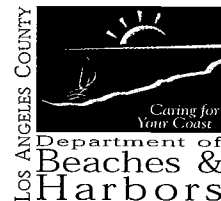
This returning submittal is in response to the conditions placed on the Applicant in DCB #05-003-B, which granted final design approval of the SHORES redevelopment proposal. The Applicant has provided the additional information on and/or revisions to landscaping, lighting, and the colonnade area specified in the DCB conditions. The information and revisions are in conformance with the *Specifications and Minimum Standards of Architectural Treatment and Construction*. However, staff discourages the use of the agaves and aloes, as they have a "desert" feel, inconsistent with the marine theme of the SHORES project.

**The Department recommends APPROVAL of DCB #05-003-C, with the condition that the plant selections for the SHORES be consistent with a marine theme.**

SW:CM:ks



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4D – PARCEL 75 – MARINA PROFESSIONAL BUILDING –  
DCB #07-007-B**

Item 4D on your agenda is a returning signage submittal for Playa Marina Urgent Care in the Marina Professional Building, at 4560 Admiralty Way. The application before your Board is for one new sign: a set of two new inserts for an existing freestanding pole sign.

The proposed double-sided freestanding pole sign consists of two replacement sign faces for an existing pole sign located in front of the building facing Admiralty Way traffic. The sign face will measure 8 feet wide by 12 feet high and will be made of white Lexan® polycarbonate with Navy Blue trim and lettering. The only significant change from the previous sign will be the name of the new tenant in the header copy, "PLAYA MARINA WALK-IN URGENT CARE", which will be in Sunflower Yellow lettering. The header copy will have two sizes: 5.25 inches tall for "PLAYA MARINA WALK-IN", and 9 inches tall for "URGENT CARE". The Navy Blue copy will vary in size from 2.5 inches to 9 inches high. Both sign faces will slide into the existing freestanding tower.

#### **STAFF REVIEW**

The new pole sign faces are replacements of the existing sign faces, which are worn and have incorrect tenant identification on them. Staff believes these inserts are compatible with the pole on which they will be mounted and recommends approval. Following your Board's approval, the signage shall be subject to further review and approval by the Department of Regional Planning.

#### Recommendation

The proposed sign faces are consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*. It is recommended your Board approve the signage.

**The Department recommends APPROVAL of DCB #07-007-B, with the condition that the applicant obtains further review and approval of the sign by the Department of Regional Planning.**

SW:CM:CS:ks



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Stan Wisniewski, Director

Subject: **AGENDA ITEM 5A – OXFORD DETENTION BASIN – MULTIUSE  
WATER QUALITY ENHANCEMENT PROJECT**

Item 5A on your agenda is a presentation by the Department of Public Works about its Oxford Detention Basin Multiuse Water Quality Enhancement Project. Mr. Jason Pereira, Civil Engineer with the Watershed Management Division of the Department of Public Works, will be making the presentation and will address any questions or comments you may have at that time.

SW:CM:s



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5B – PARCEL 102 – ARCHSTONE MARINA DEL REY – DCB #07-009**

Item 5B on your agenda is a submittal by Archstone Smith (Applicant) to renovate the storage space in a multiuse facility at Archstone Marina Del Rey, located at 4157 Via Marina. The facility is located at the back (west side) of the property, along Dell Avenue. Applicant proposes to re-configure the existing storage areas within the facility to make storage more efficient for a greater number of on-site residents.

Current Conditions

The existing storage area is 275 feet long, 39 feet deep, and approximately 8 feet high (the height varies slightly due to the slight slope in the floor) and has been used for storage by a handful of tenants for over 20 years. The storage area is the lowest (ground) level of a three-level structure that has parking on the 2<sup>nd</sup> level and tennis courts on the upper level. Neither the parking nor tennis courts will be modified.

Proposed Changes

Applicant proposes to re-configure the existing storage areas within the facility to create more of them and make them more efficient for a greater number of on-site residents to use. Modifications include:

- Existing chain link gates and two garage doors will be removed and replaced with a new wall, punctuated with block columns approximately every 18 feet. The wall will be of steel frame with stucco attached, giving it a solid appearance similar to other walls throughout the property. The wall and the entire facility will be repainted ICI-633 Flaxen Hair to match the remainder of the property.
- The new design allows for a solid steel door to be installed in alcoves at three locations along the building, which residents will be able to access using the fob key they currently use to access garage entries. This design will allow the residents to access their stored items from within the storage facility or from the alley (Del Ave.) elevation at their convenience.
- The new interior unit dimensions will provide different sizes of storage cubicles, from 5' by 5' up to 10' by 10' feet. The proposed modifications will fit within the existing footprint, so the existing dimensions of the facility itself will remain unchanged.

## **STAFF REVIEW**

Staff believes the proposed renovations will enhance the appearance and use of the facility. The project is in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*. It is recommended your Board approve the renovations.

**The Department recommends APPROVAL of DCB #07-009 as submitted.**

SW:CM:CS:ks



Stan Wisniewski  
Director

Kerry Gottlieb  
Chief Deputy

July 12, 2007

TO: Design Control Board  
FROM: *Kerry Silvers from for*  
Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5C – PARCEL 97 – MARINA BEACH SHOPPING CENTER –  
DCB #07-010**

Item 5C on your agenda is a signage submittal for Citizens Business Bank (formerly First Coastal Bank), located at 590 Washington Boulevard in the Marina Beach Shopping Center. The application before your Board is for six new signs: two façade business identification signs, one double-faced hanging sign, one depository plaque sign, one ATM face plaque, and one set of vinyl door graphics.

Business Identification Signs

The two business identification signs are replacements for the former lessee's signs. They are to be located on the west (Washington Blvd.) and north (Palawan Way) façades of the building. Both signs will read "CITIZENS BUSINESS BANK" in a corporate font and will be reverse channel halo-illuminated. The letters will all be upper case. The signs will both have dimensions of 18" high by 27'-6" wide, with lettering in burgundy #230-49 with matching returns. The signs will be mounted to the wall with #10 screws and anchors.

Double-Faced Hanging Sign

The existing double-faced hanging sign will have the current panels replaced with two new panels painted to match the existing color and patina finish. This sign is located under the overhang above the main entry doors on the Washington Blvd. side, at a height of 8 feet above grade. The new panels will be the same size as the current ones, but will have the name of the new tenant (CITIZENS BUSINESS BANK). The hanging sign is 18" high by 36" wide. The font will be upper case varying in size from 2½" to 4" high.

Night Depository Plaque

The new night depository plaque will replace the existing plaque facing Washington Boulevard. The burgundy #230-49 aluminum plaque will be 7-11/16" high by 23-1/8" wide and will read "CITIZENS BUSINESS BANK NIGHT DEPOSITORY" in white upper case letters. It will be non-illuminated and flush mounted to the existing panel with silicone.

ATM Face

The new ATM face will replace the existing one facing Washington Blvd. The burgundy face will be 9-13/16" high by 51-9/16" wide and will read "CITIZENS BUSINESS BANK" in white upper case letters. The new face will be made of white polycarbonate burgundy #230-49 vinyl covering.

#### Door Graphics

The door graphics will replace the former tenant's name and business hours with the new tenant's name and business hours on the entrance door facing Washington Blvd. The graphics will occupy a space of 22" by 22" on the right side entrance door. The font will be upper case in varying sizes of 1" to 5" high. The graphics will be made of vinyl with a gold surface and black outline and will be applied to the outside of the glass door.

#### **STAFF REVIEW**

The Department believes the proposed signage is compatible with the scale of the building and conforms to the 1971 *Revised Permanent Sign Controls and Regulations*, which allows these signs in a "size and quantity compatible with the scale of the structure as determined by the Design Control Board." Each façade sign occupies 41 square feet, well under the 126 square feet allowable for this type of identification signage. It is recommended that your Board approve the signs. Following your Board's approval, the signage shall be subject to further review and approval by the Department of Regional Planning.

**The Department recommends APPROVAL of DCB #07-010, with the condition that the applicant obtains further review and approval of the signage by the Department of Regional Planning.**

SW:CM:CS:ks



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

**TO:** Design Control Board  
*Kerry Silverstrom for*  
**FROM:** Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5D – PARCEL 76 - MARINA TOWERS – DCB #07-011**

Item 5D on your agenda is a submittal from Brookfield Properties (Applicant) for exterior improvements to the Marina Towers at 4640-4676 Admiralty Way. Planned renovations include new landscaping, signage and lighting. Located at the corner of Lincoln Blvd., Mindanao Way and Admiralty Way, Marina Towers is comprised of two 12-story towers overlooking the Marina. Sitting between the two towers is a six-level parking facility and retail storefront.

Initial Note

Pursuant to the Amended and Restated Lease Agreement dated July 18, 2000, the lessee is required to fund "Permitted Capital Expenditures" that will on an ongoing basis revitalize the leasehold improvements, such expenditures to be consistent with those capital expenditures made by owners of comparable office properties in Southern California from time to time. Specific to "Exterior Improvements", expenditures in at least each of the first six following categories are required prior to December 1, 2008:

"(1) perimeter walkways, lighting and benches, (2) refurbishment/replacement of four sides of the parking structure, (3) new retail facades, (4) relandscaping of [the property], (5) refurbishment of ground level exterior along Mindanao and Admiralty Way frontages, (6) implementation of a landscaping plan for [the property] and (7) such other attractive and visible Permitted Capital Expenditures as Director may approve from time to time."

Simultaneous with its submission of material for your Design Control Board meeting, the lessee submitted a letter indicating its intention that this improvement plan be approved as "Permitted Capital Expenditures" for purposes of the lease-required "Exterior Improvements". Specific to that point, staff wishes to state that any discussion in this memo is solely for purposes of your Board's consideration of the submission and may not in any way be construed to constitute "approval by the Director" for lease compliance purposes. More specifically, the lessee may not assume that expenditures for project components recommended and/or approved by either staff or by your Board itself in this memo or during your meeting constitute "Permitted Capital Expenditures" for "Exterior Improvements" as required by Section 2.4.3.(b) of the Amended and Restated Lease Agreement.

Overall Project

The primary goal of this project is to unify and modernize Marina Towers. The existing two towers share a uniform architectural vocabulary. However, building entrances, canopies, and

signage currently vary significantly, resulting in a cluttered and outdated appearance. Once renovated, the complex will look and feel more like a campus with clarity in aesthetic, circulation, and design elements.

Site circulation has been reworked to increase safety, separating pedestrians from automobiles as much as possible. Ramps are proposed at each building leading from grade level to the parking structure. Pedestrian walkways from the parking structure to the towers have been redirected to shorten the walk across the driveway, and ADA ramp access has been improved to facilitate disabled persons. Also, the surface lots and driveways have been redesigned to enhance vehicular circulation.

The entrance to the parking structure will be made more inviting and visually pleasing with the addition of new canopies over the ramp and at the exit door, wooden screening, and new railing. At the Lincoln Blvd. elevation, the existing entry canopies will be removed and new box type canopies of a contemporary material will be installed. The lobby will have a clear vista from Lincoln Blvd. to the Marina once the entrances to each tower have been cleared.

Special attention will be given to the corner of Lincoln Blvd. and Mindanao Way, where the existing disharmonious signage and landscape elements, including a phone booth, will be removed. New landscape and a contemporary, unified, signage package will be introduced that relate to both the building and the location, creating an iconic entrance to the Marina at this intersection.

Outdoor seating will be added along the northern edge of the property for building residents to use for lunch breaks or informal meetings. This seating area will enhance visual access between the Marina and Lincoln Blvd. and improve pedestrian circulation.

The retail elevation along Admiralty Way will be dramatically changed. It will be cleaned up and given a uniform aesthetic along the entire façade. The landscape focus will shift to the street to bring pedestrians closer to the storefronts, and a contemporary canopy and uniform tenant identity signage will be added.

Other elements are to be given a more subtle and contemporary look. The battered wall along the Lincoln driveway will be sandblasted and sealed with a natural concrete finish. The entire garage exterior will be pressure washed and repainted. The ground level of the towers will be refurbished by pressure washing and cleaning the metal elements.

### Landscaping

The landscape design concept is to transform the existing 1980s plant palette, composed primarily of lawn and trees, to a new contemporary and more sustainable water-conserving design. By replanting the site with drought tolerant plants and removing all of the turf, irrigation will be reduced by at least 50%. The design intent is to create an example of how a water-conserving landscape can create an important picturesque gateway to the Marina, as well as provide a beautiful setting for the buildings.

Perimeter landscape improvements are broken into five primary areas:

- At the corner of Mindanao and Lincoln Boulevard, the landscape will be enhanced with a sign wall, a grouping of Date Palms and a grove of Fruitless Olive trees. The existing Coral trees will be removed to open up the views to the site.
- The landscape along Lincoln Boulevard will be planted with a combination of Mexican Fan Palm and Fruitless Olive trees to form a vertical and horizontal rhythm as well as a consistent street edge. A group of Date Palms will frame the vehicular entry off of Lincoln Boulevard. Large massings of ground cover and shrubs, such as Senecio, Rosemary, Mexican Feather Grass, Agave, and Flax, will provide a variety of colors, textures and layers to the area.
- The existing Mexican Fan Palms along Admiralty Way will remain in front of the north and south tower. The shrub and ground covers will be replanted to provide continuity. By introducing a walkway next to the retail storefront, along with new landscaping, a more inviting pedestrian experience will be created.
- Along the north side of the north tower, an outdoor seating area is proposed to take advantage of the Marina views while creating a pleasant lunch area for the employees.
- New plantings will be introduced at each building entry to complement the new building canopy.

### Signage

The Entrance Site Monument (sign A1) will consist of non-illuminated, clear-coated, brushed aluminum letters on top of the existing cement wall. Returns will be anodized black to enhance readability. The lettering will be 1'-4" high by 20'-8" long and pin-mounted to a 1/4" aluminum mounting plate that will be bolted to the existing structure via exposed fasteners.

The Primary Site Monument (sign A2) will consist of non-illuminated, clear-coated, brushed aluminum letters on top of the existing cement wall. Returns will be anodized black to enhance readability. The lettering will be 2' high by 30' long and pin-mounted to a 1/4" aluminum mounting plate that will be bolted to the existing structure via exposed fasteners. On this corner will also be located new Tenant Monuments (sign A6) replacing the existing signs. The new monuments will be constructed of a poured concrete base with an integrated, internally illuminated, clear-coated, brushed aluminum sign cabinet with white push-thru letters. Monuments will measure approximately 7'-8" long by 4'-5" high by 6" thick.

The two existing Site Entry Identity signs (A3) located on the wall along the Lincoln driveway will be replaced with one new sign of non-illuminated, clear-coated, brushed aluminum channel letters with black returns. The lettering will be 8" and 5" high by 9' long and will be pin-mounted to the refinished wall.

Small Entry Identity signs (A4, B1) are to be installed at the entrances on Admiralty Way. These signs will consist of a clear-coated anodized aluminum sign cabinet with reflective white vinyl

graphics. Signs are non-illuminated and will also display parking directional information. Signs will measure approximately 5' high by 1'-8" wide by 6" thick.

Retail Identity Signs (A5) will be replaced with a new sign consisting of clear-coated, brushed aluminum 3D letters. Letters will be pin-mounted to a 1/4" aluminum mounting plate that will be bolted hanging from the existing façade structure via exposed fasteners. Lettering will be 9" high and vary in length according to the tenant name.

A Tenant Entry Identity sign (A11) for Keller Williams Realty will be mounted to the existing wall at the Lincoln Blvd. entrance, facing Lincoln Blvd. It will consist of a 1' by 3' non-illuminated brushed aluminum panel with silk-screened black graphics. This sign is permitted in the tenant's lease, and this will be the only such tenant signage at the facility. Adjacent to this Tenant Entry Identity sign will be a new 1' by 6' Leasing Identity sign (A10) created of the same materials.

The existing Tenant Pendant and Monument signs (A7, A8) along Admiralty Way and at the corner of Lincoln Blvd. and Mindanao will be replaced with a monument type sign to match the proposed new Tenant Monument signs (A6).

#### Lighting

An architectural light pole (MP2) element is being added to the walkways along the perimeters of the two towers. This fixture will provide a marker for the walkways, as well as add an elegant, non-intrusive decorative element. The fixture will provide a soft ambience to guide pedestrians safely to their destination. A 54-watt T5 fluorescent lamp is the light source for the fixture.

The surface parking lot will be illuminated with a sleek, architectural fixture on a 20-foot pole (MP1), utilizing a 250-watt metal halide lamp source. All of the existing building-mounted high-pressure sodium floodlights will be removed. The objective is to provide sufficient light levels to promote a safe environment for pedestrians.

Direct burial fixtures (MU1) are proposed to up-light the palm trees along Lincoln Blvd. A 39-watt metal halide source will offer exceptional light output to enhance the glow of the palm trees. Each fixture will have a bronze trim ring, as they have been shown to weather better.

#### **STAFF REVIEW**

The proposed renovation plan has been designed to create an environment that will satisfy the tenants and visitors alike and provide a cohesive, aesthetically pleasing design that will enhance both the office complex and the surrounding area.

Staff believes the proposed renovations will enhance the appearance and use of the facility. The project is in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*, however staff recommends the use of date palms in place of fan palms, as the former's fronds are less likely to fall off. Additionally, staff cannot allow the removal of the phone booth at the corner of Lincoln Blvd. and Mindanao Way, as it was installed for 911 access. However, relocation is a possibility.

**The Department recommends APPROVAL of DCB #07-011, with the following conditions:**

- 1. Applicant uses date palms in place of fan palms;**
- 2. Applicant does not remove the existing phone booth; and**
- 3. Applicant obtains further review and approval by the Department of Regional Planning.**

SW:CM:CS:ks



*To enrich lives through effective and caring service*



**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

July 12, 2007

TO: Design Control Board  
FROM: *Kerry Silverstein for*  
Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5E – PARCEL 50 – PINKBERRY – DCB #07-012**

Item 5E on your agenda is a signage submittal for Pinkberry, a new tenant at 4780½ Admiralty Way, Waterside Shopping Center. The application before your Board is for two new permanent business identification signs.

The two signs will be façade-mounted business identity signs. One sign will face the mall common area (public parking lot side), and the other will face Lincoln Blvd. The new signs will read "Pinkberry" in a lower case corporate font, with a logo on the left side. The signs will each measure 1'-11" high by 6'-7" wide, for an area totaling 7.5 square feet. The letters on both signs will be lime green and the logo will be pink and white. Signs will be made of 3-inch deep reverse channel aluminum and logo with laser cut artwork and push-through translucent Plexi parts. Both signs will have internal illumination via concealed "warm white" neon for a halo effect.

#### **STAFF REVIEW**

The proposed signage is consistent with the overall sign program approved by your Board in February 2005 (DCB #04-007-D) and July 2006 (DCB #06-012). In addition, staff believes the two signs in the sizes proposed are of a compatible quantity and scale with the building. The lighting of the sign should be consistent with the hours of the latest open tenant in the center. The proposed signs are consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*. It is recommended that your Board approve the signs.

**The Department recommends APPROVAL of DCB #07-012, with the following conditions:**

1. That the lighting of the sign be consistent with the hours of the latest open tenant in the center; and
2. Applicant obtains further review and approval by the Department of Regional Planning.

SW:CM:CS:ks





*"To enrich lives through effective and caring service"*



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5F – PARCEL 95 – LENNAR URBAN - DCB #07-013**

Item 5F on your agenda is a signage submittal by Lennar Urban for Pier Pointe Home Studio (formerly Wells Fargo), at 480 Washington Blvd in Marina West Shopping Center. The application before your Board is for three new signs: one new façade business identification sign and a set of two new inserts for an existing pole sign.

Business Identification Sign

The proposed business identification sign is a replacement face for the existing sign cabinet of the former lessee. The sign is to go on the west (Washington Blvd.) façade. It will have three sections of text with varying font sizes; the left section will read "PIER POINTE" in 3-11/16" white text, the middle section will read "HOME STUDIO" in 6-3/8" white text, and the right section will read "LENNAR URBAN IN ASSOCIATION WITH LEE HOMES" in 3/8" to 2" white text. The sign will be placed in an existing 16'-4 1/8" wide by 27'-1/16" high internally illuminated cabinet finished with black satin paint. The face will be made of white polycarbonate with applied digital print film.

Pole Sign

The two proposed pole sign inserts will go into an existing freestanding pole sign located in front of the northeast corner of the building, facing the Washington Blvd. traffic flow. Each new sign face will measure 49-3/8" wide by 80 1/4" high and will be made of white polycarbonate with applied digital print film. The text will be in three sizes; the upper section of the sign will read "PIER POINTE" in white and will be 3-11/16" tall, the middle section will read "HOME STUDIO" in white and will be 3" tall, and the lower section will read "PierPointeLife.com" in white and teal and will be 4" tall.

**STAFF REVIEW**

Business Identification Sign

The proposed business identification sign represents new tenant identification for the building. Per the 1971 *Revised Permanent Sign Controls and Regulations*, these signs are allowed on street frontages of a "size and quantity compatible with the scale of the structure as determined by the Design Control Board." Staff believes this sign is compatible with the façade on which it will be mounted and recommends approval. Following your Board's approval, the signage will be subject to further review and approval by the Department of Regional Planning.

Freestanding Pole Sign

The pole sign faces also represent just replacements of existing signs. Again, staff believes these signs are compatible with the pole on which they will be mounted and recommends approval. Following your Board's approval, the signage will be subject to further review and approval by the Department of Regional Planning.

Recommendation

The Department believes the proposed signage is compatible with the scale of the building faces. The proposed signs are consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*. It is recommended your Board approve the signs.

**The Department recommends APPROVAL of DCB #07-013, with the condition that the applicant obtains further review and approval of the signage by the Department of Regional Planning.**

SW:CM:CS:ks



*"To enrich lives through effective and caring service"*



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

July 12, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director *SWisniewski*

SUBJECT: **AGENDA ITEM 6A - TEMPORARY PERMITS ISSUED BY DEPARTMENT**

Item 6A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs and tents. Since our last report, no temporary permits have been issued by the Department.

SW:CM:CS

2



*To enrich lives through effective and caring service*

July 12, 2007



TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Stan Wisniewski, Director

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

**SUBJECT: AGENDA ITEM 6B - ONGOING ACTIVITIES REPORT**

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

At its June 26 meeting, the Board approved and authorized the Director to grant a three-year no-fee permit that annually waives the dock fees at Burton Chace Park for the Sea World UCLA Research Vessel in exchange for 28 annual educational field trips provided to youth enrolled in the Department's Water Awareness, Training, Education and Recreation (WATER) Program.

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

A public hearing of the revised staff recommendation on the Marina del Rey Local Coastal Program (LCP) periodic review was held at the Coastal Commission's July meeting in San Luis Obispo. At the opening of the hearing, Coastal staff provided the staff report and the County made a short presentation. Thereafter, 20 speakers testified before the Commission discussing, among other things, perceived County delays in the process, lease extensions, the watering down of initial findings and recommendations in the revised report, a comprehensive amendment, traffic, residential development, affordable housing, the density of development, the County's recently-approved proposed LCP amendment with respect to the Design Control Board's duties, ESHA designations, wildlife and habitat preservation, recreational boating, restoration of Oxford Retention Basin, water reuse and conservation, and water quality.

Coastal staff, the County and the Coalition to Save the Marina all requested that the matter be continued to the October San Pedro hearing, which the Commission unanimously approved. Prior to the vote for continuance being taken, Commissioner Secord mentioned concern about light pollution, recommended a meeting be held in the Marina and also raised a question about what the financial arrangement is with respect to where Marina revenue can be spent. Commissioner Wan expressed concern about staff not recommending a comprehensive amendment, water quality, restoration of the Oxford Retention Basin and other items contained in a letter Heal The Bay filed with the Commission, traffic and the need for ESHA designation.

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

The minutes from the June 13, 2007 meeting are attached.

### **MARINA DESIGN GUIDELINES UPDATE**

Keith Gurnee of RRM Design Group, the consultant selected to develop Marina Design Guidelines, will be conducting stakeholder interviews on July 18, 2007, after which the design

principles will be refined. Design Guidelines will then be drafted with the assistance of an ad hoc committee to include public representation and, thereafter, brought to the Design Control Board for consideration in a public meeting.

## **REDEVELOPMENT PROJECT STATUS REPORT**

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

## **MARINA DEL REY AND BEACH SPECIAL EVENTS**

### **MARINA DEL REY**

#### **THE MARINA DEL REY SUMMER CONCERT SERIES 2007**

Presented by Arrowhead Mountain Spring Water  
July 12 through September 1, from 7:00 pm – 9:00 pm  
Waterside at Burton Chace Park, 13650 Mindanao Way

##### ***Classical Thursdays*** **July 12**

Special guests are the 80-voice Southern California Master Chorale, Sheridan J. Ball, conductor, performing, with Maestro Fetta and the Orchestra, *Serenade to Music* by Ralph Vaughan-Williams, *These Things Shall Be* by John Ireland and *Carmina Burana* by Carl Orff. Soloists are soprano Lori Stinson, baritone Ralph Cato, and tenor Philip Parke.

##### **July 26**

The brilliant young violinist Lindsay Deutsch returns to these concerts to play the *Violin Concerto no. 2 in G minor* by Serge Prokofiev and *Fantasy on "Porgy and Bess"* by George Gershwin. The Orchestra plays music by Maurice Ravel and Richard Strauss.

##### **August 9**

An Evening with the *Los Angeles Opera* features soloists Shana Blake Hill, soprano; Maria Fortuna, soprano; Mathew Edwardsen, tenor; and Nmon Ford, baritone, in a special preview of arias and ensembles from the Los Angeles Opera's 2008 season.

##### **August 23**

The young piano virtuoso Xin Xin, in a return appearance to these concerts, is soloist in *Variations on a nursery song* by Ernst von Dohnányi and *Rhapsody on a theme of Paganini* by Sergei Rachmaninoff. The orchestra is heard in music by John Dankworth and Igor Stravinsky.

##### ***Pop Saturdays*** **July 21**

Amanda McBroom, considered one of the great cabaret performers of her generation, will appear in concert with her instrumental ensemble, singing her own songs, including *The Rose*, as well as other favorites from her repertoire.

##### **August 4**

The Marina del Rey Summer Symphony and its Music Director Frank Fetta will join the summer concert's pop lineup to present a concert starring one of today's most vibrant, versatile and exciting singers and performers, Lorna Luft.

##### **August 18**

One of the founding figures of the Bossa Nova movement in Brazil, Oscar Castro-Neves brings his genius as guitarist, composer and arranger to the Marina del Rey Summer Concerts with *Oscar Castro-Neves and Friends*, performing Bossa Nova favorites and music from Oscar's latest album, *All One*.

##### **September 1**

Dame Cleo Laine, called by the Los Angeles Times "the greatest all-round singer in the world", and Sir John Dankworth, recognized as one of the world's most outstanding musicians, return to the Marina del Rey Summer Concerts with their flawless renditions of songs from jazz to Broadway.

For more concert information call: The Marina del Rey Information Center at (310) 305-9545.

**MARINA DEL REY WATERBUS**  
June 29 through September 3, 2007

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Six boarding stops throughout the Marina offer opportunities to shop, dine and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is \$1.00 per person, one way. There are day passes available for \$5.00 and season passes available for \$30.00.

**June 29 – September 3**

Fridays: 5:00 pm – midnight  
Saturdays: 1:00 am – midnight  
Sundays: 11:00 am – 9:00 pm

**Holiday Schedule**

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

**Marina Summer Concert Schedule**

Thursday, July 12: 5:00 pm – midnight  
Thursday, July 26: 5:00 pm – midnight  
Thursday, August 9: 5:00 pm - midnight  
Thursday, August 23: 5:00 pm - midnight

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

**Boarding locations are:**

Marina "Mother's" Beach  
4101 Admiralty Way

Fisherman's Village  
13755 Fiji Way

Burton Chace Park (ADA accessible)  
13650 Mindanao Way

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

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

Marina Harbor (ADA accessible)  
13928 Tahiti Way, Dock Gate #A-2200

Ample parking is available at nearby Los Angeles County lots for a reasonable fee. For more information call: Marina del Rey Information Center at (310) 305-9545

**OLD FASHIONED DAY IN THE PARK**

Sunday, July 22  
10:00 am – 3:00 pm  
Burton Chace Park  
13650 Mindanao Way

This annual event offers vintage yachts to tour and antique and classic cars and motorcycles to view. Don't forget to stop by and watch vintage steam engines, ship models and their modelers

do their work. There will be FREE steam launch rides in the harbor to enjoy. The event is free and open to the public.

For more information call: Jim Butz at (626) 335-8843 or the Marina del Rey Information Center at (310) 305-9545.

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

Sponsored by Pacific Ocean Management, LLC

All concerts from 2:00 pm – 5:00 pm

**Saturday, July 14**

Gregg Wright, playing Reggae, Rock, Pop and R&B

**Sunday, July 15**

Floyd & The Fly Boys, performing Rhythm and Groove

**Saturday, July 21**

Euphoria, playing Smooth Jazz

**Sunday, July 22**

DA Bookman & the Air Tight Band, performing Soulful Jazz

**Saturday, July 28**

Michael Haggins, playing Smooth Jazz

**Sunday, July 29**

Malachi Nathan & the Elements, performing Funky Jazz Blues

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

**BEACH EVENTS**

**BEACH SHUTTLE**

May 25 – September 3, 2007

Fridays and Saturdays from 10:00 am – midnight

Sundays and Holidays from 10:00 am – 8:00 pm

Marina del Rey Thursday Summer Concerts from 5:00 – 10:00 pm

Catch a free ride on the Playa Vista Beach Shuttle to and from Playa Vista, Marina del Rey, Playa del Rey and Venice, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach shuttle operates weekends and during the Thursday Summer Concerts, which begin July 12th.

For more information call: Marina del Rey Information Center (310) 305-9545 or Playa Vista Guest House (310) 745-5200. Brochure available at <http://beaches.lacounty.gov> or [www.playavista.com](http://www.playavista.com).

### **CALL TO THE WALL LONGBOARD SURFING CONTEST**

Malibu Surfrider Beach  
July 21 and July 22, 2007  
23200 Pacific Coast Highway, Malibu

The Malibu Boardriders Club, a non-profit organization helping children with cancer, presents the "Call to the Wall" Surf Festival. Over 300 surfers will compete in this club vs. club competition. There will also be a paddleboard race and tent displays. Event sponsorship revenue will benefit children of Camp Ronald McDonald for Good Times, a cost-free camp for children with cancer and their families.

For more information call: Malibu Boardriders Club at (310) 748-6546 or visit <http://www.malibuboardriders.com/html/contests.html>.

### **SUNSET CONCERTS AT THE BEACH**

City of Hermosa Beach  
Sundays, July 22 through August 5, 2007

City of Hermosa Beach will have free Sunday concerts at the beach beginning July 22 through August 5. Concerts begin at 6:00 pm until sunset on the south side of the Hermosa Beach Pier. Bring a picnic dinner, a lawn chair or a blanket to wind down the weekend with a free concert at the beach.

**July 22**  
Eric Burdon & the Animals  
Playing Rock

**July 29**  
Tommy James & the Shondells  
Playing Rock & Blues

**August 5**  
The Stonebridge and  
Playing Jazz and R&B

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

### **TWILIGHT DANCE SERIES**

Thursdays, July 5 to August 30, beginning at 7:30 pm  
Santa Monica Pier

The annual Twilight Dance Series, presented by the Santa Monica Pier Restoration Corporation, is back. FREE concerts are held every Thursday night from July 5 through August 30 on the Santa Monica Pier west parking deck.

**July 5**  
David Lindley, John Cruz and Brandi Shearer,  
playing Rock, Folk, Acoustic Soul and Jazz

**July 12**  
Plena Libre and Spam Allstars, playing Afro-  
Caribbean Rhythms

**July 19**  
Samba Mapangala Orchestra Virunga, playing  
Rumba (Congolese) and Soukous.

**July 26**  
"Tosh Meets Marley," performing Reggae



For information call: Santa Monica Pier Restoration Corp. at (310) 458-8900 or visit [www.SantaMonicaPier.org](http://www.SantaMonicaPier.org).

**2007 INTERNATIONAL SURF FESTIVAL**

Friday, August 3, Saturday, August 4, and Sunday, August 5

Sponsored by Arrowhead Mountain Spring Water, the Chambers of Commerce and Cities of Hermosa Beach, Manhattan Beach, Redondo Beach, and Torrance and the Los Angeles County Department of Beaches and Harbors  
Hermosa Beach (1300 the Strand)  
Manhattan Beach (4500 the Strand)

The International Surf Festival is an exciting series of events that include the Los Angeles County Lifeguard Championship Competitions and surfing, body surfing, sand soccer, paddleboard, volleyball, run, swim, and sand castle design contests. Event viewing is free with participation fees for some of the events.

For a complete schedule of events and dates, visit <http://www.surffestival.org>

SW:CM:ks  
Attachments (2)

**SMALL CRAFT HARBOR COMMISSION  
MINUTES  
JUNE 13, 2007**

**Commissioners**

Searcy Harley, Chairman; Russ Lesser, Vice-Chairman; Albert Landini, Ed.D; Vanessa Delgado, MPA; Christopher Chuang-Lin, PhD (**Absent**)

**Department of Beaches and Harbors**

Stan Wisniewski, Director

**Also Present**

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Dusty Crane, Community and Marketing Division; Captain Mary Campbell, Lt. Greg Nelson, Lt. Roderick Kusch, and Deputy John Rochford of the Sheriff's Department

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

Chairman Searcy 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.

Chairman Searcy moved and Vice-Chairman Lesser seconded a motion to excuse Commissioner Lin from the meeting. The motion passed unanimously.

**2. APPROVAL OF MINUTES**

Commissioner Delgado stated that Item 4a last paragraph should read: The County typically allows the Lessee to manage **pursuant** to laws of California.

Chairman Searcy moved and Commissioner Landini seconded a motion to approve the April 11, 2007 minutes. The motion passed unanimously.

**3. REGULAR REPORTS**

**a. Marina Sheriff – Crime Statistics**

Lt. Kusch said burglaries increased from GPS devices being stolen from vehicles in parking garages and lots. He informed the public that cell phones, laptops and GPS devices are easy targets and should not be left in plain view of vehicles. Lastly, he said a linen truck was stolen from a hotel and the suspect was apprehended in Las Vegas.

Lt. Nelson stated that on June 15, 2007 at Burton Chace Park emergency testing would be conducted should a Tsunami or a natural disaster occur. It would consist of several notification-warning systems and include a multi-directional voice capable speaker system, which would cover approximately 4,000 feet. He informed the Commission that notices were sent to the Argonaut, LA Times, the Lessees Association, Department of Fish and Game, the U.S. Air Force Base and many other departments.

**--- Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance**

Dep. Rochford said since Mariner's Bay Anchorage changed their qualifications the total percentage and reported liveaboards increased. They lowered their standards to 25 feet to give liveaboards an opportunity to comply and from this change many liveaboards have been responding, which increased their numbers of liveaboards by 100%.

**CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Mr. John Rizzo agreed with planning for a Tsunami or a natural disaster and said burglaries of GPS devices have been occurring for some time. He asked the Commissioners to meet with the Sheriff's Department to arrange a plan to reduce crime. He also suggested Lessees distribute flyers to inform tenants of occurring crimes.

Ms. Carla Andrus said she was happy to see that Mariner's Bay is concerned about its tenants.

**b. Marina del Rey and Beach Special Events**

Mr. Wisniewski announced that Ms. Dusty Crane, Chief of Community and Marketing Division is responsible for conducting the Concert Schedule, managing the WaterBus and Special Events in MdR and would be presenting this item at all future meetings.

Ms. Crane emphasized that June is a very busy month and starts the beginning of the Summer Programs. She stated that the Beach Shuttle is now available through September 3, 2007, which was funded by Supervisor Knabe. It is a free service that will operate from Playa Vista, Marina del Rey to Venice Beach Pier and schedules have been placed at various bus stops. She also stated that on June 29, 2007, the WaterBus would begin, coordinate with the Beach Shuttle and will consist of six boarding stops.

The Marina del Rey and Beach Special Events was discussed and submitted at the meeting.

**CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Ms. Nancy Marino said she is a fan of the WaterBus and would like to see the Beach Shuttle expanded. She said the LCP requires this as an alternate transportation mode to be developed for marina residents as well as visitors. She commented that in order to encourage people to use this as an alternate transportation mode there should be a nominal charge like the waterbus in order to expand the service and make the shuttle usable for residents. Lastly, she suggested that a weekend pass should be available since there are weekday and season passes.

Commissioner Lesser commented that there is a phone system, which alerts residents of emergencies and crimes and asked if this is available in the Marina.

Deputy Rochford said it was not available and not aware of it being available anytime soon. He stated that a reverse dialing system is currently being reviewed using the emergency 911 system.

**c. Marina del Rey Convention and Visitors Bureau**

Ms. Moore announced that outreach to the media had improved and produced five featured articles pertaining to MdR, the new version of the Visitors Guide and map of MdR, which lists things to do, hotels and restaurants. She thanked Beaches and Harbors for the clean up of the stomps and debris within the Oxford Flood Basin. She also thanked Beaches and Harbors, Public Works and the City of Los Angeles for the new installed Bike Signage signs throughout MdR. Lastly, she stated there is a growing trash problem along Lincoln Blvd. at the Culver Blvd overpass and reported that Cal-Trans has agreed to address this issue.

**4. OLD BUSINESS****a. None****5. NEW BUSINESS**

**a. Traffic Mitigation Measures Within Marina del Rey Area – Quarterly Report**

Mr. Barry Kurtz commented that he believes the vicinity of Lincoln Blvd. is handled by Cal-Trans and has communicated with Inspector Gilbert. He said a letter would be sent or they would be put on notice, unless it has already been done. He said the MdR Summer Shuttle Program in partnership with Playa Vista was approved for expansion in 2007, would cover Fisherman's Village, operate on Friday's and the long-term goal is for the Shuttle to run year round. By 2010 Playa Vista's Internal Shuttle System is to expand on a Demand/Responsive basis to MdR, The Bridge, Fox Hills LMU, and Playa del Rey.

Chairman Searcy asked Mr. Kurtz to respond to the public's comment pertaining to the issuance of day or weekend passes or charging a nominal fee, which would assist with the effort of defraying some of the expenses.

Mr. Kurtz said passes are not needed because the Shuttle is free and expects that when it is expanded to remain free depending on who funds it. He explained there is no charge because this is a condition of development for Playa Vista. At present Playa Vista's homeowners association is responsible for the funding and any changes with the operation system has to be reviewed and agreed upon by them again. He said the Shuttle is partially funded by the County and Playa Vista. The Fiji Way Bike Lane project has been funded by MTA, Public Works recommended the installation and modifying of a traffic signal at the MdR Fire Station and pedestrian signals and a crosswalk will be provided at the Marina City Club's main driveway at Admiralty Way, which will be completed by the summer of 2009.

Commissioner Landini asked about the widening of Jefferson Blvd and if the County incorporates the flashing lights in the pavement when the traffic signals will be installed at Marina City Club.

Mr. Kurtz said that is only when there is a non-controlled crossing (no traffic signal).

**CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Ms. Carla Andrus expressed that she was happy to hear about the improvements of the bike lanes. She suggested that all properties install bike racks because presently they are being locked to the boat racks.

Ms. Nancy Marino asked if there is an update as to when the draft EIR will be published for the Marina Expressway Realignment and the Admiralty Way Expansion Program. She stated that the Palawan Way/Washington Street intersection improvement did not have a public hearing or notice because the justification was that this was a mitigation for Del Rey Shores so no one across Washington knew about this since they were not within 100 feet of the project. She stated that she objected to this at the time and wanted the Commission to be informed that no one knew this improvement was being contemplated. Ms. Marino commented that she would like the Bike Lane expanded to the residential areas of Marina, because there is no bike lane access along Via Marina, it is a dangerous street to ride on and would like to see it planned and included in all of the projects being done to make the sidewalks and bike lanes available so that bicycling is an alternate means of transportation. She said the Shuttle System is Playa Vista mitigation and that Marina has its own requirement and including MdR with Playa Vista is depriving the Marina residents. Lastly, she said her comment was less about funding then was it was about expanding the service to provide MdR residents what they are entitled to.

Mr. Kurtz stated that the EIR is to be completed by the end of the year and that MTA did not approve the funding for that project. Public Works submitted the project in the 2007 call for projects, which was not approved for funding. They are continuing with the EIR/EIS and it may be submitted with the next call for projects or it would be dropped. He stated that the consultant would submit further recommendations. He explained that bicycles on Admiralty Way according to the vehicle code are

allowed to ride on any street and they have to obey the same rules as vehicles. Lastly, he stated in order to establish a bike lane on Admiralty Way is to widen the street and the Admiralty Way Improvement project is already considering alternatives to do this.

Commissioner Landini asked was the funding for the extension of the freeway across Lincoln Blvd. approved.

Mr. Kurtz said the connector road from SR90 to Admiralty Way near the library was not funded.

Commissioner Landini asked Mr. Wisniewski does this now put the stop on Phase II Development.

Mr. Wisniewski said no it does not.

**b. Sea World UCLA Research Vessel's Revocable No-Fee Permit For Use of Dock at Burton Chase Park In Exchange For Services Rendered To The Department of Beaches and Harbor's W.A.T.E.R. Program**

Mr. Wisniewski stated that the Sea World UCLA Research Vessel has been docked at Burton Chase Park under a permit due to expire on June 30, 2007. They have requested a three-year extension, which will continue to allow them to dock at berths 101 and 102 without the imposition of docking fees. In exchange, they will conduct 28 annual field trips for youths participating in the Department's W.A.T.E.R. Program. A provision was included that would entitle the Permittee to a credit reducing the number of annual field trips should the County require the temporary relocation of the Vessel from the County's dock. He asked that the Commission concur his request to the Board of Supervisors.

Vice-Chairman Lesser moved that Sea World UCLC Research Vessel's Revocable No-Fee Permit be approved. Commissioner Delgado seconded a motion to approve the No-Fee Permit. The motion passed unanimously.

Commissioner Landini asked Mr. Wisniewski to explain the W.A.T.E.R. Program.

Mr. Wisniewski explained that the W.A.T.E.R. Program was composed in 1975 by Director Victor Adorian who was the Harbor Director. The program is administered by the Department of Beaches and Harbors and utilized by County Lifeguards to train approximately 4000 youths a year. The youths are taught swimming, kayaking, surfing and water skills. He commented that many youths in the program have graduated and become permanent Lifeguards. He said the program is fairly expensive, but is underwritten in the Department's budget and has received sponsorship funds to help continue the W.A.T.E.R. Program. In conclusion, he stated that the State of California contributed a \$3 million grant to build a facility at Dockweiler State Beach to officially house the W.A.T.E.R. Program and his goal is to build a facility at Will Rogers and an Aquatics Center in MdR.

**6. STAFF REPORTS**

**a. Ongoing Activities**

Mr. Wisniewski discussed the Ongoing Activities Report, which was also submitted at the meeting.

**CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT**

Ms. Nancy Marino mentioned that the Affordable Housing meeting was cancelled, which makes it the third continuation. The Option for the Lease Agreement on Boat Central was approved, which the DCB rejected the proposal in a special meeting that was not widely noticed to the public. She said the need for a Master Plan is evident and that the County is proposing projects and what is losing out is on open space and public recreation, which is the priority use for the marina. Thinks that it is impossible in getting these issues addressed in anything other than a comprehensive look. She

asked that the Commission to call for a Master Plan for MDR that has its own EIR so the public could bring issues of cumulative and comprehensive import and impact.

Mr. Wisniewski stated that a Public Outreach meeting would be held today at 6:30 p.m. at Burton Chace Park held by Keith Gourney with three alternative park configurations.

Ms. Carla Andrus commented that a Master Plan should be reviewed before deciding what to do with Burton Chace Park and that the process is dysfunctional. She complained of not receiving a notice regarding the meeting of Jamaica Bay Inn and should be automatically notified from Regional Planning. Lastly, she commented that the public has interest of what is going on and suggested that the process be reviewed closely.

Commissioner Delgado suggested adding the Regional Planning Commission to the monthly Ongoing Activities Report.

Mr. Wisniewski agreed to add Regional Planning Commission to the Ongoing Activities Report and would include any future hearings and business interest of the Marina.

## **7. COMMUNICATION FROM THE PUBLIC**

Ms. Carla Andrus commented that it would be effective to make public complaints to the Department of Consumer Affairs. She stated that a meeting was held with Steve Napolitano and Deputy Director Kerry Silverstrom to discuss Market Rents and was informed it did not matter what the condition of the docks or facilities were. She stated the docks at Almar and Parcel 52/GG are deplorable, but the rents have increased. At Mariner's Bay the rent increased from 20-50%. Lastly, she wants an overview of market rents on next month's agenda and what is going on with Deauville, Bar Harbor and Neptune.

Ms. Nancy Marino agreed with Ms. Andrus and asked that the SCHC investigate the full nature of supply manipulation including docks that have not been put in service as with over at Esprit I and II for seven years. The current leases say that it is fair and reasonable cost to users and fair and reasonable return on investment to the Lessees. It does not say anything about market rate or rent, it is all about fair and reasonable. It is not fair and reasonable to raise rents 20 to 50% for amenities that have not been properly maintained or improved. She stated that the docks have doubtless long ago been completely amortized and is not sure what the present value is, but is sure the Lessee is making fair return on its investment. Ms. Marino asked the SCHC to look at this on an area wide basis for the entire marina and commented that it is a purview of their duties to make recommendations to the Board of Supervisors. She said the County's survey of Market Rent is based on calling other marinas and asking what they charge and would like to know what they are making on average for the dock slips being rented. She stated she would like the following items on next months agenda as New Business – Investigation of Fair and Reasonable versus Market Rate Rental Slips in the Marina if the supply is being manipulated; and A Call for a Master Plan for the entire community.

Ms. Dorothy Franklin asked if all the apartments and boat slips at Esprit have to be ready to rent before they can accept rent. She said she heard that Bar Harbor's building permits is soon to be expired and if they can get an extension and how long it would take.

Chairman Searcy said the Department of Public Works issues the permits, but they are only allowed a one-year extension.

Ms. Franklin also asked that the Army Corps of Engineers be requested to access the Marina, as it is now to make sure the marina is safe, because the majority of apartments built now have five stories. She commented that this is land filled on sand and has heard rumors that the second building on Marquesas is sinking. When the dirt was excavated for the parking area they went below the high

tide water line and water is coming up in various places from initial cracks in the foundation. She stated that her boat slip fee for a 40-foot slip at Bar Harbor went up approximately \$300 in a thirteen-month period. She said she is a good tenant, has never been late and pays her rent on time. But until 2003 Beaches and Harbors managed the boat slip fees and afterwards the Lessees were able to raise the rents to whatever they wanted, which was a 50–55% rent increase. Lastly, she said from December 2002 through January 2004 boat slip rents increased to \$291 per month.

Mr. Wisniewski stated that for the Deauville Project the Engineering Division of Public Safety handles the Certificate of Occupancy if the boat slips and apartments aren't finished and does not know what the plan is for Parcel 12 Esprit I (Deauville Marina). For building permits expiring on Parcel 15 knows that there is a process that they can go through to get those extended. The Army Corps of Engineers each of the projects built has to meet engineering standards, which is handled by Building and Safety. The Army Corps of Engineering is responsible for the water waves, which is approximately up to the elbow. Is working with them now to find a device, which can clean the dirty sediments in the south entrance so a full scale dredging can be conducted. He said slips fees, apartment rental rates and liveaboard rates in MdR are reviewed pursuant to a Board of Supervisors approved Policy Statement 27 and anyone who has a complaint pertaining to their slip rent should contact Beaches and Harbors and an independent review will be done and will notify them if it is in compliant with the Master Lease.

Mr. Wisniewski commented on the Master Plan. He said everyone seems to be confused when discussing the Asset Management Strategy (AMS) as being a Master Plan for MdR that it needs to be updated. The LCP is probably the closest document available to a Master Plan for MdR. The AMS is a business plan that was put in place to emphasize certain features for MdR such as access to the waterfront and enhance recreation boating facilities. He said as the Master Plan is being pursued for Chace Park, Mothers Beach and Development of Urban Design Guidelines are all planning efforts, which are underway, that when collectively considered he would impact the Master Plan for MdR. He commented that the LCP tells what zones you can put what improvements. On a number of projects there are LCP amendments proposed, but tries to stay away from them, but if necessary to facilitate a project that is beneficial for public use in the MdR the Department would pursue it. He encouraged that anyone who is concerned about the Master Plan to keep a close eye on any program or project that requires an Amendment to the LCP (example: Dry Stack Storage or Department of Beaches and Harbors Administration Building)

Chairman Searcy stated that on next months agenda to include Fair and Reasonable Rents and to include how the process works, have handouts available for the public, what the survey constitutes and in the past a survey was not sure if it was redone recently in terms of what is fair and reasonable, explaining what is Market Rent and does not know if the terms are interchangeable and to include how the public can access it. He said the LCP really is the Master Plan; however what the public is looking for is an opportunity to see if a project fell through, what is the general overview of development, what is coming and what the stages are. He stated that for the summer evening meeting would like to have this overview on the agenda and all of the developments that are in the pipeline and prepare for a long evening, including all of the various representative from the developers with there material. But this does not require an agenda item, it requires an entire meeting and to have this done before September.

Commissioner Landini suggested that a representative from the California Coastal Commission be invited.

Mr. John Rizzo stated this meeting was well covered. He commented that the park has been cleaned and looks much better. He asked has any comments been given from the Department of Public Works regarding it.

Mr. Wisniewski stated that Public Works Plan for Public Access and Water Quality Improvements would be presented at the July Commission meeting.

Mr. John Rizzo continued that he passed by a park in Santa Monica that a new Soccer Field and Dog Park was built and if a dog park could be built at the end of Admiralty Way would be great so people can take their dogs. He said the Oakwood exit on Washington was opened after 17 years and thanked the SCHC and Beaches and Harbors for their help, but there is no sign to inform people coming out the parking lot. He suggested that a sign with an arrow be posted to inform the public the direction to take to Washington.

Mr. William Vreszk said he went downtown and was prepared to speak to the Board of Supervisors regarding Affordable Housing, but the meeting was cancelled. He asked the SCHC how much input they had on the final authorization of Esprit and commented it is very ugly, has no balconies, looks like a jail, an office building and predicts that it will not sell.

Chairman Searcy stated that the Design Control Board handled the architectural items for development.

Mr. Jun Yang representative of POWER submitted a letter to Mr. Wisniewski from Mr. Rueben Cardona and stated that he has opened his information to the public to review. He stated that a few members talked to staff at Beaches and Harbors and Supervisor Don Knabe office and he was informed that studies on slip fees are done before increases are done, but when he reviewed study it showed that they make a few phone calls. .

Chairman Searcy stated that if Mr. Yang had ideas on how the survey could be done better to put it in writing and the SCHC would be happy to assign it on the agenda for the July meeting. If it were done early enough perhaps it would be considered if it is a good enough idea in terms of how the surveys are conducted.

Mr. Jun Yang continued and also submitted a letter from Ms. Maryann Weaver who was unable to attend the meeting. The letter included what she is going through with the rents increases in MdR and the Capri Apartments. He stated this information would be forwarded to the Board of Supervisors so that they are aware of the situation as well. Lastly, he said that he appreciated the meeting held today.

Chairman Searcy stated that the developers were going to review and issue refunds as appropriate, but has not heard from them.

Mr. Wisniewski said this would be added on the agenda and a report would be done, because there are concerns of them overcharging.

Chairman Searcy agreed.

### **ADJOURNMENT**

Chairman Searcy adjourned the meeting at 11:04 a.m.

Respectfully submitted by:  
Donna Samuels, Commission Secretary

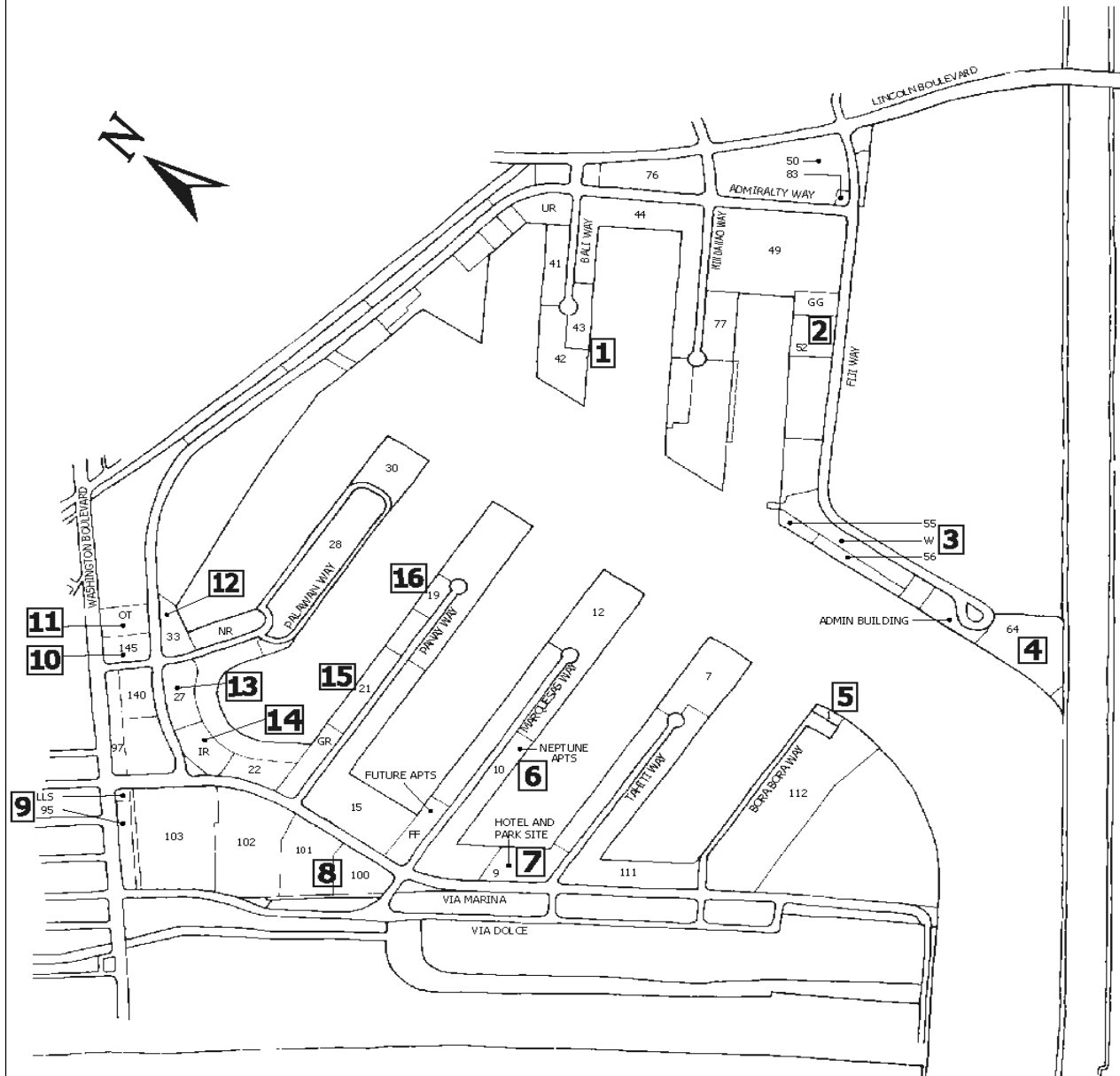
Taped meetings can be purchased directly after all meetings.



Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of July 11, 2007

| 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  | No changes   | Proprietary -- term sheet under negotiation<br>Regulatory -- to be determined  |  |
| 2       | 52/GG -- Boat Central/ Pacific Marina Development   | Jeff Pence                     | * 367-vessel dry stack storage facility<br>* 30-vessel mast up storage space<br>* Sheriff boatwright facility  | Massing -- 70' high boat storage building partially over water and parking with view corridor<br>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<br>Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project                 | LCP amendment to allow proposed use and to transfer Public Facility use to another parcel  |
| 3       | 55/56/W -- Fishermans Village/ Gold Coast   | Michael Pashaie/ David Taban   | * 132-room hotel<br>* 65,700 square foot restaurant/retail space<br>* 30-slip new marina<br>* 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<br>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<br>Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application in preparation  | Shared parking analysis  |
| 4       | 64 - Villa Venetia/ Lyon Capital  | Frank Suryan/ Mark Kelly       | * 479-unit residential complex (includes 263 apartments and 216 condominium units)<br>* 3,000 square-foot accessory retail space<br>* 18-slip marina with water taxi slip<br>* 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<br>Parking -- all parking required of the project to be located on site  | Proprietary -- term sheet under negotiation<br>Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006   | Affordable housing   |
| 5       | 1 -- Marina del Rey Landing/ Harbor Real Estate   | Greg Schem                     | * New fuel dock facility with high-speed pumps and automatic payment<br>* 3,300 square-foot dock mart and restrooms<br>* New marina with 10 slips and transient berths<br>* Public promenade and public view decks   | Massing -- 1-story structure on the dock and on landside, each 19' tall<br>Parking -- all parking required of the project to be located on site  | Proprietary -- lease documents approved by BOS May 2006<br>Regulatory -- DCB conceptual approval May 2007  |  |
| 6       | 10/FF -- Neptune Marina/ Legacy Partners  | Jim Andersen                   | * 526 apartments<br>* 161-slip marina + 7 end-ties<br>* 28 foot-wide waterfront promenade<br>* Replacement of public parking both on and off site  | Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor<br>Parking -- 103 public parking spaces to be replaced off site   | Proprietary -- term sheet approved by BOS August 2004; lease documents in process<br>Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006  | LCP amendment to allow apartments on Parcel FF<br>Parking permit to allow some replacement public parking off site<br>Replacement of Parcel FF open space<br>Affordable housing  |
| 7       | 9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels                                     | Mark Rousseau                  | * 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites)<br>* 5-story, 332-stall parking structure<br>* New public transient docks<br>* 28 foot-wide waterfront promenade<br>* 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<br>Parking -- all parking required of the project to be located on site   | Proprietary -- Term Sheet initialed<br>Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006  | Timeshare component<br>Wetland   |
| 8       | 100/101 - The Shores/ Del Rey Shores  | Jerry Epstein/ David Levine    | * 544-unit apartment complex<br>* 10 new public parking spaces   | Massing -- Twelve 75' tall 5-story residential buildings<br>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<br>Regulatory -- Regional Planning approval June 2006; BOS heard appeal on 2/27/07; continued to 3/6/07 where project was approved   |  |
| 9       | 95/LLS -- Marina West Shopping Center/ Gold Coast   | Michael Pashaie/ David Taban   | * 72-unit apartment complex<br>* 10,000 square-foot restaurant<br>* 22,400 square-foot commercial space<br>* Gateway parkette on Parcel LLS  | Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette<br>Parking -- all parking required of the project to be located on site  | Proprietary -- Term Sheet initialed<br>Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006  |  |
| 10      | 145 - Marina International Hotel/ Pacifica Hotels   | Dale Marquis/ Mike Barnard     | * Complete renovation  | No changes   | Proprietary -- term sheet under negotiation<br>Regulatory -- to be determined  |  |
| 11      | OT -- Admiralty Courts/ Goldrich & Kest Industries  | Jona Goldrich/ Sherman Gardner | * 114-unit senior care facility<br>* 3,000 square feet of retail space<br>* Replacement public parking both on and off site<br>* Public accessway from Washington to Admiralty   | Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall<br>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 -- term sheet approved by BOS August 2005; lease documents in process<br>Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006, awaiting hearing date  | LCP amendment to allow proposed use<br>Parking permit for senior care facility<br>Parking permit to allow some replacement public parking off site   |
| 12      | 33/NR -- The Waterfront   | Ed Czuker                      | * 292 apartments<br>* 32,400 square-foot restaurant/retail space<br>* Rooftop observation deck<br>* 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<br>Parking -- 121 public parking spaces to be replaced on site, 70 public parking spaces to be replaced off site  | Proprietary -- lease documents in process and economic terms being negotiated<br>Regulatory -- DCB concept approval August 2004; revised project pending DCB consideration   | LCP amendment to allow proposed use<br>Parking permit to allow some replacement public parking off site  |
| 13      | 27 -- Jamaica Bay Inn/ Pacifica Hotels  | Dale Marquis/ Mike Barnard     | * 69 additional hotel rooms<br>* Renovate balance of property<br>* Marina Beach Promenade  | Massing -- 4-story, 45' tall, hotel expansion with view corridor<br>Parking -- all parking required of the project to be located on site   | Proprietary -- lease documents approved by BOS May 2006<br>Regulatory -- DCB conceptual approval obtained October 2005; Regional Planning application filed December 2005; RP Commission hearing June 2007, continued to August 2007                     |  |
| 14      | 1R -- Marriott Residence Inn/ Pacifica Hotels   | Dale Marquis/ Mike Barnard     | * 147-room hotel<br>* Replacement of public parking both on and off site<br>* Marina Beach Promenade   | Massing -- Two hotel buildings above parking, 45' tall, with view corridor<br>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<br>Regulatory -- DCB approved in concept February 2006; Regional Planning application filed in preparation   | LCP amendment to allow proposed use<br>Parking permit to allow some replacment public parking off site   |
| 15      | 21 -- Holiday Harbor Courts/ Goldrich & Kest Industries   | Jona Goldrich/ Sherman Gardner | <u>Phase 1</u><br>* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office)<br>* 87-slip marina<br>* 28 foot-wide waterfront promenade and pedestrian plaza<br><u>Phase 2 (Parcel C)</u><br>* Westernmost portion of land to revert to County for public parking | Massing -- One 56' tall commercial building with view corridor<br>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><br>Proprietary -- lease documents in process<br>Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed July 2006<br><u>Phase 2 (Parcel C)</u><br>DCB hearing May 2006, item continued | CDP for landside from Regional Planning<br>CDP for waterside from Coastal Commission<br>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 |
| 16      | 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<br>Parking -- all parking required of the project to be located on site   | Proprietary -- lease documents in process with Parcel 20 lessee for parcel reversion<br>Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007  | See Item #2 above  |

# PROJECT STATUS REPORT - KEY



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

**May 17, 2007**

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

**Members Present:** Susan Cloke, Chair, First District  
Peter Phinney, A.I.A., Fourth District  
Tony Wong, P.E., Fifth District

**Members Absent:** David Abelar, Second District

**Department Staff Present:** Stan Wisniewski, Director  
Charlotte Miyamoto, Chief, Planning Division  
Chris Sellers, IT Technical Support Analyst  
Kimberly Monroe, Secretary

**County Staff Present:** Tom Faughnan, Principal Deputy County Counsel  
Russ Fricano, Department of Regional Planning

**Guests Testifying:** Greg Schem- Del Rey Fuel  
Tim Basling – Blue Water Design  
David Levine- MDR Lessees Association  
Dale Youkin- Noble Architects  
Charles Elliott- LRM Landscape Architects  
Stan Shipley- LRM Landscape Architects  
Jeremy Windle- LDA, Lighting Consultant  
Terry Grabowski, Signage Consultant  
Aaron Clark- Armbruster & Goldsmith  
Gene Haberman-Marina Strand Colony II Resident  
Daniel Christy- Marina Strand Colony II Resident  
Dan Gottley-Marina Strand Colony II Resident  
Nancy Marino, Marina del Rey Resident

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

**Ms. Cloke called the meeting to order at 2:05 p.m. Mr. Wong led the Pledge of Allegiance. Mr. Phinney (Wong) moved to excuse Mr. Abelar from the meeting.**

**2. Approval of Minutes**

**Mr. Wong (Phinney) moved to approve the minutes of March 15, 2007 as amended [Unanimous consent]**

**Mr. Phinney (Clope) moved to approve the minutes of January 25, 2007 as amended. [Unanimous consent]**

**3. Design Control Board Reviews**

**A. Parcel 50- Waterside Marina del Rey – DCB #07-002-B**

Approval of the record of the DCB's March 15, 2007 action for conditional approval of ATM awning and lighting.

**Mr. Phinney (Wong) moved to approve DCB #07-002-B as submitted. [Unanimous consent]**

**4. New Business**

**A. Parcel 1S – Del Rey Fuel – DCB #07-006**

Consideration of redevelopment project.

Ms. Miyamoto gave a brief overview of the project.

Mr. Schem gave a brief overview of the project.

**Public Comments**

Ms. Marino thought a large store on the dock may cause fueling delays, and felt there should be a second fuel dock in the Marina.

Mr. Schem said the new high-speed pumps would allow them fuel the boats more efficiently, and the idea of the retail kiosk was nothing new.

Ms. Cloke asked Mr. Wisniewski if he wanted to address the question of two fuel stations in Marina del Rey.

Mr. Wisniewski stated that research has shown that one fuel dock is more than sufficient to fuel the needs of the boats in Marina del Rey.

Public comments closed.

**Board Comments**

Ms. Cloke asked if during lease negotiations the County requested Mr. Schem to accommodate larger boats.

Mr. Wisniewski responded yes.

Ms. Cloke asked if the proposed fuel dock was in the same location as the existing dock.

Mr. Wisniewski said the new improvements would not extend beyond the boundaries of the existing fuel docks.

Ms. Cloke asked if the additional slips for the very large boats were something that the County felt was needed.

Mr. Wisniewski replied that there was a demand for additional large boat slips in the Marina, including larger transient slips, so the County encouraged the proposer for the Parcel 1 Fuel Dock site to come in with large transient slips.

Ms. Cloke stated to Mr. Faughan that she would like to add to the County's file a layout to be called "existing vs. proposed dock layout", given to her by the applicant.

Ms. Cloke asked the applicant if there were pump out stations located in the existing fuel dock.

Mr. Schem said there were brand new ones.

Ms. Cloke asked if this was part of the upgrade.

Mr. Schem said yes.

Ms. Cloke asked how many total pump out stations there would be.

Mr. Schem responded two.

Ms. Cloke asked if that would be sufficient.

Mr. Schem responded he believed so.

Ms. Cloke asked if the existing fuel tanks would remain and if they were to EPA standards. She asked if there were any other environmental differences that the Board should be aware of.

Mr. Schem said the prior lessee replaced the tanks in 1996. There had been a small area of contamination that the appropriate regulatory agencies reviewed and issued a closure letter requiring no further action.

Mr. Phinney stated that the staff report referred to two view platforms and he asked if they were where the gangways started.

Mr. Schem said that was correct.

Mr. Phinney stated that there appeared to be no ADA parking associated with the ADA ramp.

Mr. Schem stated that one of the spaces near the building would be ADA compliant for the building and the marina facility.

Ms. Cloke asked what the path of travel to the ramp would be.

Mr. Schem responded that it would have to be along the promenade.

Mr. Phinney stated he would like to see the ADA parking closer to the landside of the ADA ramp. He also had concerns about the length of the ramp and its movement in a high tide situation. He suggested another ADA access ramp closer to the parking area.

Mr. Phinney asked if a diver had been sent to the bottom of the existing dock to see if there was any junk or debris there, and if cleaning that up would be part of the process for this new project.

Mr. Schem stated that they would definitely remove any old material.

Mr. Phinney asked if there would be an eelgrass survey.

Mr. Schem stated yes, there would be an eelgrass study as part of the Army Corps requirements.

Mr. Phinney suggested that the applicant explore using more translucent surface material for the docks, something that allowed some penetration of sunlight on the water.

Mr. Phinney asked if the waterside building and the retail building were indeed floating on the dock and not on piles.

Mr. Schem replied it was floating on the docks.

Ms. Cloke stated that the Board would be looking at the glazing of the windows when the applicant returns. She said the Board wanted to be sure this was as sustainable a project as could be.

**Mr. Wong (Phinney) moved to conceptually approve DCB #07-006 with the following condition:**

- 1. The applicants investigate the use of translucent materials as part of the dock's design.**
- 2. Recommend to Regional Planning that they require the applicant to provide a full sustainability plan from demolition through construction to operation and maintenance.**

5. **Old Business**

A. **Parcels 100 & 101 Del Rey Shores – DCB #05-003-B**

Further consideration of redevelopment project.

Mr. Levine gave a brief overview of the project.

Mr. Youkin gave an overview of the project's site plan.

Mr. Elliott gave an overview of the project's landscaping plan.

Mr. Windle gave an overview of the project's lighting plan.

Mr. Grabowski gave an overview of the project's signage plan.

**Public Comments**

Mr. Haberman had concerns about his view from Dell Ave.

Mr. Windle explained that landscaping would obscure the parking structure and lighting was for the access stairs only.

Mr. Christy asked how far does the landscaping along Dell Ave. extend from the wall of the garage.

Mr. Elliot responded that there would be five feet from the edge of the garage to the edge of the planter.

Mr. Christy asked if the alley was going to be 28 feet wide from the existing storage building to the edge of the planter.

Mr. Shipley responded there would be a 28-foot clearance from the face of the building to the face of the planter, which was the Fire Department's requirement.

Mr. Christy asked if the applicant had any plans to ask for a variance or to change the structure of the alley in terms of traffic flow.

Mr. Youkin responded no.

Mr. Gottley asked about the exterior staircases, the slope on Admiralty Loop, whether the building would hang over Dell Ave., and the glare from the building windows.

Mr. Youkin responded the stairs along Dell Ave. were steel and the ones on Via Marina were concrete with steel handrails, the height of the road would still rise from 10 feet in the rear to 21 feet, the balcony would hang out over the planter, but not over Dell Ave.

Mr. Levine stated that there were shading studies done as a part of the EIR. He said there would be minimal diminution of morning light and they do not believe there would be any shading of the Marina Strand Colony II after 9 a.m. at any point during the year.

Ms. Cloke asked if the EIR had been certified.

Mr. Fricano responded yes, the EIR had been certified.

Ms. Cloke asked if the EIR report had a shade, shadow, and sun study in it.

Mr. Fricano responded it did, and that the consultants were at the Board of Supervisors (BOS) hearing on March 6, 2007, and answered the questions to the satisfaction of the BOS.

Ms. Marino commended the applicant for creative landscaping and lighting plans, but also had concerns about palm trees, bamboo, a bike path and signage.

Public comments closed.

#### Board Comments

Ms. Cloke asked Ms. Miyamoto if the County had comments or recommendations.

Ms. Miyamoto said the County recommended approval of this project with the condition that the applicant obtain further signage approval from the Department of Regional Planning.

Ms. Cloke asked Mr. Fricano to explain the sign variance and what the actual variance request was.

Mr. Fricano explained that the applicant had applied for a variance to exceed the required signage area due to the number of signs proposed to be placed on the subject property.

Mr. Clark added that the current ordinance clearly didn't reflect conventional apartment building signage. He said the Planning Commission quickly came to that conclusion as well by surveying other signage in the vicinity.

Mr. Levine added that the Via Marina frontage was actually 700 feet, making the two monument signs literally almost 700 feet away from each other. He stated they have tried to be sensitive to the environment of the community with regards to the number of signs, but the signage code was so antiquated it simply did not address a project area this large, and so the variance was asked for and the Regional Planning Commission granted it.



Ms. Cloke asked what kinds of trees were planned for in the project. She stressed that shade was important, and was concerned about how the open areas would be populated. She asked the applicant what kinds of trees were next to the pool.

Mr. Elliott replied they would be canopy shade trees, evergreen or semi-evergreen in variety.

Ms. Cloke thought the applicant needed to look at more shade, more sitting areas, no palm trees, all canopy trees and native species.

Ms. Cloke asked if the applicant was responsible for repaving Dell Ave.

Mr. Levine replied yes, and that they will be repaving it as part of this project.

Ms. Cloke asked if they could look at using some kind of permeable paving material.

Mr. Levine replied that they could certainly look at it.

Ms. Cloke stated all of the plant palettes and tree choices were things they could talk about and work on, but she wanted to talk about the population of the space.

Mr. Elliott stated the applicant's goal was to create as many different types of spaces as possible within this facility, so that everyone could find what they were looking for. There would be a wonderful open gathering area for groups.

Ms. Cloke asked if the area would be shaded.

Mr. Elliott replied that they do have shade trees in that area and the building itself would be providing shade in that area.

Ms. Cloke asked if the applicant would be furnishing that area with benches and tables.

Mr. Elliott replied yes, that the large open space in front of the community room will be populated with a variety of things; soft sitting tables and chairs so that the inside to outside connection could happen there.

Mr. Elliott added that the pool had a wonderful shaded area, with an elevated area containing three specimen trees.

Mr. Phinney stated while he applauded everything the applicant was doing, his problem with this project was that there was a scale issue that wasn't quite being adequately addressed. His concern was that the paved area outside of the community room was actually half the size of the community room itself. He was also concerned about the mature Italian cypress being so big. Mr. Phinney recommended the applicant address the Chair's concern for creating a shaded kind of vernal place for kids to play. He also stated that the applicant had a huge land area to play with and

he thought the applicant could really have some fun, have an area for families, an area for folks to sit around the hot tub with a cocktail, an area in which to create something special.

Ms. Cloke agreed with Mr. Phinney's comments about scale and creating intimate, solitary places, and family places. She stated if the applicant would start looking at the project at a different scale, she thinks with their eye they would be able to create the kinds of things that the Board was talking about.

Mr. Phinney asked if the bamboo in front of the building, in front of the big columns was timber bamboo.

Mr. Elliott replied yes.

Ms. Cloke stated that they would have trouble mixing the bamboo and the palms together.

Mr. Elliott replied that would be an area they were envisioning as being a little bit more wet, so the bamboo was a good plant for that environment. The palm tree could be put in right now to provide some very needed human scale, buffer, etc. to that building.

Ms. Cloke asked about the fire road and if it was for public parking.

Mr. Levine stated that they offer ten parking spaces for public access as part of their proposal.

Ms. Cloke asked if the triangle around the parking area was just hardscape.

Mr. Youkin stated that the area was not considered a part of the open space requirement.

Ms. Cloke asked if that area was a bio-swale.

Mr. Youkin stated it was a depressed area that would collect and dissipate storm water.

Ms. Cloke asked how big the long end of that triangle was.

Mr. Youkin estimated 100 to 120 feet.

Ms. Cloke asked the purpose of the hardscape there.

Mr. Youkin explained that area was a fire lane for fire truck access.

Mr. Phinney asked where a visitor going to the sales office would park.

Mr. Youkin stated that he would park on the P1 level the building that was right next to the main offices.

Mr. Phinney asked who would park in the area in front of the raised part of the building.

Mr. Youkin replied that was short-term parking for delivery trucks, the mail, etc.

Mr. Wong asked if their parking circulation plan was reviewed by the Department of Public Works.

Mr. Youkin replied the parking plan was submitted to the Regional Planning Commission as part of their application.

Mr. Phinney asked if there was any thought about piercing the wall at all and providing any kind of daylight into the parking or animating the wall a little bit.

Mr. Youkin responded not really, as they thought that they would have that as a landscape base for the building.

Mr. Phinney stated the he really loved the raised area of the two story view in, but he really wants to see the applicant spend some serious time and energy on what happens under it. He was hoping that the applicant would come back with some real effort to animate that space, because he thinks it could be very dynamic and interesting.

Mr. Phinney asked if there use to be more of the sail stairs on the courtyard side.

Mr. Youkin said there use to be more of the sail stairs on the street side.

Ms. Cloke stated that she could not tell from the drawing how much light would be used. She said she didn't want to see any night sky lighting, but obviously there needed to be some safety lighting at night. She stated that there was way too much lighting on Via Marina, and wanted to see that issue addressed.

Ms. Cloke said the Board would like to advance the project so the applicant could move to the next phase, but the Board would like to look again at landscape and lighting and some architectural aspects that Mr. Phinney was talking about.

Ms. Cloke asked if the Board could make an approval that allowed the applicant to go forward and still hold off on certain areas, and ask them to come back with landscape and lighting.

Mr. Wisniewski replied that his only concern would be the comments regarding architectural design, because that could change what the applicant would be going to Building and Safety for.

Ms. Cloke stated that she did not think so; she said Mr. Phinney's comment was to look at animating the front stairs.

Mr. Wisniewski replied that could be done, as an amendment to whatever permits the applicant would get from Building and Safety.

Mr. Phinney stated that the only other issue was that he would like to see a ceiling plan of what happens under the overhang.

Ms. Cloke stated that the Board was not taking the overhang off; they just want to see what happens underneath.

**Ms. Cloke (Mr. Phinney) moved to approve DCB #05-003B with the following conditions:**

- 1. The applicant returns with further definition of the landscape, showing how the central area will be populated with furniture, and providing more information on the plant palette, including increasing the number of native or native compatible plants;**
- 2. The applicant returns with further information on the lighting levels, including Mr. Phinney's comment on more particular attention to certain plants that could benefit from having lighting on them and also comments on no night sky lighting and reducing any impact on neighbors or anyone else;**
- 3. The applicant to further explore the animation of the front stairs and provide an explanation of what happens under the colonnade.**

Ms. Cloke told Mr. Faughan that the Board didn't particularly specify the issue of the signage.

Mr. Phinney stated that the staff report asked for approval of signage from Regional Planning.

Mr. Faughan stated that the Board was moving for approval of what was submitted, with those following conditions, so it should include the signage.

Mr. Youkin wanted to clarify if they would be able to go forward to Building and Safety without the landscape approval from Regional Planning.

Mr. Fricano stated normally Regional Planning does require both the final site plans and also the landscaping plan before it is sent to Building and Safety. Mr. Fricano asked the applicant how soon they could respond to the Design Control Board issues.

Mr. Levine said he didn't think they could do it in time for the June agenda. He said the plan check should be ready by early July.

Mr. Wisniewski stated if the applicant was ready earlier than the scheduled meeting that the County could work with the Design Control Board and advance the meeting. He stated that the County would try to make the meeting coincide with the applicant's submission to plan check.

Mr. Wisniewski said that the Department would give the applicant a date at which to expect them to submit so that a staff report could be prepared.

Mr. Levine stated that they could have it ready in July.

**6. Staff Reports**

All reports were received and filed.

**7. Comments from the Public**

Ms. Marino stated that all of the variances, exceptions and LCP amendments needed by both applicants demonstrate a disregard for existing law and policy that undermines the LCP and Coastal Act protection. She also had concerns about the Marina Master Plan, the Mother's Beach project, parking at Del Rey Shores, and the County's redevelopment status report.

Ms. Cloke asked Mr. Fricano if guest parking was a requirement as a part of any residential development.

Mr. Fricano replied yes, and that Regional Planning did an assessment of parking and they did determine that there was sufficient on site parking.

Ms. Cloke asked if the applicant had guest parking in their garage.

Mr. Fricano replied yes.

Public comments closed

**8. Adjournment**

Meeting adjourned at 5:21 p.m.

Respectfully Submitted,

Kimberly Monroe  
Secretary for the Design Control Board

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

**May 31, 2007**

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

Members Present: Susan Cloke, Chair, First District  
David Abelar, Second District  
Peter Phinney, A.I.A., Fourth District  
Tony Wong, P.E., Fifth District

Department Staff Present: Stan Wisniewski, Director  
Charlotte Miyamoto, Chief, Planning Division  
Chris Sellers, IT Technical Support Analyst  
Kimberly Monroe, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel  
Russ Fricano, Department of Regional Planning

Guests Testifying: Richard Thompson – AC Martin Partners  
Jamie Myer – AC Martin Partners  
Nancy Marino – Marina del Rey Resident  
Marcia Hanscom – Sierra Club / Wetlands Action Network  
Jon Nahhas- Marina del Rey Resident  
Dan Gottlieb- Marina Strand Colony II Resident  
Carla Andrus- Marina del Rey Resident  
Greg Schem – Harbor Real Estate  
Tim Riley – Marina del Rey Lessee Association  
Roz Walker – Marina del Rey Resident  
Suzanne Frieder – Marina del Rey Resident  
Steve Freeman, Marina del Rey Resident

1. **Call to Order, Action on Absences and Pledge of Allegiance**  
**Ms. Cloke called the meeting to order at 6:42 p.m. Mr. Phinney led the Pledge of Allegiance.**

**2. Old Business**

**A. Parcel 52 & GG Boat Central – DCB #07-005**

Further consideration of redevelopment project

Mr. Thompson gave a brief overview of the project.

**Board Comments**

Mr. Abelar asked the storage capacity of the boats.

Mr. Myers replied 346.

Mr. Abelar asked what size from small to large would be accommodated.

Mr. Thompson replied the largest size was 42 feet and the smallest size was 22 feet or smaller.

Mr. Abelar asked how long it would take to remove or store a boat.

Mr. Thompson replied around 7 to 10 minutes from the water.

Mr. Abelar asked if the building material could stand heavy winds.

Mr. Myers replied that the material was rated for hurricane force winds.

Mr. Abelar asked how large are the panels.

Mr. Myers replied 2 feet x 45 feet.

**Public Comments**

Ms. Marino expressed concerns about the need for a Master Plan and the projects impact on boaters using the boat launch ramp.

Mr. Nahhas had concerns about boat slip rent increases and loss of slips

Ms. Hanscom expressed concern over the loss of the parking and public access to the water's, tidal culvert running under the property and building a nature destination.

Mr. Gottlieb expressed concerns about the projects views.

Ms. Andrus expressed concern about the expansion of Chace Park into Dock 77 and the need for a Master Plan.

Mr. Schem expressed concerns about some of the lease term sheet items and the project's parking requirements, the wind, shade and shadow study and the building out over the water.

Mr. Riley said that while dry stack storage was urgently needed in the Marina and that Parcels 52/GG are a satisfactory location for this type of operation, he expressed concerns about how this project would effect the public launch ramp, the massing, the height and the building over the water.

Mr. Freeman expressed concern over the loss of the parking lot, the building out over the water and a Master Plan.

Ms. Walker expressed concern over the loss of the parking lot and traffic in the Marina.

Ms. Frieder spoke about the testimony given on the lease for this project at the Board of Supervisor's meeting.

Mr. Wisniewski stated the project as proposed provides larger view corridors than required, is consistent with the Marina Specification and Minimum Standards manual, adds net dry stack spaces in Marina del Rey, does not displace wet slips, and provides a storage alternative for people in wet slips. Wet slips are not being provided in this project. There would be a net gain of 120 dry storage spaces over what exist at Parcel 77. He said the Board of Supervisors was aware of the over-the-water proposal when they approved the lease. He said Marsha Hanscom raised an important point about a tidal channel that is underneath this site that did feed into Area A, where State Fish and Game are conducting a habitat project. The lessee has agreed that they would work and cooperate with Fish and Game if they needed to expand the tidal channel underneath the project site. Mr. Wisniewski indicated the Coastal Commission staff are aware of this project and have verbally expressed their support but there is no guarantee on how the Commissioners will vote.

Public comments closed

#### Board Comments

Mr. Wong asked if this project would also require an LCP amendment.

Mr. Wisniewski said this project would require an LCP amendment.

Mr. Abelar asked if staff could expound on the comments of the free parking in the Marina that would be disappearing.

Mr. Wisniewski said the public parking currently on Parcel 52 is paid for by the lessee primarily for the boat charter customers. The boat charter parking will be accommodated in the Fisherman's Village project and the issue of pricing for parking would have to be addressed as that project moves through the regulatory process.



Mr. Abelar asked if Mr. Wisniewski was saying that there would be no more free parking for the public.

Mr. Wisniewski responded that was a distinct possibility.

Mr. Wong asked if an LCP amendment was required, and if the applicant would not need the Board's conceptual approval in order to go through the LCP amendment process.

Mr. Wisniewski replied correct.

Mr. Wisniewski referred to Mr. Schem's point that the County couldn't legally move this project beyond the Design Control Board unless there was a positive vote. Mr. Wisniewski said that he had reviewed not just this project, but other projects in the past with County Counsel, and it was determined the County had the ability to move a project to the Regional Planning Department whether the Board's vote was for or against. If the Board voted against the project the County would forward the Board's comments to Regional Planning.

Mr. Wong said he just wanted to clarify that in order for the County to move on the LCP amendment the County didn't need the DCB's conceptual approval.

Ms. Cloke explained that Mr. Wong was trying to say that in order for this project to go forward it would need an LCP amendment and she asked if that was correct.

Mr. Wisniewski replied that was correct.

Mr. Wisniewski asked County Counsel was his statement correct.

Mr. Faughnan replied yes that was correct.

Mr. Abelar asked what kinds of controls were involved in the slip increases.

Mr. Wisniewski said the issue of price control on boat slips, had been presented to staff. He said the County had a price control Policy Statement, which provides for the County to review slip rent increases especially when people complain about them. Staff has reviewed the slips in question and found the rates reasonable. The County reviews the rates that are charged to the public in other Marinas within a 60-mile radius of Marina del Rey.

Mr. Wisniewski said the County recommends approval of this project and would like the DCB to vote on it today.

Board Comments

Ms. Cloke asked each Board member for their comments before voting on the matter and asked the DCB secretary to provide in the minutes as an attachment, each Board member's comments using their own words.

See Attached

**Ms. Cloke (Phinney) moved for disapproval of DCB #07-005 for the following reasons:**

- 1. The primary reason for disapproval is that the building extends out into the water;**
- 2. The secondary reason for disapproval is that there is no public promenade at the waters edge. [Unanimous consent]**

**3. New Business**

NONE

**4. Comments From The Public**

Ms. Andrus expressed concern that the Chace Park expansion planning was moving forward before a Master Plan

Ms. Hanscom expressed concerns that every proposal before the Board did not consider the surrounding environment. She was also concerned about the plants used at Fiji Way and Lincoln Blvd.

Mr. Wisniewski said he would like to clarified one thing, because he felt someone misinterpreted what he said, he explained that the County would identify a process to the public, regarding the Asset Management Strategy, the LCP and the Master Plan. He said the County would identify a process that staff intends to go through and we would be very explicit and try to identify a timeframe as well.

Ms. Marino commented on her meeting with a professional planner and the materials needed for a Master Plan.

Ms. Walker had concerns about losing parking at Dock 52.

Ms. Frieder expressed concern over the building's height.

Mr. Gottlieb expressed concerns about errors in the County published maps.

Mr. Nahhas had concerns of how the County investigated slip rent increases, and he would like to see some kind of survey that could show or really explain this.

Mr. Freeman said he appreciated that the Board members demonstrated awareness and sensitivity to Marina recreational issues and he thanked them.

Mr. Abelar recommended to the public that as the Master Plan is submitted for discussion, they get together and address it. He said a Master Plan is for the community, and the Marina should be for recreation and business as well as for the County, because it maintains the taxes. However there had to be input as to what the public needed and that should come from the public.

Public comment closed

5.

**Adjournment**

Meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Kimberly Monroe  
Secretary for the Design Control Board

**ATTACHMENT TO DESIGN CONTROL BOARD MAY 31, 2007****MEETING MINUTES****BOARD MEMBER COMMENTS ON BOAT CENTRAL PROJECT****David Abelar**

Mr. Abelar has concerns about bringing the project building out into the water. He said it seems if you are a boater and sailing into it, you would have a problem. There are amateur boaters out there. It seems like you're taking a whole lot of space from that water and it would be a hazard.

**Tony Wong**

Mr. Wong said he received that original package the first time and the Board reviewed it. He remembered clearly that the concept to build over the water was one of the Board's main objections and concern that had been discussed and he was hoping when he received the second package that there would be some alternative designs to that effect. When he received the second package he didn't see any. He did see an advantage and analysis that stated the advantage of building over the water. He said that there is more land, more than one quarter of an acre of land, so therefore there is a distinct advantage of more storage. But it's the same thing as one piece of land that you could build one story, the FAR (Floor to Area Ratio) is one thing. If you build two stories, the FAR is higher, so there is always an advantage. So he wasn't sure that was the kind of argument that when the Board considered architectural, looking at the massiveness of the building and the encroachment into the water.

Although this Board is not concerned with land use, it does affect the visual impact, and that has not been addressed. He said he had asked about the building reflection of headlight with this type of material and on the second submittal the applicant did submit additional specs, but not at full specifications and one of the items on column two of the chart, he said based on the type of material it says usable light optical property reflect out with a coefficient of over .5 depending on the type of material. He said does this mean more than 50% of the light reflect back. So that was one of his concerns that he stated earlier. Mr. Wong said that was one of the original questions he raised and seconded the concern that Mr. Abelar had stated earlier. He said he did not see an option. Again he stated that was part of his concern, but he doesn't want to delay the project. He specifically asked could the project move forward with an up and down vote and the Director said it could move forward, so therefore there are still issues that need to be resolved before he could support the project.

**Peter Phinney**

Mr. Phinney had several concerns about the project. He thanked Mr. Thompson for the response to his concern about the material. He appreciated everything that Mr. Thompson did regarding the research. Mr. Phinney said he did research as well trying to find something that was comparable and he said he couldn't find anything either. He said as a point of reference for the audience he stated that his concern was about the fact that this material that makes the skin of the building is actually manufactured in Israel and it had to be shipped here to Marina del Rey. Although it is environmentally friendly because it contains a percentage of recyclable material, the embodied energy that's involved in getting it here is very polluting.

Mr. Phinney had concerns with the applicant's exhibits that have the seven point advantages of the over water concept. He said the reason he has concerns, with the exception of the fact that he thinks the crane being in the water is clearly an advantage operationally over a forklift systems, but the seven points to him don't particularly seem to have any bearing on a over water design. Mr. Phinney said the over water concept allows the applicant to store more boats, because he essentially is creating land area over the water to store more boats than they could in the footprint if it were all on the land, because he wouldn't be able to do the parking. Mr. Phinney is concerned that this sets a very dangerous precedent for other developers, because he thinks that almost everyone that has come before them in his three years as serving on the Board, every developer would prefer to create land area for themselves, by encroaching on the waterways. He doesn't think it's a precedent that the Board should allow the applicant to start.

Mr. Phinney said he thinks there should be precedence to the public promenade. This is more important to him that the public has access to the waterfront, than the applicant operationally be able to pick and put boats at the waterfront. He said the applicant needs to think about, with this project, amending it in such a way, first of all not to store boats over the water, because he thinks its unfair to every developer that has come before you and everyone that would come after you, but second, thinks the applicant should create an interface between the public promenade at the water's edge and the operational concerns of picking and placing boats with a crane over the water. He stated that he thinks it could be done, but would be expensive. He thinks it may mean you would have to build some sort of limited tunnel for the public to go down under that area or you may do something fun with a draw bridge or drop arm or some sort of a system that actually cues people in and tells them they can't walk through that area right now because a boat is about to approach and be dropped in. He said that it could be very delightful for the public to actually share in that whole experience of watching the boats come in and out, and he thinks it could be done. He thinks to say there is a safety issue so we have pull the promenade well off the water by 300 and something feet and put it on a street front is not acceptable to him as a basic premise.

Mr. Phinney said that the design was elegant and very simple. There are a lot of things that he liked but the one thing he didn't like was the scale. He thought the scale was inappropriate to the site and inappropriate to the Marina. He thought the fact that it is as simple as it is and as elegant, actually works against the applicant as regards to scale. He would like to see some exploration of punctuating the facade with openings. He suggested the applicant look at Frank Gehry's parking garage that serves the Third Street Mall. It is extremely transparent in that particular condition. Gehry uses chain link in a way that looks quite elegant. You see all of the cars, you see the activity, and at night it's all lighted. It's fun, it's fanciful, and he thought what the applicant was doing could potentially be quite wonderful if it was smaller. Mr. Phinney thought it was too large for it to work for him. He would like to see the project literally transparent and he would like to see the boats. He would like to see the people be able to walk by and say, "Wow that's huge, but I can see through it. I can see between boats. I see all the way through the building." He said there might be some security issues; there may be issues with birds, all kinds of things that the applicant would have to deal with. But he would like for the applicant to look for ways to limit the solidity of the skin. He applauded the transparent, the translucencies of it. He said he thinks there has to be a way to punctuate it and frankly right now it looked to him a lot like an even over scaled drive-in screen, and to him that would be problematic.

Mr. Phinney said what the applicant has done for the small building was terrific, but the mural, which he thought was a wonderful idea on the screen element, is 38 feet by 45 feet. He said it's four stories high and he thought that was huge. He said there just aren't a lot of buildings in the Marina in this zone that are anywhere near that size. The ones that are here that are that big are turned up on end and they are towers, and that's a whole other set of problems that the Board deals with. But when you look at the model he thinks its very evident that West Marine is one of the largest single building masses out there and in terms of its footprints on the model presented, it is clear that it's maybe a quarter of the size of the building that is being proposed and fully half the height at most, if that, maybe even less than half the height. He said when he came into the parking lot he stood and looked across the basin. West Marine is very large and he thought this project building would be enormous over there.

Mr. Phinney said he couldn't speak about the operational issues because he doesn't know a whole lot about operating a facility like this. But he is troubled by the math, when he hears that it takes eight, nine minutes to actually take a boat out of the rack and place it in the water. He multiplied that by the number of boats and he understood if operating on a twelve-hour day, it would take three and a half days to take every boat and put it in the water, and that's if you had enough wet slips out in front to store the three hundred and something boats. So he is not sure operationally how that works and it doesn't work for him. He said he wasn't reassured when he asked the question before and learned that Almar wasn't operating a dry stack storage facility anywhere. They had only researched others. He said they would have to raise his comfort level on that.

**Susan Cloke**

Ms. Cloke stated that this was a difficult position for the Design Control Board. She said often the Board is at odds with the design that has been proposed in terms of the design concept or the architecture. She was intrigued with the design has confidence that all the issues could be worked out with great ease and great success if the basic concept of building out over the water could be changed. It is that issue that building out over the water that deeply disturbs her. She found it startling that the Specifications and Minimum Standards of Architectural Treatment and Construction describe the bulkhead zone, define it as the water and riprap area between the bulkhead line and a line parallel to the bulkhead measured at right angles ten feet from the wall. No structure whether fixed or floating may be constructed in this zone. Boats may not be moored within the bulkhead zone. The only allowable intrusion is the gangways necessary to access the floating docks. She said in all the years that she has been sitting on this Board she thinks that had a lessee come forward and said they would like to build out over the water, and in fact the Board has had some lessee offer to do some interesting things over the water, and the Board has just said it wasn't allowed. So now what the Board has is the County proposing to take a project forward, which is a project that would, in all of her years of experience on this Board, not have been allowed to even make an application with going out over the water. She said it seemed to her that if the County had compelling arguments for why this had to be in the water they should have gone through the legitimate public process of changing the rules. She said that whatever the rules are it could not be that the County has one set of rules for the County and another set of rules for the lessee. She said that all of the rules have to be applied equally and those goes from how projects are maintained, the quality of the maintenance of the public infrastructure, as well as the quality of the maintenance of the lessees infrastructure, and that has been an ongoing and a consistent problem in the Marina. But never has she seen it so egregiously demonstrated as here where there would be this opportunity to build out over the water. She does not hold the architect responsible for this. She thinks it was the responsibility of the County to have said in the RFP or in discussions with the architect that this particular partee would not be allowed. She said it disturbed her that this did not happen and she thinks that we go back to the concept and the vision of the Marina.

Ms. Cloke said this Marina is our only marina in our County. It has every possible potential to share in the multi-billion dollar tourist industry which brings so much money into Santa Monica, to Venice, and to other parts of Southern California. We are lacking in the County's share of that money because we don't run the Marina in a way to attract those dollars and in her mind this Marina has the potential to have a world-wide reputation. We could have the kind of regattas that you see all over the world and we can have the facilities that support those regattas; the places to stay, the hotels, the restaurants, the shops, and the recreational opportunities for boating, and also riding bicycles and inline skates that would make us attractive not only for people coming to world-wide regattas but also people coming from all over the County to recreate in the Marina. To rent a boat, to rent a bicycle, to eat in our restaurants, and to stay in our hotels,

bring those tourist dollars which the County needs and which the County should have every expectation of receiving. Ms. Cloke said she thinks there is a problem of what the vision of the Marina is, and we have seen a vision of the Marina that looks at maximizing dollar potential from the built environment which is something that is of course revenue producing. But the built environment exist all over Los Angeles and the Marina only exist here. We are not capitalizing on our best asset and that disturbs her from the point of view of the County needing money.

Ms. Cloke said it also disturbs her from the point of view of the people of Los Angeles needing places to be connected to the water and to have those kind of recreational opportunities. She said she cannot get past the building out over the water, and she cannot get past the idea that the promenade can't be on that side. She said she liked Mr. Phinney's idea of having a promenade and if for safety reasons a arm needs to come down like a railroad crossing, and you have to stand and watch the boat go in and out of the water, she thought would be fun and part of the experience. If you didn't want to do that, you could come back to Fiji Way and go along the other way. But she said there hasn't been enough thought about any of these things so she cannot get past the idea that we would allow a building 97 feet into the water. She also cannot see us as protecting the boaters as she saw the shade and shadow studies. She is one of the people that is down on the water at five or six o'clock in the morning and the Marina is filled with boaters at that time. She said it is not inconsequential to have that height of a building on that location.

Ms. Cloke said that Mr. Wisniewski has asked for the Board to vote tonight. The alternative would be to hold it here for more public comment and more work and she doesn't see the advantage in holding here. She said that we are not making any progress by holding here. She said she is saddened by the fact that the Board's request for alternative designs that responded to the issues that was raised was not submitted to this Board. She would have liked to have had an alternative that she could recommend as opposed to recommending disapproval of this project at least in her own vote. She said she thinks that we have really basic principles here. We have principles of protecting the water areas for the public and the boaters and the people who come to look at it. We have fairness between what the County allows itself and what the County allows other people. She thinks all the other issues of scale, of transparencies and translucency, of making the small building more playful, of parking, she thinks all those other issues can be successfully resolved. But it is not possible for her to begin to resolve them within the framework of a building that goes out over the water.



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

**June 28, 2007**

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

**Members Present:** Susan Cloke, Chair, First District  
Peter Phinney, A.I.A., Fourth District  
Tony Wong, P.E., Fifth District

**Members Absent:** David Abelar, Second District

**Department Staff Present:** Stan Wisniewski, Director  
Charlotte Miyamoto, Chief, Planning Division  
Chris Sellers, IT Technical Support Analyst  
Kimberly Monroe, Secretary

**County Staff Present:** Tom Faughnan, Principal Deputy County Counsel  
Russ Fricano, Department of Regional Planning

**Guests Testifying:** Annie Infante- Playa Marina Walk-in Urgent Care  
Virginia Hollywood- Del Rey Professional Assn.  
Jeffrey Ibrahim- Solo Graphics  
Gary Houston- Houston Tyner Architects  
Murray G. Lowe- GM Marina del Rey Marriott  
Carla Andrus- Marina del Rey Resident  
Dan Gottlieb-Marina Strand Colony II Resident  
Nicholas Coster- Challenges Foundation  
Dorothy Franklin – Marina del Rey Resident

1. **Call to Order, Action on Absences and Pledge of Allegiance**  
**Ms. Cloke called the meeting to order at 6:46 p.m. Mr. Wong led the Pledge of Allegiance. Mr. Wong (Phinney) moved to excuse Mr. Abelar from the meeting.**
2. **Approval of Minutes**  
**Ms. Cloke (Phinney) moved to continue the May 17 & 31, 2007 Minutes until the next meeting. [Unanimous consent]**

**3. Design Control Board Reviews**

**A. Parcels 100 & 101 – Del Rey Shores – DCB #05-003-B**

Approval of the record of the DCB's May 17, 2007 action for conditional approval of redevelopment project.

**Mr. Phinney (Cloke) moved to approve DCB #05-003-B with corrections as discussed in Agenda Item 3A. [Unanimous consent]**

**B. Parcel 1S – Del Rey Fuel – DCB #07-006**

Approval of the record of the DCB's May 17, 2007 action for conditional approval of redevelopment project.

**Mr. Phinney (Wong) moved to approve DCB #07-006 as submitted. [Unanimous consent]**

**C. Parcels 52 & GG – Boat Central – DCB #07-005**

Approval of record of the DCB's May 31, 2007 action for disapproval of redevelopment project.

**Ms. Cloke (Phinney) moved that the DCB #07-005 review be put on the agenda for the July meeting for further discussion.**

**4. Old Business**

NONE

**5. New Business**

**A. Parcel 75 – Marina Professional Building – DCB #07-007**

Consideration of signage for Playa Marina Urgent Care.

Ms. Miyamoto gave a brief overview of the project.

**Board Comments**

Mr. Phinney asked if the boxed signs that were proposed to be mounted on the building face were internally illuminated.

Mr. Ibrahim said no.

Mr. Phinney had concerns about the building signage as a whole, saying that there were too many varieties of signs on site already. He recommended the applicant create a signage program over time.

Ms. Cloke said she shared Mr. Phinney's point of view, and suggested the Board would allow the tenant to put up some kind of temporary signage, whether a banner or whatever. The applicant could return to the Board with a whole new signage program, and then the Board could work out a schedule with the applicant, so that they wouldn't have to replace all the signs at once.

Mr. Phinney said he didn't want to commit a building owner to a signage program that was onerous but he didn't want to approve a sign that he thought was going to contribute to what he saw as negative about the complex.

Ms. Infante said she understood the Board's concern, but her main concern was getting their business known out there, as it is a service that serves the community.

Ms. Cloke suggested temporary signage through the County.

Ms. Hollywood asked if the Board could approve the pole sign.

Ms. Cloke said that if they came in with a signage program, it would have to match the pole sign in all regards. She suggested the tenant get a temporary banner sign and then come back to the Board with a signage package and a calendar timeline.

Ms. Cloke said that the Board could approve a banner for the side of the building and they could also approve some type of banner that went across the face of the pole sign.

Ms. Cloke referred to the existing facade Law Offices sign, suggesting that the applicant could put something that said Playa Marina Walk-in Urgent Care in the same place. She said then they could look at re-designing the pole sign and she thought that would be all the applicant would have to do.

Ms. Infante said there was no facade where they could place that type of sign.

Mr. Phinney asked Mr. Fricano how many pole signs were allowed for this type of building.

Mr. Fricano said one per frontage.

Ms. Cloke asked the applicant if they wanted to think about an alternate concept and come back.

Ms. Infante asked if they could get a temporary banner sign approved.

Mr. Wisniewski said they could have a banner sign permit for 30 days with a 30-day extension.

Ms. Cloke suggested that the applicant try to do something that was in keeping with the existing languages that are spoken by the building.

Ms. Hollywood said that they originally had a plan to change out both ends of the building at one time, which was approved by the Board; she asked if they could go back to that plan, if they could sell it to the lessees.

Ms. Cloke said it would be smart to show the Board that plan again.

**Ms. Cloke (Phinney) moved to continue DCB #07-007 to the July meeting. [Unanimous consent]**

**B. Parcel 141 – Marina Beach Marriott Hotel – DCB #07-008**

Consideration of signage for *glow* lounge

Ms. Miyamoto gave a brief overview of the project.

Board Comments

Mr. Phinney thought the sign was handsome, but had concerns about the hours of operations versus the hours of lighting. He said he would want the light to go off after the lounge closes, and tie it to the hours of operation.

Ms. Cloke asked what time the lounge closes.

Mr. Lowe said weeknights at 11 p.m. and weekends at 12:30 a.m. or 1 a.m. He asked if 2 a.m. would be acceptable.

Ms. Cloke asked what the legal bar closure time was.

Mr. Lowe said 2 a.m.

Mr. Houston stated there was a taxicab service that comes and picks up people, and they wanted the taxicabs be able to find the location.

Ms. Cloke said she would like to give one half hour after the last call with no case to exceed 2 a.m. She asked if the lights could be on a timer.

Mr. Lowe said yes.

**Mr. Phinney (Wong) moved to accept DCB #07-008 as submitted with the condition that the hours of illumination to be no later than 2 a.m. [Unanimous consent]**

**C. Election of Officers**

**Mr. Phinney (Wong) moved to re-elect Susan Cloke as Chair. [Unanimous consent]**

**Mr. Wong (Cloke) moved to elect Peter Phinney as Vice Chair. [Unanimous consent]**

**6. Staff Reports**

All reports were received and filed.

Mr. Wisniewski gave a brief overview of Item 6B.

**Board Comments**

Ms. Cloke asked Mr. Wisniewski what date did he say the changes to the DCB were going to Coastal Commission.

Mr. Wisniewski deferred to Mr. Fricano.

Mr. Fricano said that Regional Planning was preparing a package for Coastal Commission; it would be mailed to Coastal Commission in about two weeks. He said once the Coastal Commission received it, they would make a decision.

**Public Comments**

Ms. Andrus expressed her disappointment with the Affordable Housing Policy. She read a passage regarding the LCP amendment and she asked that it be submitted into the DCB record.

**7. Comments from the Public**

Mr. Gottlieb expressed concerns about the EIRs and the differences in address listings between the Notice of Preparations and the Notice of Declarations.

Mr. Coster requested the County donate slip space for the Challenges Foundation's divers program.

Ms. Cloke asked Mr. Wisniewski what the appropriate process was for making a request like Mr. Coster's.

Mr. Wisniewski said he thought Mr. Coster had provided what he needed, but the Master Plan for the Chace Park expansion project was being developed and until it

was in place, the County was not prepared to make a commitment, even on an interim basis.

Ms. Cloke introduced Mr. Coster to Tim Riley, Executive Director of the Lessees Association to see if they could be of some help to Mr. Coster and Challenges Foundation.

Ms. Franklin had questions regarding the Esprit I property on Marquesas Way accepting new renters before the boat slips and the property was completed. She said that Bar Harbor building permits were expiring in November, and asked if Doug Ring re-applied for new permits as well as financing. She asked if the Army Corps of Engineers could assess the Marina as it is now, and then possibly assess it again after the other five projects.

Ms. Cloke referred Ms. Franklin to Regional Planning for answers to her questions.

Ms. Andrus submitted to the Board and staff a copy of the County Code for the record on the behalf of Nancy Marino. Ms. Andrus had concerns about the lack of a promenade and a Master Plan.

Public comments closed

8. **Adjournment**  
Meeting adjourned at 8:06 p.m.

Respectfully Submitted,

*Kimberly Monroe*  
Secretary for the Design Control Board