



*To enrich lives through effective and caring service*



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD \*SPECIAL MEETING\*

Thursday, August 30, 2007, 5:30 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

*NOTE: Items 4 A, B, C, D, and E were carried over from the July 2007 meeting and will be heard starting at 5:30 pm or as soon thereafter as possible.*

#### 2. Design Control Board Reviews

- A. 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
- B. Parcels 52 & GG – Boat Central – DCB #07-005  
Approval of the record of the DCB's July 19, 2007 action for disapproval of redevelopment project
- C. Parcels 100 & 101 – Del Rey Shores – DCB #05-003-C  
Approval of the record of the DCB's July 19, 2007 action for conditional approval of redevelopment project

#### 3. Old Business

- A. Marina Design Guideline Principles – Briefing by T. Keith Gurnee, RRM Design Group
- B. Chace Park Proposed Expansion – Briefing by T. Keith Gurnee, RRM Design Group

*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.*

**4. New Business**

- A. Parcel 102 – Archstone Marina del Rey – DCB #07-009  
Consideration of storage area renovations
- B. Parcel 97 – Marina Beach Shopping Center – DCB #07-010  
Consideration of signage for Citizens Bank
- C. Parcel 76 – Marina Towers – DCB #07-011  
Consideration of exterior renovations
- D. Parcel 50 – Waterside Marina del Rey – DCB #07-012  
Consideration of signage for Pinkberry
- E. Parcel 95 – Marina West – DCB #07-013  
Consideration of signage for Lennar Urban
- F. Parcel 50 – Waterside Marina del Rey – DCB #07-014  
Consideration of exterior renovations for The Counter

**5. 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

**6. Comments From The Public**

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

**7. 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>



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August 23, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan Wisniewski*

SUBJECT: **AGENDA ITEM 2 – DESIGN CONTROL BOARD REVIEWS:  
DCB REVIEWS #07-008, #07-005 and #05-003-C**

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

- A. Parcel 141 – Marina Beach Marriott Hotel – DCB #07-008
- B. Parcels 52 & GG – Boat Central – DCB #07-005
- C. Parcels 100 & 101 – Del Rey Shores – DCB #05-003-C

SW:CM:CS:ks  
Attachments (3)

# 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

# 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 project is proposed to extend out over the water 97 feet. The Design Control Board has never allowed any project to build out over the water, as we believe our responsibility to the public is to preserve the waters of the Marina for active boating, and recreation for visual access to the water and for the protection of the marine environment.

2) A waterfront public promenade is required throughout the Marina and this design precludes that possibility, thus putting them in conflict with the requirements of all other waterfront projects in the Marina.

The Design Control Board asked that their verbatim comments on the Boat Central project from the May 31, 2007 meeting be attached to the Board Review going to Regional Planning.

The Design Control Board requests that Regional Planning either deny the application, or remand the application to the Design Control Board.

**MEETING DATE:** July 19, 2007

Attachment

**DRAFT****ATTACHMENT TO DCB REVIEW #07-005****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 worldwide 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 exists all over Los Angeles and the Marina only exists 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 are 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.

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #05-003-C

**PARCEL NAME:** Del Rey Shores

**PARCEL NUMBER:** 101 & 101

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

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

**CONDITIONS:**

- 1) The applicant to use all down lighting; and
- 2) The applicant to replace the papyrus with *Chondropetalum* sp. (cape rush).

**MEETING DATE:** July 19, 2007



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August 23, 2007

Stan Wisniewski  
Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board  
FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 3A – MARINA DESIGN GUIDELINES - PRINCIPLES**

Item 3A on your agenda is a presentation by Keith Gurnee of RRM Design Group, one of the Department's urban design consultants tasked by the Department to develop Marina Design Guidelines. Mr. Gurnee will present the design principles upon which the guidelines will be developed, which were based on input received from interviews with various stakeholders, including the Design Control Board subcommittee.

Once the design principles are finalized, the guidelines will be prepared with input from an Ad Hoc Committee consisting of seven members as follows:

- One member from the Design Control Board
- One member from the Marina del Rey Lessees Association
- One member from the Visitors and Convention Bureau
- One member of the LAX Coastal Area Chamber of Commerce
- One Marina del Rey resident
- One Marina del Rey boater
- One appointee of Supervisor Knabe

The Committee's working meetings will be open to the public, however the precise format for the meetings is still being developed. The various organizations listed above will select their individual representatives, while the resident and boater members will be selected from a pool of applicants by a selection panel of Mr. Gurnee, Steve Napolitano, Supervisor Knabe's Field Deputy, and Board Member Peter Phinney. Applications will be available at your meeting for interested individuals.

Mr. Gurnee will present the Marina Design Guidelines Principles in a PowerPoint presentation and thereafter be able to answer any questions you might have.

SW:CM:ks



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

August 23, 2007

TO: Design Control Board  
FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 3B – CHACE PARK PROPOSED EXPANSION – PREFERRED ALTERNATIVE CONCEPT PLAN**

Item 3B on your agenda is an update by Keith Gurnee of RRM Design Group, one of the Department's urban design consultants tasked by the Department to develop a master plan for the expansion of Chace Park. The proposed Preferred Alternative Concept Plan prepared by RRM Design is based upon comments received from the public attending a workshop conducted by Mr. Gurnee, where three alternative concepts were presented.

This refined design shows the location of the new buildings (community room, boat storage, and yacht club), picnic facilities, walk paths, etc. Mr. Gurnee will present the Preferred Alternative Concept Plan in a PowerPoint presentation and will thereafter be able to answer any questions you might have.

SW:ks



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

August 23, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4A – PARCEL 102 – ARCHSTONE MARINA DEL REY – DCB #07-009**

Item 4A 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



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

August 23, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4B – PARCEL 97 – MARINA BEACH SHOPPING CENTER –  
DCB #07-010**

Item 4B 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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August 23, 2007

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

**TO:** Design Control Board

**FROM:** Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4C – PARCEL 76 - MARINA TOWERS – DCB #07-011**

Item 4C 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 Silverstrom**  
Chief Deputy

August 23, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 4D – PARCEL 50 – PINKBERRY – DCB #07-012

Item 4D 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.

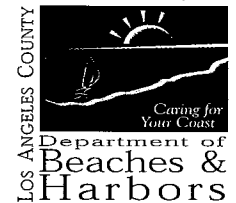
The Department recommends APPROVAL of DCB #07-012, with the following conditions:

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



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

August 23, 2007

TO: Design Control Board  
FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4E – PARCEL 95 – LENNAR URBAN - DCB #07-013**

Item 4E 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



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August 23, 2007

Stan Wisniewski  
Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4F – PARCEL 50 – THE COUNTER AT WATERSIDE  
MARINA DEL REY – DCB #07-014**

Item 4F on your agenda is a submittal from The Counter (Applicant), a new tenant at Waterside Marina del Rey, for the exterior modifications of its restaurant to be located at the southwest corner portion of the space currently occupied by Pier One Imports.

**Project Description** – The project consists of the interior and exterior redesign of 3,024 square feet of the existing Pier One Imports retail building for The Counter restaurant. This project will only modify the portion pertaining to The Counter. The proposed exterior modifications will include an outdoor dining area under the existing sidewalk overhang on the west side of the building, new storefront glass, framing and access openings along the west, south and east elevations.

#### *Color Scheme*

The Applicant is proposing to revise the main exterior color of its facility from the existing Terracotta color to the Lakefront Blue as provided in the elevation plans and color chip exhibit. The existing cornice and trim will remain as the White and Ivory Coast colors. The current striped canvas awning and brick veneer on the southwest corner will remain. The existing metal canopy over the main entry on the east elevation will remain as well.

#### *Architectural Modifications*

Main access to the restaurant site will be provided along the east elevation facing the main parking lot. A redesign of the existing glass storefront on the east, west, and southwest sides of the space will consist of new glass and clear anodized aluminum framing. In addition, two 8' x 9'-10" openings will be cut into the existing south-facing stucco wall, and two motorized roll-up windows will be installed. The windows will have fixed glass from the ground up to 3'-6" high and will be capable of opening up to 9'-10" high via the motorized roll-up system. The window openings will have an 8" trim painted White High-Hiding. This window roll-up system is a unique element utilized at The Counter locations, which provides patrons with an outdoor atmosphere, while remaining open during favorable weather conditions and closed during adverse weather conditions (this modification will not alter the existing sidewalk or landscape).

A new 280 s.f. outdoor dining area is proposed along the west side of the building. It will be enclosed by a 3'-6" high stainless steel railing with horizontal cable members. Existing concrete flooring will remain for the patio area.

Additionally, in order to comply with ADA requirements, a new 4'-4" x 14'-9" concrete sidewalk will be installed to access the crosswalk to the west of the proposed dining area. The new sidewalk will require the removal of a portion of the existing landscaping (approx. 30 s.f.) that is located on the west side of the building. New landscaping (approx. 18 s.f.) will be installed just to the north, adjacent to the proposed dining area, to match and tie in to the existing landscaping (landscape detail will be provided at a later date).

Signage and outdoor lighting will be proposed at a later date.

## **STAFF REVIEW**

Staff believes the proposed modifications conform to the overall design component of the Waterside development and meet the intent of the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*. The project is also consistent with the visitor-serving designation and enhances the public experience and design quality of the center.

**The Department recommends APPROVAL of DCB #07-014 as submitted conditioned upon Applicant returning to the Design Control Board for approval of its landscaping, signage, and outdoor lighting plans.**

SW:CM:ks



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

August 23, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5A - TEMPORARY PERMITS ISSUED BY DEPARTMENT**

Item 5A 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, the Department issued the following:

**TP #07-008 -** Temporary permit for eight banners and one canopy at a section of the Marina Beach parking lot. The items are permitted on September 8, 2007 only.

Additional information is provided in the attachment.

SW:CM:CS  
Attachment



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August 20, 2007

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

Mr. Steven Leland  
Accenture  
2141 Rosecrans Ave, #3100  
El Segundo, CA 90245

**CAF TEMPORARY BANNERS AND CANOPY**  
**(TP 07-008)**

Dear Mr. Leland,

This letter, in conjunction with your permit from our Community and Marketing Services Division, Permits Section permits you to place the following temporary banners and canopy within the designated event site in the northwest corner of the Marina Beach parking lot (Parcel IR):

- Four 3' x 6' red vinyl "accenture" banners with white text, to be mounted on the temporary railing at your event site;
- Four 3' x 6' blue vinyl "CAF / Race For A Reason" banners with white and yellow text, to be mounted on the temporary railing at your event site; and
- One 10' x 10' royal blue canvas canopy with a CAF logo on it, to be erected within your event site.

The signage is permitted On September 8, 2007 only and must be removed by nightfall that day. Failure to remove the signage by this time will result in its removal and storage by the County of Los Angeles at your expense. Should you have any further questions or requests, please contact Chris Sellers, at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Charlotte Miyamoto, Chief  
Planning Division

SW:CM:CS  
cc: Wayne Schumaker  
Lynn Atkinson  
Michael Kerzie  
Steven Green  
Mark Spiro  
Vivian Sanner



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

August 23, 2007



Stan Wisniewski  
Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 5B - ONGOING ACTIVITIES REPORT**

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

At its July 17, 2007 meeting, the Board approved the Sewer System Management Plan (SSMP) development schedule (attached) for the Marina Sewer Maintenance District as presented by the County's Department of Public Works and as required by the State Water Resources Control Board. The development and implementation of the SSMP will reduce sanitary sewer overflows, which negatively affect water quality.

**LOCAL COASTAL PROGRAM PERIODIC REVIEW - UPDATE**

The County's Regional Planning and Beaches and Harbors Departments are reviewing Coastal staff's revised 2007 periodic review report and comparing it to staff's 2006 periodic review report. It is anticipated staff of the County and the Coastal Commission will meet to discuss the recommendations contained in the 2007 report.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The minutes from the July 11, 2007 meeting are attached.

**MARINA DESIGN GUIDELINES UPDATE**

Keith Gurnee of RRM Design Group, the consultant selected to develop Marina Design Guidelines, will make a presentation to the Design Control Board at the August 30, 2007 meeting of the design principles that will be the foundation of the guidelines. Mr. Gurnee's presentation will include details about the process for developing the guidelines and the role of the ad hoc committee.

**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).

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

### **MARINA DEL REY**

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

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

#### ***Pop Saturday***

##### **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**

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.

##### **Through September 3**

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

##### **Holiday Schedule**

Labor Day: 11:00 am – 9:00 pm

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

**Boarding locations are:**

Marina "Mother's" Beach  
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

**BEACH EVENTS**

**BEACH SHUTTLE**

Through September 3, 2007

Fridays and Saturdays from 10:00 am – midnight

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

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).

**THE LAST CONCERT OF THE TWILIGHT DANCE SERIES**

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. The FREE concert will be held on the Santa Monica Pier west parking deck.

**August 30**

An Evening with Los Lobos

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



### **FIESTA HERMOSA**

Hermosa Beach Chamber of Commerce  
September 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup>  
10:00 am – 6:00 pm

Arts and crafts from throughout the West will be featured at the Hermosa Beach Chamber of Commerce Fall Festival on Labor Day weekend from 10:00 am to 6:00 pm on all three days. Free admission. The family-oriented festival will also feature kiddy rides (for a minimal fee), a restaurant cantina, two sound stages, and a beer and wine garden. The street fair is located at Pier and Hermosa Avenues. Parking in town is limited, so visitors are encouraged to park at the Northrop Grumman R-5 and R-01 parking lots at Manhattan Beach Boulevard and Doolittle Street. A free shuttle bus will run continuously from 7:30 am to 7:30 pm from the lots to the Festival. Parking is also available at Mira Costa High School, with the Wave Buses providing free shuttle service to and from the Festival.

For information call: Hermosa Beach Chamber of Commerce at (310) 376-0951 or visit the event website at [www.fiestahermosa.com](http://www.fiestahermosa.com).

SW:CM:ks  
Attachments (3)



DAVID E. JANSSEN  
Chief Executive Officer

# County of Los Angeles CHIEF EXECUTIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION  
LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

**REVISED**

July 17, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: SEWER SYSTEM MANAGEMENT  
PLAN DEVELOPMENT SCHEDULE  
FOR THE CONSOLIDATED AND MARINA SEWER MAINTENANCE DISTRICTS  
ALL SUPERVISORIAL DISTRICTS  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Approve the schedule for the development of a Sewer System Management Plan for the Consolidated and the Marina Sewer Maintenance Districts.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to comply with the requirements to obtain your Board's approval of the Sewer System Management Plan (SSMP) development schedule (attached) by August 2, 2007, as stipulated by the State Water Resources Control Board.

Pursuant to the State Water Resources Control Board Order No. 2006-0003, the Consolidated and the Marina Sewer Maintenance Districts (Districts) are required to present an SSMP development schedule to the Districts' governing board for approval.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) by developing and implementing an effective SSMP that will reduce sanitary sewer overflows thus protecting people's health and the environment.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the County's General Fund. There are sufficient funds in the Consolidated Sewer Maintenance District (Fund GA9) and the Marina Sewer Maintenance District (Fund GC6) Fiscal Year 2007-08 budget to finance the schedule development.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On May 2, 2006, the State Water Resources Control Board adopted the Statewide General Waste Discharge Requirements and Monitoring and Reporting Program (WDR) by issuing Order No. 2006-0003. The regulations were born out of a growing concern about the water quality impacts of sanitary sewer overflows, particularly those that cause beach closures or pose serious health and safety or nuisance problems. The WDR requires owners and operators of publicly owned collection sewer systems to have their governing body approve a schedule to develop the SSMP. Therefore, as the governing body of the Districts, we request that your Board approve the attached schedule.

### **ENVIRONMENTAL DOCUMENTATION**

In accordance with Section 15378 (b)(5) of the California Environmental Quality Act (CEQA) Guidelines, approval of the recommended action does not constitute a "project" and, hence, is not subject to the requirements of the CEQA.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The approval of the SSMP development schedule by your Board will be in compliance with the WDR.

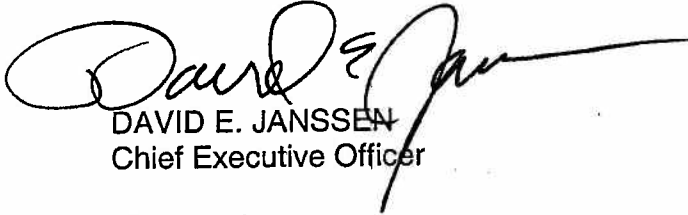
The recommended action will have no negative impact on current County services or projects.

The Honorable Board of Supervisors  
July 17, 2007  
Page 3

**CONCLUSION**

Please return two adopted copies of this letter and the SSMP development schedule to the Department of Public Works, Sewer Maintenance Division.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Executive Officer

DEJ:DLW  
MdR:sb

Attachment

c: County Counsel  
Department of Public Works (Watershed Management)

## Sewer System Management Plan Development Schedule

Task	Description of Activities to Achieve Desired Goals	Required Completion Date	Actual Completion Date
Develop SSMP Plan and Schedule	Prepare the SSMP development plan schedule	08/02/2007	
Goals	Define the goals of the SSMP	11/02/2007	
Organization Structure	<ul style="list-style-type: none"> <li>a) Identify the administrative and maintenance positions for implementation measures in the SSMP program, including lines of authority by organization chart.</li> <li>b) Identify the chain of communication for reporting SSOs, from receipt of a complaint or other information, to RWQCB, SWRCB, County Health Dept., State Office of Emergency Services (OES), etc.</li> </ul>	11/02/2007	
Legal Authority	Identify all legal authorities possessed by the Districts to: <ul style="list-style-type: none"> <li>a) Prevent illegal connection to the sewer system.</li> <li>b) Require that sewers and connections be properly designed and constructed.</li> <li>c) Ensure access for maintenance, inspection, or repairs of mainline sewers.</li> <li>d) Limit the discharge of fats, oil, and grease (FOG) and other debris that may cause blockages.</li> <li>e) Enforce any violation of its sewer ordinances.</li> </ul>	11/02/2008	
Operation and Maintenance Program	Identify procedures in place or to be implemented and the person in the organization responsible for the following: <ul style="list-style-type: none"> <li>a) Providing adequate operation and maintenance of facilities and equipment.</li> <li>b) Maintaining an up-to-date map of the sewer system.</li> <li>c) Maintaining relevant records to establish and prioritize appropriate SSMP activities and show trends in SSO.</li> <li>d) Providing preventative activities and tracking work orders.</li> <li>e) Identifying and prioritizing system deficiencies and implementing short and long term rehabilitation actions.</li> <li>f) Providing training to staff and monitoring contractors activities.</li> <li>g) Providing equipment and replacement part inventories.</li> <li>h) Establishing and implementing a public education and outreach program that promotes proper disposal of FOG.</li> </ul>	11/02/2008	
Overflow Emergency Response Plan	Develop or affirm the existence of an overflow response plan that includes the following: <ul style="list-style-type: none"> <li>a) Proper and timely notification procedures of SSOs to primary responders.</li> <li>b) Procedure to ensure timely response and containment of SSOs.</li> <li>c) Procedures to ensure prompt notification of SSOs to appropriate authorities.</li> <li>d) Procedures to ensure that staff and contractors are aware of and follow the plan and are appropriately trained.</li> <li>e) Industry accepted response time for different categories of emergencies.</li> </ul>	11/02/2008	
Fats, Oil, and Grease Control	Develop new or identify an existing FOG Control Program that includes: <ul style="list-style-type: none"> <li>a) Legal authority to prohibit discharges to system and measures to prevent SSOs caused by FOG.</li> <li>b) Identify sections of the sewer systems subject to grease blockages and establish cleaning maintenance schedule for each section.</li> <li>c) Source control measures for all sources of FOG discharge to the sewer systems.</li> </ul>	11/02/2008	
Design and Performance Provision	Identify procedures for the following: <ul style="list-style-type: none"> <li>a) Ensuring that sewer systems are properly designed and constructed through establishment of design and construction standards for the systems.</li> <li>b) Ensuring proper inspection and testing for the installation, rehabilitation, or repairs of sewer project.</li> </ul>	05/02/2009	
System Evaluation and Capacity Assurance Plan	Develop or affirm the existence of a Capital Improvement Plan (CIP) that includes the following: <ul style="list-style-type: none"> <li>a) Steps to evaluate portions of the sewer system which are experiencing or contributing to SSOs caused by hydraulic deficiencies.</li> <li>b) Short- and long-term CIP to address identified hydraulic deficiencies, including prioritization, alternative analysis, and schedule. The CIP may include increases in pipe size, plastic lining of sewers, infiltration/inflow reduction, and upgrading of pumping systems for redundancy, reliability, and emergency storage.</li> </ul>	05/02/2009	
Monitoring, Measurement, and Program Modification	Develop or identify existing system to do the following: <ul style="list-style-type: none"> <li>a) Monitor the implementation and where appropriate, measure the effectiveness of each element of the SSMP.</li> <li>b) Update program elements, as appropriate, based on monitoring or performance evaluations.</li> </ul>	05/02/2009	
SSMP Program Audits	Develop an internal SSMP periodic audit system that focuses on evaluating the effectiveness and deficiencies of the SSMP and steps to correct them.	05/02/2009	
Communication Program	Develop or identify effective means of communicating with the public and stakeholders on the development, implementation, and performance of the SSMP. The communication system shall be open to the public and stakeholders input in the development and implementation of the SSMP.	05/02/2009	
Complete First Draft	Draft SSMP and circulate to stakeholders for review and comments.	05/02/2009	
Complete Final SSMP	Prepare SSMP incorporating comments, where appropriate, from stakeholders and submit to Administration for approval and to the SWRCB and RWQCB as required and distribute to stakeholders.	05/02/2009	

**SMALL CRAFT HARBOR COMMISSION  
MINUTES  
JULY 11, 2007**

**Commissioners**

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

**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; Lt. Roderick Kusch, Sergeant Michael Carriles 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 Delgado from the meeting. The motion passed unanimously.

**2. APPROVAL OF MINUTES**

Chairman Searcy moved and Commissioner Landini seconded a motion to approve the June 13, 2007 minutes. The motion passed unanimously.

**3. REGULAR REPORTS**

**a. Marina Sheriff – Crime Statistics**

Lt. Kusch stated that a rape was reported but was considered to be a date/acquaintance rape. He reminded the public to lock their vehicles and keep personal items out of view to help deter criminals. He said no incidents were reported from the July 4<sup>th</sup> event and for the past two months the MdR Sheriff's Bicycle Team have been patrolling the Marina.

Sgt. Carriles stated that the County is conducting a review for a Reverse 911 System Countywide. In 2006, MdR Station started an individualized internal study on these systems, which consisted of having two vendors (Reverse 911 and Dialogic) demonstrate their products. He said it would cost approximately \$80K and approximately \$2,500 a year for subscription. He explained that modifications are needed because staff assigned to the boat only use cell phones, not landlines. They are currently working on a system that can triangulate with cell phone towers using GIS Mapping Systems so they can send Reverse 911 messages to cell phones in that geographic area. He said the other issue is that MdR consist of a majority of apartments and that this system operates on a database and if someone moves the database has to be updated. Lastly, he said they are working to implement it so that it migrates with the existing 911 System.

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

Dep. Rochford reported that liveaboards permits are increasing. Their goal is to have 100% compliance of current liveaboards, which should be reached very soon.

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

Ms. Crane stated that the first Summer Concert Series starts on July 12, 2007 and on July 4<sup>th</sup> the WaterBus consisted of 3,000 riders, which was a tremendous success. She said September 30, 2007 was added for the public's use of the Beach Shuttle to accommodate the Abbott Kenny festival.

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

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

Ms. Moore commented on the bike trail signage and submitted pictures to the Commission. She stated that the MdR Visitors Bureau created a network of hospitality industry professionals in the Marina, who are responsible for scheduling groups in the marina. She said a monthly meeting is held to share contacts and information in order for everyone to get to know each other to improve cross selling of services, which would eliminate prospective customers from going elsewhere.

Commissioner Lesser commented that he was informed that there are unlicensed charter operators in the Marina.

Mr. Wisniewski stated if they are unlicensed they are operating on leasehold facilities. The Lessee should be enforcing the Master Lease and requiring Commercial Agreements with them, which is sent for consideration. If there are illegal charter operators in the Marina the Lessees are required to get Commercial Agreements approved by the County.

Chairman Searcy asked what is the process when there are unlicensed operations occurring in the Marina.

Mr. Wisniewski stated if this is reported it would be typically on a Leasehold Property. The report is sent to the Lessee, the leasehold is visited to inquire on what is occurring, a Commercial Agreement is asked for consideration by the County to find out if a charter has a license.

Commissioner Lesser requested for Mr. Kurtz to explain at the next quarterly traffic meeting if Admiralty Way is designed to be a part of MdR or is it a long-term access way for North and South traffic.

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

Ms. Nancy Marino said the MdR Convention and Visitors Bureau is not to be used for soliciting business. That is what the Lessees Association is for and should not be free.

**4. OLD BUSINESS****a. None****5. NEW BUSINESS****a. Presentation by Department of Public Works – “Oxford Detention Basin – Multiuse Water Quality Enhancement Project”**

Mr. Jason Pereira, Civil Engineer of Public Works represented the Flood Control District. He discussed the several water standards, which consists of Mother's Beach Basin D, E and F. He said several agencies are working together to help improve the water quality, which consists of the County, Beaches and Harbors, the City of Los Angeles, Culver City and CalTrans. He gave an overview of the history and background of Oxford Basin, which was used in the early 1960's as a landfill/dumping ground and the surrounding area was known to flood during storm events at high

tide. In the early 1970's, Storm Drain Projects 3872 and 5243 were constructed to improve water quality. Projects 5243 and 3872 consist of a Low Flow Diversion located at Washington Blvd and Thatcher Avenue. He explained that the cost to design and construct Project 5243 was \$1.2 million and has been in operation since March 15, 2007 and for Project 3872 the cost was \$1.5 million to design and construct and is currently being designed. A pilot study was constructed in January 2007 using five Filterra Systems to catch and remove the pollutants from the storm drains. The design and construction averaged \$82,500.

Mr. Pereira stated that Oxford Basin has several enhancement opportunities, which consists of Flood Protection, Water Quality, Aesthetics, Odor Control, Passive Recreation and Operation and Maintenance. He explained in detail the concerns and solution for each:

<b>FOCUSED AREA</b>	<b>CONCERN</b>	<b>SOLUTION</b>
Flood Protection	Accumulation of sediment, Reduced detention capacity	Dredge deposited materials
Water Quality	Oxford Basin discharges into impaired water body Toxics and Bacteria	Investigate and identify pollutant source; Incorporate Best Management Practices (BMP's) for pollutants of concern
Aesthetics	Eyesore and Trash	Plant native trees and shrubs, wrought iron fencing, install observation decks and benches and interpretive signage
Odor Control	Intermittent odors and residential complaints	Investigate existing sewage lines, review Oxford Basin operational procedures and the removal of pollutants of concern
Passive Recreation	Lack of bike path connectivity and limited existing recreational amenities	Walking/Jogging path along Washington Blvd and observation of decks and benches for bird watching
Operation and Maintenance	Limited access to Oxford Basin banks	Evaluate, construct and improve friendly boat landing to access basin banks for trash collection.

In conclusion, Mr. Pereira said the County of Los Angeles, the City of Los Angeles, Culver City and CalTrans would fund the Water Quality Improvements but Passive Recreation and Aesthetic Enhancements will be funded solely by the County and also believes that this project may be possible mitigation for the Admiralty Way Widening Project.

Commissioner Landini said MTA and the City of Los Angeles have eliminated many trash receptacles in which he has noticed an increased amount of trash on the streets.

Mr. Pererira said there is a permit called the National Pollutant Discharge Elimination System that the County and eight-four other city's throughout the County are subject to, including the City of Los Angeles. He said that one of the requirements with the permit is that all bus stops are required to have trash receptacles.

Commissioner Landini asked would it be helpful for Beaches and Harbors and the SCHC to write a complaint letter to MTA.

Mr. Wisniewski said that he would bring it to their attention, but a complaint letter was not needed.



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

Ms. Nancy Marino said Oxford Basin is a posted bird sanctuary, but if projects are done there for Water Quality or if creating a Passage Public Recreational Opportunity it must be done without disturbing the birds or creating a nuisance to drive them away. She said that the birds are being systematically driven out of the Marina by building development. The birds need to be saved and space needs to be provided for them. She commented on the Mitigation for Widening Admiralty Way and if what was discussed is even a partial removal of Admiralty Park said she would put in an objection now that Admiralty Park is an active park and Oxford Basin would be a passive park. She stated that as of right now the only public recreation that is being put in new in MdR is Passive Recreation and must not be done. The Odor Control needs to be eliminated and believes the sewers are failing because that seems to be the predominant odor in the South East quadrant. She also feels that possibly this is from the area that use to be the super fun clean up site where the Regatta, the Cove and Azure now sit. She commented that if the water drains here that is where the toxins also emit and wants to know if testing has been done. If so, what types of contaminants are there and has it been compared to the types of contaminants that were removed from the super fun clean up site. Lastly, she said all of these things are very critical to public's Health and Safety and needs to be attended to, addressed and resolved before any projects are undertaken.

Mr. Paul Davis asked if the County could have the City of Los Angeles stop dumping their overflow waste into Ballona Creek and have the Health Department check for Meningitis. He also asked if there was a phone number available for the public to call to report graffiti.

Mr. Pereira issued to the public the toll-free number 888-CLEAN-LA for graffiti removal and their website [www.888CLEANLA.com](http://www.888CLEANLA.com). He said the City of Los Angeles has the same water quality standards as the County and informed the Commission and public that information may be accessed on the City of Los Angeles website - Watershed Protection Division.

Chairman Searcy asked Mr. Wisniewski if he was familiar with the Ballona Creek issues.

Mr. Wisniewski said to his understanding empties approximately 125 square miles of Los Angeles and part of the program that is being coordinated by the Department of Public Works is getting all the agencies and cities in that drainage area to cooperate in reducing the amount going into the storm run off.

Mr. Pereira said Public Works is making a significant effort in Ballona Creek, specifically dealing with a trash TMDL and is in the process of advertising for a project that will be approximately \$1.1 million. The project would consist of installing screens internally at the catch basins, which has connector pipes screens to catch the majority of trash washed in. He said a plan is being conducted to monitor the medals and toxins in Ballona Creek, which is currently being reviewed by the Regional Water Quality Control Board. They are evaluating and determining if it is sufficient for the monitoring and when approved monitoring efforts will begin. Lastly, he said the Bacteria TMDL was approved and efforts are being prepared for a monitoring plan.

**b. County Review of Apartment, Boat Slip and Liveaboard Rental Rates**

Mr. Wisniewski read the highlights of Policy Statement 27. He said one of the most conscientious elements in the administration of price review has been the definition of investment and the County has taken the position that investment is market value at the time the evaluation is done. He said tenants have complained for many years that it should be based upon the Lessee's cost of the leasehold.

Mr. Wisniewski said this report was submitted along with the following attachments at the meeting: Policy Statement 27 – Enforcement of Section 16 (Controlled Prices) of the Marina del Rey Lease, Exhibit I – Boat Slip Rate Increase Review Procedures, Definitions and Calculation of Maximum

Allowable Rental Rates for Boat Slips Classified as Regular, Sample Calculations, Exhibit II - Apartment Rent Increases Review Procedures, Exhibit III – Boat Liveaboard Rates Review Procedures, Marina Lease Excerpt, Survey Analysis for Apartment Rents and Boat Slips.

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

Mr. John Rizzo commented that Santa Monica was the first city in Southern California to put price controls on apartments, using Fair and Reasonable Return on Investment. He said Beverly Hills, Los Angeles, West Hollywood and other cities that control rents do the same. The landlords wanted to use Market Value in the Santa Monica court case, which was filed against the City of Santa Monica, but the judge ruled that the Market Value does not control the prices. He said County Counsel's written opinion on price control says, "that in controlling prices the Director must look at investment." but to say that price control on boat slips and apartments will reduce County revenue is not correct. He estimated that Marina land and water areas are worth approximately \$5 billion. He said the Los Angeles Times estimated in 1994 that 15 acres were sold in Playa Vista for \$100 million and that the land around the Marina is worth \$350-500 per square foot. He commented that the County is getting \$34 million in revenue for the Marina and more than one-half goes toward up-keep. Prices can be controlled so that the public could use the Marina at affordable prices. Lastly, he said if the appraisals of the land under the leaseholds are being done they are not being done correctly and the prices are not being monitored.

Ms. Nancy Marino stated she had a document request to submit for Carla Andrus requesting the Lease for Parcels 12 and 15. She said Ms. Andrus wants to know how much ground rent the partnership is paying for both and how many permit extensions are allowed for both. Ms. Marino read the five determination and consideration evaluation factors from Policy Statement 27 – Enforcement of Section 16 (Controlled Prices) of the Marina del Rey Lease. She also requested that a member of the public who is involved in the rental rate complaints sit with the Commissioners as a representative to answer any questions after the public speaks.

Mr. Faughnan stated that the copy of the Policy Statement attached was an incorrect version, which is old and Ms. Marino was reading the correct version.

Mr. Wisniewski said this item would be put on next months meeting with the proper attachment.

Chairman Searcy said if any groups wished to give a presentation would have to make a request and designate a speaker and also indicate the topic to be discussed and the Commission would take it into consideration.

Mr. Donald Klein stated that he has seen slip prices increase over the years and the Director has the discretion to control everything in the Marina. He said Section 16 and Policy Statement 27 did not show the cost and how would anyone know what their return on investments is. He included that he requested a copy of the 2004 Price Study and boat slips but was denied by County Counsel. Lastly, he said the survey from 2001 was not valid because the Coastal Commission said the data should be less than five years old.

Mr. Faughnan stated that the report was not made available because it is an updated 2001 report that was made specifically for lease negotiations that are still ongoing. It is not being used across the board to set rates in MdR, it is simply a document that he does not think the County has updated. It is for a specific negotiation of lease rates for a specific parcel that has not been completed yet and therefore it is privileged.

Mr. Wisniewski said the data that he is relying on is in the surveys that are attached, but when he wrote this report he was reviewing the Policy Statement dated December 12, 1984, regretfully the prior Policy Statement of April 8, 1981 was attached. He announced that this would be put on next

months agenda, so the Commission and public has a chance to review the current policy statement and report.

Commissioner Lesser suggested that the public submit questions before next months meeting.

Mr. Wisniewski stated that all questions have to be submitted in writing before July 24, 2007.

Chairman Searcy stated that all questions would be documented on paper with the answer and given to the public to limit confusion.

Mr. Klein stated that Lessees should have to show on a separate report how they determined their rate increases. He said some Lessees have been in these apartments approximately 25 years, no maintenance was done and they must have kept the funds. Now the tenants are given rate increases to offset the cost of the deferred maintenance that was not done previously. He requested to see how these rent increases are calculated since improvements were never done.

Ms. Dorothy Franklin stated that she is paying approximately \$900 per month at Bar Harbor for a 40-foot boat slip. Her rent has increased a total of \$293 per month since December 2002 through January 2004, which is a 2% increase per year. But since Bar Harbor is soon to be demolished would be given a six months notice to vacate. Lastly, stated she is currently on waiting lists at other marinas, but has been quoted \$300 more per month on top of what she is paying now.

Mr. Steve Weinman said he has heard a lot about the Asset Management Strategy and Market Rates, but from what he remembers correctly this use to be operated by Parks and Recreation. The people of Los Angeles County voted for the bond issued for MdR, which was meant to be a park and a place for people to go. He said approximately 15 years ago where Jona Goldrich's property is consisted of only parking lots, but now there are three large apartment buildings. This is called Asset Management Strategy because the County does not want to subsidized the boaters, when in fact the Marina was subsidized by the boaters they wanted it there because they wanted open spaces. He said the Marina is entitled to have open space and hopes that something could be done soon before it reaches the point of no return.

Mr. Jun Yang commented that boaters are upset regarding the boat slip issue and appreciates it being continued for next months meeting. He asked where does the rate come from for slip rate increases, because he was told that the County does a study before an increase is done. He asked where are the studies for each of the Marinas and if there isn't a study why not. Lastly, he asked how could they make sure this does not hurt the boaters as it has been doing so for many years.

Chairman Searcy said slip and rent rate increases occur at the Lessees level. He explained that a study is not given to them they have to be given approval to raise their rents.

Mr. Wisniewski stated that Chairman Searcy was correct; a study is not given to the Lessees. He said the Lessees obviously review market and set their rates at what they assume is market. The County is responsible for reviewing the rates, which was submitted at the meeting. He also said the County ensures that the rates being charged are within market and is the County's policy for rental rates in MdR. Lastly, he said the market is determined by looking at market within a 60-mile radius in MdR.

Ms. Patricia Raye said she is not allowed to bring her boat into Burton Chace Park, does not understand why. She has requested written documentation indicating the reasons why she is not allowed in the park from Dusty Crane, Chief of Community and Marketing and Carolina Washington, Recreation Services Supervisor and has yet received a response. She commented that she has done nothing wrong, cleans up around the park and docks, and asked that the Commission investigate. She inquired about the ordinance approved to remove a designated and federal Anchorage from the Marina and who was responsible for this. She also said she has been informed that the Harbormasters have related to people that no anchorages are available and a 30-day notice

was required due to Dredging. Lastly, she expressed the rude treatment given to her by the Deputies of MdR Sheriff Station.

Mr. Robert Williams said he has been a liveaboard for 15 years and when he moved to Mariner's Bay he paid \$159 per month, paid \$25 per year in taxes and had a 34-foot sailboat. Two years ago he purchased a 38-foot sailboat, pays \$790 per month and \$1225 per year in taxes and doesn't even use the facilities. He said at Mariner's Bay there are over one hundred sneak-aboards who use the facilities. This is a big problem because they don't want to pay for it and if everyone paid their fair share of increases this would not be needed. Lastly, he said from this a lot of money is being lost because of this problem.

Commissioner Landini asked if the slip rent surveys could be standardized. Some are shown as per foot rental rates and others are monthly rates and this makes it hard to compare.

Mr. Wisniewski said by the next meeting he would have them all converted to lineal foot rate.

Mr. John Nahhas apologized to Chairman Searcy regarding all the emails that he has sent to him because it may not have been fair and feels totally responsible.

Chairman Searcy said he accepted his apology, but did not think all of his emails were fair because the marina has several issues, which are ongoing.

Mr. Nahhas expressed to Chairman Searcy that in his emails he asked twice for permission if he could give a presentation at the meeting.

Chairman Searcy said it would not be appropriate today at this meeting since the materials were not correct, but could make his presentation at the next meeting.

Mr. Nahhas said March of 2007, he was assessed a 50% rent increase for his slip fee. He immediately contacted Beaches and Harbors to investigate and found many peculiar things in reviewing the lease. He said in talking with the boaters was told that a 50% increase has never occurred before and asked that the Commission investigate this. He stated that he also asked Mr. Napolitano if his district ever had an increase this huge and he replied no. Mr. Nahhas suggested that Professor Edwards be contacted at Michigan State University who has done an extensive research on boating economics and recreational boating and would like to give a presentation. He said there is no supply in MdR and Fair Market Value consist of supply and demand so it's considered an oxymoron when discussing recreation. In the vacancy report it shows that there are no boat slips available, so Fair Market Value does not apply. He said the Marina was composed of 6000 boat slips, but now has 4500, which has caused a diminish of recreational opportunity for the people who want to come to MdR. He directed concerns and questions to the Commission stating that many boats are abandoned, being used as a tax write offs and the Sheriff's Department is aware of this; on a daily basis people are coming to California and there aren't any Harbors to accommodate them; Mariner's Bay increased their slips in sections instead of all at the same time several months apart; Lessees are reporting that there are vacancies in the Marina in reality there are none, in which they are manipulating the County. He stated that Market Value must be changed, the manipulation must be stopped and private Lessees should not be given extensions on leases and create a boater friendly Harbor. He informed the Commission that on July 4, 2007, someone from the Board of Supervisors was able to reserve a boat slip, which is first come, first serve and has documentation on video. Lastly, he stated that this Commission is in place and can disallow huge slip fee increases and to please take into consideration to investigate and would be making a presentation at next month's meeting.

Commissioner Lesser asked Mr. Nahhas if he could forward all of his documentation that he would be presenting at the next meeting to the Department of Beaches and Harbors within two weeks, so it

could be available for the mailing to the Commissioners and the public in order to give everyone time to review it before the meeting.

Mr. Nahhas said a petition was signed at the MdR Boat Show, it is confidential information, but was not allowed to submit it to the Commissioners. He stated that the public was asked to express their complaints regarding the Marina and the majority replied slip fee increases. He ended by stating, "There are no boater's rights."

Chairman Searcy said he doesn't know what to do if he can't see the petition that is considered to be confidential.

Mr. Nahhas also said he doesn't know what to do with this documentation.

**c. Complaint re Capri Apartments Affordable Unit Rent Overcharges and Refunds**

Mr. Wisniewski stated that from the June 13, 2007 meeting, the Department committed to report back regarding an allegation that one or more rental rates for the ten low-income senior units at Capri Apartments (Parcel 20) have been set in excess of allowable rates and also inappropriately charging parking. He said Mr. Faughnan of County Counsel reviewed this matter with the County's Community Development Commission on June 12, 2007, the Lessee was advised that it is using incorrect rental rates and improperly charging for parking. He also requested the Lessee to advise how it intended to resolve the issue of overcharges. In conclusion, he said a letter was sent to Mr. Sherman Gardner asking him to attend this meeting to address how he would resolve this issue, to come into compliance and refund the tenants, but Mr. Gardner as of today has not responded.

Mr. Faughnan stated that he has communicated with Mr. Gardner and he was provided with the correct schedule of rents, the statutory and regulatory authority for imposing them, as well as some worksheets to show him how the state calculates rents. He said they agreed to meet with the Community Development Commission (CDC) next week to review all the material and hopefully come to a resolution regarding this issue. He stated that County Counsel and CDC are onboard that the rents that are currently being charged are the incorrect rents and overall reflects how the rents are adjusted. He expressed that it is a real simple explanation for what is going on...the state determines rents by using a formula and what the Lessee is doing is calculating rent based on income adjusted on one person rather than two people.

Chairman Searcy said the Lessee made a mistake on calculating the rents and overcharged. They are meeting and the proper computation will be explained so they understand where they made their mistakes. He urged Mr. Faughnan to attend the meeting to calculate the overcharges and for the Lessee to refund the tenants. He said they also need to understand that there credibility, not only with the public but also with the Commission and Board of Supervisors begins to have serious problems if this continues. But would accept this as an honest mistake this time, but refunds must be given.

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

Ms. Maryann Weaver thanked the Commission for their final decision regarding this issue. She stated that their leases have expired on June 30, 2007, so hopefully this would be settled and they would be paying the correct rents.

Chairman Searcy asked if a new lease would be sought.

Ms. Weaver stated that the Lessee has only been giving six-month leases, so that is why the Lessee is able to make several changes. But in November of 2006, Mr. Babcock informed the Lessee of the correct rents, which they totally ignored.

Chairman Searcy said this should not happen and no one should be able to get away with this.

Mr. Faughnan said if they have to reimburse back rents they would strongly encourage the Lessee to pay interest.

Ms. Weaver commented that the tenants do not want to wait eighteen months to receive this back pay. She suggested that the Lessee be given a deadline such as seven days to refund their money.

Mr. Faughnan stated all those issues would be discussed at the meeting with them next week.

Mr. Jun Yang submitted documents to the Commission to show what the correct rents should be, what the Lessees are charging the tenants and what is due back to the tenants.

Chairman Searcy said it would be interesting to see if Mr. Yang, County Counsel and Capri Apartments all have the same computations or if all three are different.

Mr. Yang read the figures that he calculated were due to the tenants, but said his total did not include interest and should be negotiated by the County. He said he included Ms. Weaver's letter to the Board of Supervisors, email letter sent to Mr. Babcock and the County. Lastly, he requested that a tenant be included as representative when County Counsel and G&K meet.

Mr. Faughnan stated that the first meeting would only consist of CDC, County Counsel and the Lessee. He said if a follow up meeting is necessary that could be arranged and does not agree with having a representative at this first meeting.

Chairman Searcy noted that the reported documentation be recorded that the Commission received a letter from Maryann Weaver, a copy of an email from Mr. Jun Yang to Mr. Blair Babcock.

## **6. STAFF REPORTS**

### **a. Ongoing Activities**

Mr. Wisniewski stated given the hour of the day suggested that the Commission receive and file the report unless the Commission had any questions.

Chairman Searcy asked if any Commissioners had any questions on this report. No questions were asked. Chairman Searcy moved that the reports were received and filed.

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

Ms. Nancy Marino stated that the Local Coastal Review is to be held on July 12, 2007, late afternoon in San Luis Obispo and asked if the Commissioners would make themselves present at this meeting.

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

Mr. William Vreszk stated that he addressed the Board of Supervisors a couple of weeks ago and by the time public comment was completed most people were represented. Also, his housing complaint is in process with Consumer Affairs. He commented on Mr. Wisniewski's statement that there is an independent review for slip fees by asking how does he get this independent review. He also asked when submitting complaints to Beaches and Harbors how does the public ever receive anything in writing, whether it be a complaint or a suggestion.

Mr. Wisniewski stated if there are questions or concerns pertaining to slip rental rates submit it in writing and a response would be given in writing. He said Consumer Affairs handles issues that are non-rental related and commented that they are doing a good job.

Ms. Nancy Marino said that in 2006 regarding the EIR Parcel Option Mr. Faughnan advised the Commission that they were in legal purview to recommend approval even though the project was in violation of the certified LCP because; 1) it was an option not a lease; 2) the Commission was making a recommendation not a decision it was advisory only and 3) there were plenty of other opportunities in the entitlements process for the project to be rejected. She asked the Commission to consider the wisdom and necessity for having a Masterplan for MdR to resolve some of the contentious and very real concerns that it has. She commented on a study about the death of New York City in the 1970's where the results of over building drove the middle and upper class out of the city because they could not afford to live there. From this they lost the tax base that they were anticipating from all of the development. She said development is good and is not trying to stop it. Growth is important, but does not want to see the County's growth and the public only be allowed to respond to when the County has proposed. She commented that Mr. Wisniewski stated that the LCP is the closest to a Masterplan and yet the County is not following it. In conclusion, she asked that the Commission do their part where MdR gets developed in a good way and not piecemealed.

Commissioner Landini said when the LCP was going to be reviewed again by the Coastal Commission, Beaches and Harbors was going to forward the document and respond to the Commission.

Mr. Wisniewski stated that the report was filed by the Coastal Commission staff and is on the agenda for July 12, 2007. The County would be given up to one year to respond and that response would be submitted to the Commission. He commented that the Masterplan is the LCP for MdR, which says it can be amended up to three times a year and that there is a process.

Chairman Searcy stated that the Coastal Commission covers the entire state and is in charge of the LCP Masterplan. The Commission does not control when they meet.

Mr. Wisniewski stated that the Coastal Commission was going to put it on the October agenda, which would have been held in the Los Angeles/Long Beach area. But because the Save the Coalition Foundation complained it was being delayed, the Coastal Commission scheduled it on the next available meeting date, which is in San Luis Obispo. He explained the process and stated that it is very lengthy. He said the LCP is the Masterplan for MdR and any plan has to have a provision for its change. When the Department brings its proposals before the Commission and it requires an LCP Amendment that's within the confines of the Masterplan for MdR.

Ms. Marino responded pertaining to the Coastal Commission being in charge of the LCP. She said this is not accurate. She they are responsible to certify the LCP, but the LCP is a plan the Coastal Development Permit process is given to the local governing body. The LCP sets the rules and standards and the Coastal Commission is required to review it every five years, which they did not do after nine years the Coalition sued to have it done. The Coalition won the lawsuit in 2005 and the process was begun. She said Mr. Wisniewski did not have time to prepare comments, but did a draft review and then a full year for response and comment that went through June 2006. A draft of the final report was issued July 20, 2006 and was scheduled for August hearing in San Pedro/Long Beach. There has not been delayed one year and seems to continue.

Mr. Wisniewski stated the year officially starts when the Coastal Commission adopts the staff report and then the County has to go on record with a response. Has met with the Coastal Commission on several occasion and expressed a number of concerns to the report. He said he or Andi Culbertson will be at the meeting and considering given the absence of Peter Douglas, Director of the Coastal Commission that this item be held over, until he can be able to attend. Talked to him personally and was given his assurance on a number of issues and feels that it is appropriate for him to attend, when it is first heard by the Coastal Commission.

Commissioner Lesser stated that the rents the land is not being appraised correctly when Leases are discontinued with Lessees therefore this is depriving the County of revenue. He said when all the written reports are received in the next two weeks, also wants a report on how land is appraised.

Mr. Wisniewski answered immediately stating that every proposal that goes before the Board of Supervisors is required to have been appraised by MAI Certified Appraisers and is ensured that it is at least Market Value.

Chairman Searcy asked once the lease is executed does the appraisal become public information.

Mr. Wisniewski said yes and there is also a periodic rent re-negotiation clause in all the leases.

Mr. Nahhas said that Beaches and Harbors has the appraisals and has personally spoken with Kerry Silverstrom and the Real Estate office and they reply that they don't have them.

Chairman Searcy stated that if he has requested a copy of an appraisal for a transaction that is already executed that material should be made available because it a public document. There should be no problem if a request is submitted for him to receive a copy.

Mr. Faughnan said appraisals of property that are subject to negotiations are exempt from disclosure under the Pubic Records Act until the conclusion of that negotiation, acquisition or contract. This does not say that there is not possibly other privileges that are attached to that document and it would be reviewed individually ad determined if it is appropriate to disclose it at that time it is requested.

The Commissioners all agreed that they would like to know if something is requested and denied. Would like to know why.

Mr. Faughnan said each time a document is requested a response is made that it is either available or the reasons are given why it is not available.

Chairman Searcy said if a request is verbally given at the counter and a verbal response is given at the counter then there is no written record and informed the public to always give a written request.

Mr. Nahhas said qualitative analysis needs to happen and in order for the Commission to make any decisions should be reviewing data. From the two-three months has found that all of the data and not been given. He said Beaches and Harbors has responded in regards to his boat slip 50% slip fee increase, and will make copies and submit at next months meeting. He said the Department has cited all of the marinas as to what the price for foot is. He asked how this data was calculated and received a response from Kerry Silverstrom who said that the Lessees are called and asked what they are charging.

Chairman Searcy said there is a lot of other data being examined and this is not a simple problem. He also stated that there is a process.

Mr. Nahhas concluded saying that Pier 44 is the garbage pit of MdR and has the highest rent on the report analysis.

## **ADJOURNMENT**

Chairman Searcy adjourned the meeting at 12:09 p.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 August 8, 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 Regulatory -- to be determined	
2	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- all parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
3	55/56/W -- Fishermans Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- all parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007	Shared parking analysis
4	64 - Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- all parking required of the project to be located on site	Proprietary -- term sheet under negotiation 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 * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- all parking required of the project to be located on site	Proprietary -- lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; Regional Planning application in preparation	
6	10/FF -- Neptune Marina/ Legacy Partners	Jim Andersen	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- term sheet approved by BOS August 2004; lease documents in process Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006	LCP amendment to allow apartments on Parcel FF Parking permit to allow some replacement public parking off site Replacement of Parcel FF open space 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) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet initialed Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006	Timeshare component Wetland
8	100/101 - The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- all parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal 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 * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet initialed 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 Regulatory -- to be determined	
11	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior care facility * 3,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- all required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- term sheet approved by BOS August 2005; lease documents in process Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006, awaiting hearing date	LCP amendment to allow proposed use Parking permit for senior care facility Parking permit to allow some replacement public parking off site
12	33/NR -- The Waterfront	Ed Czuker	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- 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 Regulatory -- DCB concept approval August 2004; revised project pending DCB consideration	LCP amendment to allow proposed use 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 * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- all parking required of the project to be located on site	Proprietary -- lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005; 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 * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application filed in preparation	LCP amendment to allow proposed use 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> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 87-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- all parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- lease documents in process Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed July 2006 <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21
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 Parking -- all parking required of the project to be located on site	Proprietary -- lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above

# PROJECT STATUS REPORT - KEY

The map is a detailed site plan of a development project. It shows various lots, roads, and numbered markers (1-16) indicating specific locations. The map includes a north arrow pointing towards the top-left. The streets shown are Washington Boulevard, Lincoln Boulevard, Admiralty Way, Felt Way, Via Marina, Via Dolce, and Boracay Way. The lots are numbered with various codes (e.g., 11, 10, 9, 12, 13, 14, 15, 16, 12, 11, 10, 9, 103, 102, 101, 100, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200). The numbered markers (1-16) are placed at various locations on the map, indicating specific points of interest or project status. The map also shows various other features such as the Admin Building, Neptune Apts, Hotel and Park Site, Future Apts, and various other buildings and structures.

rev 6/29/06

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