



To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, September 20, 2007, 2:00 p.m.

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

Design Control Board Members

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

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

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

2. **Approval of Minutes**

May 31, 2007 and July 19, 2007

3. **Design Control Board Reviews**

A. **Parcel 102 – Archstone Marina del Rey – DCB #07-009**

Approval of the record of the DCB's August 30, 2007 action for conditional approval of storage area renovations

B. **Parcel 97 – Marina Beach Shopping Center – DCB #07-010**

Approval of the record of the DCB's August 30, 2007 action for conditional approval of signage for Citizens Bank

C. **Parcel 76 – Marina Towers – DCB #07-011**

Approval of the record of the DCB's August 30, 2007 action for conditional approval of exterior renovations

D. **Parcel 50 – Waterside Marina del Rey – DCB #07-012**

Approval of the record of the DCB's August 30, 2007 action for approval of signage for Pinkberry

E. **Parcel 50 – Waterside Marina del Rey – DCB #07-014**

Approval of the record of the DCB's August 30, 2007 action for partial approval of exterior renovations for The Counter

4. Old Business

- A. Parcel 95 – Marina West – DCB #07-013
Consideration of signage for Lennar Urban

5. New Business

- A. Parcel 97 – Marina Beach Shopping Center – DCB #07-015
Consideration of temporary identification signage for Citizens Business Bank
- B. Parcel 8 – Bay Club Apartments & Marina – DCB #07-016
Consideration of repainting

6. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
- Board of Supervisors Actions on Items Relating to Marina del Rey
 - Local Coastal Program Periodic Review Update
 - Small Craft Harbor Commission Minutes
 - Marina Design Guidelines Update
 - Redevelopment Project Status Report
 - Marina del Rey and Beach Special Events
- C. Marina del Rey Shopping Centers – Hours of Illumination
- D. Selection of Marina Design Guideline Task Force Member

7. Comments From The Public

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

8. Adjournment

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

Project Materials: All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; and Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595.

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

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



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

September 13, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director 

SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS:
DCB REVIEWS #07-009, #07-010, #07-011, #07-012, and #07-014**

The Design Control Board's actions from August 30, 2007 are attached:

- A. Parcel 102 – Archstone Marina del Rey – DCB #07-009
- B. Parcel 97 – Marina Beach Shopping Center – DCB #07-010
- C. Parcel 76 – Marina Towers – DCB #07-011
- D. Parcel 50 – Waterside Marina del Rey – DCB #07-012
- E. Parcel 50 – Waterside Marina del Rey – DCB #07-014

SW:CM:CS
Attachments (5)

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #07-009

PARCEL NAME: Archstone Marina del Rey

PARCEL NUMBER: 102

REQUEST: Consideration of storage area renovations

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

CONDITIONS:

- 1) Building color to be the same Pantone yellow as the base of the adjacent apartment building;
- 2) Applicant to return in 60 days with a landscape plan for a sustainable plant palette along the building face of Dell Ave.;
- 3) Applicant to correct the surface water problem on Dell Ave.; and
- 4) Applicant to submit a correct drawing showing the footprint of the building on the property, the overhang of the building and the property line. If information received as a result of the newly submitted plans indicates a different footprint, property or boundary lines, then the Board has the authority to reconsider the entire approval.

MEETING DATE: August 30, 2007

DRAFT

**DESIGN CONTROL BOARD REVIEW
DCB #07-010**

PARCEL NAME: Marina Beach Shopping Center

PARCEL NUMBER: 97

REQUEST: Consideration of signage for Citizens Business Bank

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

CONDITION: Applicant to return with the hours of illumination for the signs.

MEETING DATE: August 30, 2007

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #07-011

PARCEL NAME: Marina Towers

PARCEL NUMBER: 76

REQUEST: Consideration of exterior renovations.

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

CONDITIONS:

- 1) Applicant to return with a redesign and relocation of phone booth;
- 2) Applicant to return with alternative designs for the three monument signs and for the retail identity signs;
- 3) Applicant to replace wood screening materials with black aluminum;
- 4) Applicant to return with revised lighting plan; and
- 5) Applicant to explore alternatives to palm trees.

MEETING DATE: August 30, 2007

DRAFT

**DESIGN CONTROL BOARD REVIEW
DCB #07-012**

PARCEL NAME: Waterside Marina

PARCEL NUMBER: 50

REQUEST: Consideration of signage for Pinkberry

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

CONDITIONS: None

MEETING DATE: August 30, 2007

DRAFT

**DESIGN CONTROL BOARD REVIEW
DCB #07-014**

PARCEL NAME: Waterside Marina

PARCEL NUMBER: 50

REQUEST: Consideration of exterior renovations for The Counter

ACTION: Roll-up windows approved as submitted, with the remainder of the application continued.

CONDITIONS: None

MEETING DATE: August 30, 2007



To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

September 13, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

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

Item 4A 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.

Hours of Illumination

The sign cabinets will be internally lit, with the proposed hours of lighting to be until midnight every night. These hours are shorter than the other tenants on the parcel, whose hours of illumination are 5:00 pm to 5:00 am every night for Coldwell Banker and 7:15 pm to 2:00 am (floodlights) and 24/7 (neon sign) for Islands.

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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Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

September 13, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 5A – PARCEL 97 – CITIZENS BUSINESS BANK –
DCB #07-015**

Item 5A on your agenda is a temporary 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 to allow two three-foot high by six-foot wide banners to be mounted horizontally from the façade above the business premises through December 31, 2007.

Both temporary banners will be white canvas with burgundy #230-49 vinyl copy in a Bodini Bold font and will read "Citizens Business Bank" with a corporate logo. One banner will be mounted on the north façade (facing Washington Blvd.) and one will be mounted on the east façade (facing Palawan Way).

STAFF REVIEW

The Department believes the proposed temporary banners are in conformance with the 1971 *Revised Permanent Sign Controls and Regulations*, which allows these signs during the period of review for a permanent sign program (DCB Item #07-010). It is recommended that your Board approve the temporary 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 #07-015, with the condition that the applicant obtains further review and approval of the signage by the Department of Regional Planning.

SW:CM:IL:ks



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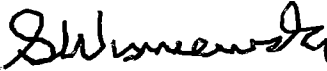


Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

September 13, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director 

SUBJECT: **AGENDA ITEM 5B – PARCEL 8 – BAY CLUB APARTMENTS & MARINA – DCB #07-016**

Item 5B on your agenda is a submittal by Decron Properties Corp. (Applicant) for consideration of repainting the exterior balcony trim on 205 apartment units at the Bay Club Apartments, located at 14035 Tahiti Way, Marina del Rey.

Project Description – Applicant proposes to repaint the exterior horizontal trim below the roofline as well as each balcony trim, which includes railing and supporting balusters, on levels 1 through 3 for 205 apartment units with the following colors:

- Horizontal trim: Wooded Area, DE – 6130;
- Balcony, Level 3 Balusters: Adobe, DEC – 726;
- Balcony, Level 2 Balusters: Roman Brick, DEC – 713; and
- Balcony, Level 1 Balusters: Black Walnut, DE – 6063.

STAFF REVIEW

The 205 units at the Bay Club Apartments are contained in two buildings, each with three stories of apartments with underground parking. The apartment buildings will retain the existing stucco color, while the trim and balustrade of 205 apartment unit balconies will be repainted. There is a separate building housing the business office and tenant amenities (fitness center, lounge, etc.), however, no painting of this facility is being proposed at this time. Staff believes the proposed color palette is acceptable and will give the facility a more attractive and modern look.

The Department recommends APPROVAL of DCB #07-016, as submitted.

SW:CM:IL:ks



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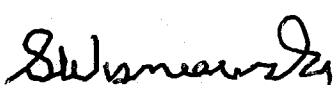


Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

September 13, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director 

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

Item 6A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs and canopies. Since our last report, the Department issued the following:

- TP #07-009 -** Temporary permit for three business identification banners at Lennar Urban at Marina West Shopping Center. The items are permitted through September 29, 2007.
- TP #07-010 -** Temporary permit for one canopy at the Café del Rey parking lot. The item was permitted on September 6, 2007 only.
- TP #07-011 -** Temporary permit for nine canopies at the Ritz-Carlton sport court area. The items were permitted from September 10 - 12, 2007 only.

Additional information is provided in the attachments.

SW:CM:CS:ks
Attachments (3)



To enrich lives through effective and caring service



August 27, 2007

Jill Peterson
Pacific Ocean Management
13575 Mindanao Way
Marina del Rey, CA 90292

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

**TEMPORARY BANNERS AT LENNAR URBAN (P-95)
(TP 07-009)**

Dear Ms. Peterson:

By means of this letter, Lennar Urban is permitted to mount three (3) temporary business identification banners at their premises at 480 Washington Blvd, Marina West Shopping Center. All banners will be blue (PMS-289) canvas with white copy and a Pier Pointe corporate logo, as detailed below:

- One 27" x 166" banner to be mounted over the existing façade sign on the west (facing Washington Blvd) side of the facility, stating "Home Studio"; and
- Two 49" x 80" banners to be mounted on the existing pole sign cabinet at the northwest corner of the facility, facing Washington Blvd traffic flow. The north-facing banner will state "Home Studio" and "Coming Soon"; the south-facing banner will state "Home Studio".

While the banners themselves are larger than the allowable maximum area of three feet by six feet, the text portions of the banners are all within the allowable dimensions. The banners are permitted from August 29, 2007 through September 29, 2007. They must be removed by noon on September 30, 2007. Failure to remove the banners by this time will result in their removal and storage by the County of Los Angeles at your expense.

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

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Charlotte Miyamoto, Chief
Planning Division

SW:CM:CS



To enrich lives through effective and caring service

August 29, 2007

Michael Morrisette
Café del Rey
4451 Admiralty Way
Marina del Rey, CA 90292



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

**TEMPORARY CANOPY AT CAFÉ DEL REY
(TP 07-010)**

Dear Mr. Morrisette:

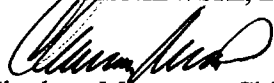
By means of this letter, Café del Rey or their representative is permitted to place one temporary canopy frame on the café premises at 4451 Admiralty Way, Marina del Rey. The canopy frame will be sized as follows and placed according to the submitted site plan:

- One 15-foot by 20-foot canopy frame, oriented with the long axis running east-west, on the southwest side of the parking lot.

The canopy frame is permitted on September 6, 2007 only, and must be removed by noon on September 7, 2007. Failure to remove the frame by this time will result in its removal and storage by the County of Los Angeles at your expense. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR


Charlotte Miyamoto, Chief
Planning Division

SW:CM:CE

Cc: Wayne Schumaker
Mark Spiro
Lynn Atkinson
Steven Green
Michael Kerzie
Maureen Sterling



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September 5, 2007

Summer Reynolds
Santa Monica Bay Young Presidents Organization.
28 Packet Road
Rancho Palos Verdes, CA 90275



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

**TEMPORARY CANOPIES AT THE RITZ-CARLTON HOTEL
(TP 07-011)**

Dear Ms. Reynolds:

By means of this letter and the appropriate permits from the County of Los Angeles Department of Public Works, Building and Safety Division (310-534-3760) and the Fire Department (310-358-2380), the Marina del Rey Ritz-Carlton and Santa Monica Bay Young Presidents Organization are permitted to place nine (9) canopies on the hotel premises at 4375 Admiralty Way, Marina del Rey. The canopies will be sized and placed as follows:

- One 20-foot by 80-foot white vinyl canopy, oriented with the long axis north-south, on the center of the sport court area.
- One 10-foot by 50-foot white vinyl canopy, placed with the long axis north-south, on the northwest side of the sports court area.
- One 10-foot by 40-foot white vinyl canopy, placed with the long axis north-south, on the northeast side of the sports court area.
- Two 10-foot by 30-foot white vinyl canopies, placed with the long axis north-south, one on the southeast side of the sports court area, and one on the south-west side.
- One 10-foot by 20-foot white vinyl canopy, placed with the long axis north-south, on the southeast side of the sports court area.
- One 8-foot by 32-foot white vinyl canopy, placed with the long axis east-west, on the north side of the sports court area.
- One 8-foot by 22-foot white vinyl canopy, placed with the long axis east-west, on the south side of the sports court area.
- One 8-foot by 8-foot white vinyl canopy, placed with the axis northwest-southeast, on the southwest side of the sports court area.

The canopies are permitted from September 10, 2007 to September 12, 2007, and must be removed by noon on September 13, 2007. Failure to remove the canopies by this time will result in their removal and

Ritz-Carlton Temporary Tents
September 5, 2007
Page 2 of 2

storage by the County of Los Angeles at your expense. Please note: during this event, public access along the waterfront promenade must be maintained. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR



Charlotte Miyamoto, Chief
Planning Division

SW:CM:CE

Cc: Wayne Schumaker
Mark Spiro
Lynn Atkinson
Steven Green
Michael Kerzie
Maureen Sterling



To enrich lives through effective and caring service

September 13, 2007



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

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

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

None

LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE

Coastal staff's revised Marina Local Coastal Program (LCP) periodic review report will not be calendared for the Coastal Commission's October 2007 meeting in San Pedro. Our understanding is that Coastal staff wanted adequate time to finalize its report before the hearing was calendared. We have been informed it is anticipated the hearing will be scheduled for the Commission's January 2008 meeting to be held in either Los Angeles or Orange Counties.

SMALL CRAFT HARBOR COMMISSION MINUTES

The Small Craft Harbor Commission meeting scheduled for September 12, 2007 was cancelled due to lack of a quorum.

MARINA DESIGN GUIDELINES UPDATE

Keith Gurnee of RRM Design Group, the consultant selected to develop Marina Design Guidelines, presented to the Design Control Board on August 30, 2007 the design principles that will be the foundation of the guidelines. Mr. Gurnee's presentation included details about the process for developing the guidelines and the role of the ad hoc task force. It was proposed that one member from the Design Control Board participate on the task force, and Item 6D on this month's agenda provides for your Board to select a task force representative.

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

DISCOVER MARINA DEL REY DAY 2007

Sponsored by the Los Angeles County Department of Beaches and Harbors
and Arrowhead Mountain Spring Water
Burton Chace Park
Sunday, October 7
11:00 a.m. to 4:00 p.m.

Discover Marina del Rey Day 2007 is a community event that can be enjoyed free of charge to the public, featuring booths from various organizations on health, safety and the environment, plus games, music, face painting and a children's marionette show. Visitors who wish to use the popular inflatable games can pay \$5.00 for a wristband. Food and soft drinks are also available for purchase at the park's restaurant, Café Lorelei, throughout the day.

Parking at a reasonable rate is available in County Lot 4 near the venue and in County Lot 5 on Bali Way.

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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC
All concerts from 2:00 - 5:00 p.m.

Saturday, September 15

La Cat, playing Reggae

Sunday, September 16

CJS Quintet, playing Classic Jazz, Bebop, Swing, Latin

Saturday, September 22

Eric & The Diamond Cutters, performing a tribute to Neil Diamond

Sunday, September 23

Son Candela, playing Latin Jazz

Saturday, September 29

X Town Traffic, playing Funk & Groove

Sunday, September 30

Susie Hansen Latin Band, playing Latin Jazz
2:15 – 5:15 pm

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

BEACH EVENTS

DRIVE-IN AT THE PIER

Santa Monica Pier

Thursday Evenings through September 27 at Sunset

You won't need your car to enjoy the classic ambiance of this very special event. Just bring something or someone to keep you warm as the Pier screens a fun, family-oriented film on a huge screen under the night sky every Thursday evening through September 27 for a great cause, The Cancer Relief Fund. Admission is FREE, but tickets will be required for entry. Get your tickets at the Santa Monica Visitor's Center location at 1920 Main Street and Santa Monica Convention and Visitor's kiosk at 1400 Ocean Avenue. Doors will open at 7:00 p.m.

Public Parking is available in the Beach Lots near the Pier for \$5-\$8 per vehicle. Please check hours and cost of the lots before parking. You can also walk, bike or ride the bus!

The remaining line-up, featuring fun family classics, is as follows:

September 20 - *Roman Holiday*

Audrey Hepburn and Gregory Peck star in this immortal classic about an Italian princess who escapes her royal confinements and falls in love with an American newsman. Pretend you're on holiday as well - Castello di Gabbiano winery will host a tasting of its selections in the wine pavilion from 6:30 to 8:30 p.m.

September 27 – *Moonstruck*

In honor of Moonstruck's 20th anniversary, join us early this evening for a wine tasting in the pavilion and a cooking demonstration starring Chef Claud Mann of "Dinner and a Movie", courtesy of Presenting Sponsor Tuscany's Castello di Gabbiano winery! The wine pavilion will be open from 6:30 to 8:30 p.m. and will feature a selection of Castello di Gabbiano wines. Demonstration takes place at 7:00 p.m., movie rolls at 8:00 p.m.

For tickets and further information call: The Santa Monica Pier at (310) 458-8900 or visit website www.smff.com.

2007 NAUTICA MALIBU TRIATHLON

Zuma Beach
September 15 -16

Saturday Festival Gears Up for the Triathlon! See you at Zuma Beach, the Nautica Malibu Triathlon site, **Saturday, September 15**, from 1:00 to 5:00 p.m. for a Spectator Festival, Sandcastle Demo and Instructional Clinics. Marvel at the Sandcastle sculptors, take in an instructional clinic by top triathletes and trainers, and enter to win exciting prizes! ALL activities FREE to the public, great for the whole family.

Schedule of Events:

10:00 a.m. - Sand castle demo begins
1:15 p.m. - Bike clinic at the Main Stage
2:00 p.m. - Nutrition clinic
2:45 p.m. - Triathlon clinic with professional triathlete
3:30 p.m. - Swim clinic at the Main Stage

Nautica Malibu Triathlon, Zuma Beach, Sunday, September 16, 2007 proceeds go to the Elizabeth Glaser Pediatric Aids Foundation. The Elizabeth Glaser Pediatric AIDS Foundation is the leading worldwide nonprofit organization dedicated to identifying, funding and conducting pediatric HIV/AIDS research, preventing mother-to-child transmission of HIV, and promoting global education, awareness and compassion about HIV/AIDS in children. Triathlon begins at 7:15 a.m. and registration is required. The parking lot will close at 7:00 a.m. to not disrupt the course, so please arrive before then to ensure you don't miss anything! It is highly recommended that you arrive before 7:00 a.m., but if you arrive late, there will be very limited parking available at Malibu High School, located at 30215 Morning View Road.

For registration and further information call: Michael Epstein Sports Productions (818) 707-8867 or go to www.mesp.com.

FREE FISHING DAY Saturday, September 22

The Department of Fish and Game offers a "Free Fishing Day" Saturday, September 22. There is no fishing license required to fish in California on this day. This is a great, low-cost way to give fishing a try.

For more information call: The Department of Fish and Game at (916) 227-2245 or visit <http://www.dfg.ca.gov/licensing/fishing/freefishdays.html>.

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of September 12, 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 approval August 15, 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

WASHINGTON BOULEVARD

LINCOLN BOULEVARD

ADMIRALTY WAY

FELT WAY

VIA MARINA

VIA DOLCE

NEPTUNE APTS

HOTEL AND PARK SITE

FUTURE APTS

ADMIN BUILDING

BORACAPAWAY

THRETT WAY

DULAN WAY

BALT WAY

MILANO WAY

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To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

September 13, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 6C - HOURS OF OPERATION FOR BUSINESSES IN MARINA DEL REY

At the August 30, 2007 DCB meeting, your Board requested a report on the hours of operation for businesses operating on Parcels 97 (Marina Beach Shopping Center) and 50 (Waterside Marina del Rey). The attached table provides an overview of the hours of operation and signage illumination for businesses on both parcels.

Historically the Design Control Board has allowed illumination of signage at a parcel until the latest-open tenant. In some select cases, signage illumination has been allowed to stay on even later to address specific security concerns.

Based on the information provided by the Parcel 97 lessee, the lessee is in violation of the permit condition requiring all lights (except for security and scone lighting) to be turned off at 11:00p.m. when the business with the latest hours closes for the night. Consequently, we have issued the lessee a notice of violation with direction to comply with the permit condition previously approved by your Board.

The Department recommends that your Board continue to allow signage illumination until the latest-open tenant.

SW:CM:CE

Attachment

HOURS OF OPERATION AND SIGNAGE ILLUMINATION				
Business/Parcel	Business Hours		Hours	Hours of Illumination
Marina Waterside (P-50)				
All tenants operate Mon-Thurs 10-7, Fri & Sat 10-8, Sun 11-6, with the exception of the following:				
Ralphs	24/7			24/7
California Pizza Kitchen	Monday-Thursday	11am - 10pm	**	
	Friday-Saturday	11am - 11pm		
	Sunday	11:30am - 10pm		
Le Marmiton	Sunday-Thursday	8am - 10pm	**	
	Friday-Saturday	8am - 11pm		
Bank of America	Monday-Friday	9am - 6pm	**	
	Saturday	8am - 2pm		
	Sunday	Closed		
Post Office	Monday-Friday	8:30am - 7pm	**	
	Saturday	9am - 5pm		
	Sunday	Closed		
**All signs are turned off 30 minutes after the last restaurant closes, except for Ralphs.				
Marina Beach Shopping Center (P-97)				
Only the following tenants have illuminated signage:				
Beyond Beauty Supply	Monday-Sunday	9:30am-8pm		7:30pm-11:30pm
Citizens Business Bank	Monday-Thursday	9am-5pm		waiting for DCB approval
	Friday	9am-6pm		
Frankie & Johnnie's Pizza	Monday -Sunday	10:30am-12am		7:30pm-12am
Marina Pet Spa	Tuesday-Saturday	9am-5pm		7pm-12am
Noah's Bagel	Monday-Friday	5:30am-6pm		7:30pm-4am
	Saturday-Sunday	6am-10pm		7:30pm-4am
Talk of the Town	Monday-Sunday	8am-8pm		8pm-5am
UPS Store	Monday-Friday	9am-7pm		5:30pm-4am
	Saturday	9am-5pm		5:30pm-4am
Wells Fargo	Monday-Friday	9am-6pm		8pm-8am
	Saturday	9am-4pm		
Wolf's Liquor	Monday-Thursday	7am-11pm		7:30pm- 2am
	Friday-Saturday	7am-12am		
	Sunday	7am-11pm		



To enrich lives through effective and caring service



September 13, 2007

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 6D - SELECTION OF MARINA DESIGN
GUIDELINES TASK FORCE MEMBER**

Item 6D on your agenda is to select a member to represent the Design Control Board on the task force being formed to assist in the development of the Marina Design Guidelines. On August 30, 2007, Keith Gurnee of RRM Design Group made a presentation to your Board on the Marina Design Principles and described the role of the task force. A copy of the Principles is attached.

SW:ks
Attachment

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I. Introduction

1. Marina Design Principles Overview

In collaboration with a subcommittee of the Design Control Board, a draft set of Marina Design Principles has been created to guide the crafting of a new set of Marina Design Guidelines (MDG) for Marina del Rey. After the subcommittee's review of the draft principles, these Refined Marina Design Principles have been prepared for the review of the Design Control Board.

2. The new Marina Design Guidelines will:

- Emphasize the need for simplicity and clarity
- Be presented in a clean, concise, and user friendly format
- Clarify both the design of public realm and private leasehold improvements
- Balance guidelines vs. standards
- Suggest treatments for the waterfront walk, streetscape appearance, wayfinding, landscaping, lighting, and the pedestrian and boater experience
- Illustrate examples of successful designs

3. The Marina Design Principles will:

- Be used to guide the development and processing of a new set of Design Guidelines for Marina del Rey
- Describe how the MDG can create more cohesion, continuity, consistency, and connectivity in Marina del Rey
- Recommend techniques for creating a user friendly document for Department of Beaches and Harbors staff, Regional Planning staff, residents, and leaseholders and their development teams
- Be developed in collaboration with the Design Control Board and a Task Force to be appointed to provide input at key stages in the preparation and review of the MDG
- Guide the process of urban development by focusing on key areas where guidelines can have the greatest positive impact

II. Marina Design Principles

The following Marina Design Principles identify six primary principles with supporting objectives. These Marina Design Principles will be used to develop new Marina Design Guidelines (MDG) for Marina del Rey.

1. Celebrate the edge where land meets water ...

- Connect people to the waterfront by:
 - Providing continuous lateral public access along the entire waterfront of Marina del Rey
 - Providing access to the waterfront from the road and sidewalk network in Marina del Rey
 - Maintaining and accentuating an open-air feel
 - Providing a wayfinding system for pedestrians, boaters, bicycles, and vehicles so it is clear where there are opportunities to interact with the water's edge
 - Creating destinations along the Waterfront Walk that encourage ferry rides, boat rentals, watching boat races, bike rentals, dining, fishing, and watching wildlife
 - Encouraging public viewing of boating, recreation, and people watching
- Create boat watching opportunities by:
 - Encouraging walking along the promenade
 - Providing vista points at the water's edge
 - Offering waterside dining opportunities
 - Providing plazas or overlooks at strategic locations along the Waterfront Walk
- Connect people with the marina's natural elements by:
 - Providing seating for relaxation near the water
 - Offering public opportunities to get out over the water
 - Providing interpretive exhibits to inform the public
- Enhance services for boat users on the moles by:
 - Providing convenient parking to load and unload gear
 - Improving and maintaining boating support services
 - Providing temporary docking facilities in the harbor near public facilities and restaurants

2. Highlight the variety of parks and recreational opportunities in the Marina

- Provide active and passive recreational areas by:
 - Offering a variety of active and passive uses at Chace Park
 - Enhancing recreational activities and providing improved boating and beach facilities at Marina “Mother’s” Beach
 - Support private and public boater services
- Communicate the importance of restoration parks by:
 - Reassessing the role and function of Oxford Basin
 - Providing interpretive exhibits to educate the public about natural habitats within Marina del Rey
- Create gateway parks statements by:
 - Designing unique and attractive landscape features at Fiji and Bali Ways to announce entries into Marina del Rey
- Highlight open space areas by:
 - Illustrating the significance of Ballona Creek and Wetlands
 - Connecting bike and pedestrian paths to open spaces
 - Encouraging developers to create vest pocket parks for increasing the number of small green spaces
 - Incorporating parks at the water’s edge wherever possible

3. Provide a distinct character and functionality for streetscapes in Marina del Rey

- Maintain and emphasize a distinction between vehicle, pedestrian, and bicycle access by:
 - Offering alternate scenic routes for pedestrians and bicyclists
 - Providing direct service access that does not interfere with pedestrian experiences
 - Visually enhancing bike and pedestrian crossings
- Create a hierarchy of street experiences by:
 - Designing vehicular gateways with a distinct visual and spatial character
 - Creating distinctive landscaping for each street type (i.e., major and minor)
- Connect the street network with views into the Marina by:
 - Accentuating existing and new view corridors
 - Creating view corridors at key entry points
 - Providing public access through view corridors to allow pedestrians to go from sidewalks to the water's edge
 - Ensuring views to boats and water
 - Encouraging connections between new development, public spaces, and views
- Provide attractive and functional parking facilities by:
 - Incorporating landscaping distinctive to each mole
 - Buffering pedestrian ways to the waterfront from adjacent parking areas
 - Providing visual landmarks and wayfinding
 - Reducing visual clutter (i.e., storage areas, signage)

4. Establish a distinguishing identity for each mole as part of a larger whole

- Create a separate and distinct identity for each mole by:
 - Creating identifying gateways at the entries to each mole
 - Identifying each mole road with a distinct tree species, not specific grasses and flowers
 - Providing an implementation plan to slowly integrate new, distinct tree species
 - Modifying the Marina's overall plant palette to create a landscape distinctive to each mole
 - Creating waterfront gathering areas unique to each mole

5. Promote sustainable systems throughout Marina del Rey

- Improve health of natural systems by:
 - Protecting and promoting natural environments with Marina
 - Beautifying the Marina with a plant palette that conveys the Marina's identity and commitment to sustainability
 - Creating programs and incentives to reduce run-off pollution
- Connect people with natural elements by:
 - Providing experiences to get close to the water
 - Creating destinations for interpretive exhibits
 - Offering opportunities to appreciate wetlands
 - Encouraging wildlife viewing in habitat areas
- Introduce innovative "green" systems by by:
 - Developing LEED-inspired guidelines for new buildings that encourage integrating grey water, reusing materials, and taking advantage of natural wind patterns
 - Incorporate non-invasive compatible plants that bloom year-round
 - Encouraging low energy and water use to meet future energy supplies
 - Promoting techniques and practices to enhance the ecological health of the Marina
 - Considering the design of LEED-certified public buildings

6. Provide leasehold design guidelines for future developments

- Provide design guidelines for leasehold development by:
 - Providing clarity through a user friendly document that can be readily understood by staff, decision makers, residents, and applicants.
 - Encouraging projects that embrace and celebrate the water's edge
 - Promoting a fun, contemporary, "beachy" feel for new development
 - Avoiding designs that are franchise driven and artificially nostalgic
 - Allowing for flexibility and rewarding creative design through the timely processing of development applications
 - Recognizing the differences between redevelopment and remodeling projects and new development projects
 - Promoting the use of sustainable materials and green buildings

III. Marina Design Guidelines Task Force

1. Purpose of the Task Force

The purpose of forming the Marina del Rey Design Guidelines Task Force is to serve as an ad hoc working group composed of a mix of people of differing disciplines in Marina del Rey that would work within a defined time frame to review work products and provide feedback for refinement of those work products associated with the development of a set of Design Guidelines for Marina del Rey.

The reason for the appointment of such a group is the desire of Supervisor Don Knabe to receive broader based input on planning and design issues in Marina del Rey. Reaching out to lessees, residents, boating interests, and others with an interest in Marina del Rey will be important in building a more constructive dialog on design issues in the harbor.

2. Composition of the Task Force

The Marina del Rey Design Guidelines Task Force shall be composed of seven (7) members to keep it at a workable and efficient size. It needs to be a compact group that believes in their purpose and their charge as outlined in subsequent sections of this report. Therefore we believe Marina del Rey Design Guidelines Task Force should be composed at minimum with the following types of people:

- One member of the Design Control Board
- One member of the Marina del Rey Lessees Association
- One member of the Visitors and Convention Bureau
- One member of the LAX Coastal Area Chamber of Commerce
- One resident of Marina del Rey
- One representative of boating interests
- One member at large to be appointed by Supervisor Knabe

Design Control Board member Peter Phinney appointed to serve the 4th Supervisorial District has agreed to serve as the DCB member to the group. Appointments from the organizations, i.e. the Lessee's Association, the Visitors and Convention Bureau, and the LAX Coastal Area Chamber of Commerce should be selected by their own membership. Other representatives, i.e. the resident and the representative of boating interests, would be encouraged to apply for a position on the Task Force. Applicants would be interviewed by a team consisting of Peter Phinney of the Design Control Board, a representative of Supervisor Don Knabe's office, and T. Keith Gurnee of RRM Design Group.

Members wishing to serve on the Marina del Rey Design Guidelines Task Force should be willing to make a commitment of six months and to attend six monthly meetings during the course of the work effort. They will need to embrace the purpose, charge, and process associated with the development and processing of design guidelines for Marina del Rey as outlined below. The Task Force will provide input during the preparation of a Hearing Draft document that would be submitted to and acted upon by the Design Control Board within six (6) months of that date at which time the Task Force would be dismissed. All of their meetings will be open to the public and be publicly advertised. The recommended purpose, charge, and process will be considered by the Design Control Board at its meeting of August 30, 2007.

3. Staffing

The Task Force will be staffed by the Department of Beaches and Harbors Planning Department with assistance from RRM Design Group who will serve as the facilitators of the Task Force meetings to assist DBH staff in organizing, facilitating, and agendaizing meetings. Regional Planning staff will be invited to participate and provide technical advice during the process.

4. Time Frame

It is expected that it will take approximately one month from the date of the approval of the Design Control Board of the Design Guidelines Principles and the process for formulating and approving the Marina del Rey Urban Design Guidelines as expected on August 30, 2007. Therefore, we anticipate the activities of the Task Force to commence in late September or early October, 2007, and concluding in March or April of 2008.

5. Charge of the Task Force

RRM Design Group has prepared a refined set of Guiding Principles to be attached to this Memorandum of Understanding that will be distributed to prospective Task Force members before their appointment. This memorandum and its attachments will need to be followed closely by the Task Force in reviewing and providing input on the design guidelines. It is the Task Force's charge to respond to work products associated with a set of design guidelines that will be consistent with these approved principles.

In addition to these principles, the Design Control Board will also be considering a process by which these design guidelines would be prepared including a calendar of six task force meetings with specific purposes and desired outcomes for each session over a six month period. This process is outlined in Section VII of this Memorandum.

Finally, it should be understood that the design guidelines document derived from this process will be presented to the full Design Control Board for action and adoption in the spring of 2008. Upon their

approval by the DCB, the Design Guidelines will need to be taken to the Regional Planning Commission, the Board of Supervisors or the Coastal Commission for any subsequent action.

Therefore, the Marina del Rey Design Guidelines Task Force will be expected to work within this organized framework in developing a set of design guidelines that will bring about greater Marina del Rey and for many years to come.

6. Schedule, Purpose, and Desired Outcomes of Task Force Meetings

Outlined below is a series of six meetings that will guide the formulation and review of the Marina del Rey Design Guidelines document along with the purpose and desired outcomes of each meeting. After the initial meeting, each session will be devoted to both reviewing new work products and confirming directions for refinement on earlier work products.

Agendas for each meeting along with the work products to be produced will be delivered to committee members at least one week in advance of each meeting so that members can have ample opportunity to review and comment upon those products.

Task Force Meeting #1: Orientation and Organization

This initial session will be devoted to orienting the Task Force members to the tasks at hand including the review of goals, objectives, design principles, and the process by which the Task Force will formulate, review, and recommend as a Design Guidelines document to the full Design Control Board. This session will also be devoted to the selection of officers, i.e. Chairperson and Co-chair, resolution of a day certain for each month that will be devoted to the Task Force meetings, and establishment of communication and interaction protocols between the Task Force, the staff, and RRM Design Group.

Desired Outcomes: Selection of officers, calendar of Task Force meetings, and comments on goals, objectives, principles, and process.

Task Force Meeting #2: Visual Images Survey

This session will be an interactive one. Using RRM Design Group's CPS software as part of a Power Point presentation, contrasting images depicting differing treatments of various features in Marina del Rey, i.e. streetscape improvements, landscaping, street furniture, waterfront walk improvements, building architecture, etc. Task Force members would then be engaged to state their preferences for the desired imagery to be reflected in future work products.

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

May 31, 2007

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

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

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

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

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

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

2. Old Business

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

Further consideration of redevelopment project

Mr. Thompson gave a brief overview of the project.

Board Comments

Mr. Abelar asked the storage capacity of the boats.

Mr. Myers replied 346.

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

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

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

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

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

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

Mr. Abelar asked how large are the panels.

Mr. Myers replied 2 feet x 45 feet.

Public Comments

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

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

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

Mr. Gottlieb expressed concerns about the projects views.

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

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

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

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

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

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

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

Public comments closed

Board Comments

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

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

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

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

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

Mr. Wisniewski responded that was a distinct possibility.

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

Mr. Wisniewski replied correct.

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

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

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

Mr. Wisniewski replied that was correct.

Mr. Wisniewski asked County Counsel was his statement correct.

Mr. Faughnan replied yes that was correct.

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

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

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

Board Comments

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

See Attached

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

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

3. New Business

NONE

4. Comments From The Public

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

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

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

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

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

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

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

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

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

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

Public comment closed

5.

Adjournment

Meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Kimberly Monroe
Secretary for the Design Control Board

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

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

Tony Wong

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

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

Peter Phinney

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

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

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

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

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

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

Susan Cloke

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

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

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

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

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

DRAFT

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

July 19, 2007

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

Members Present: Susan Cloke, Chair, First District
David Abelar, Second District
Peter Phinney, A.I.A., Fourth District

Members Absent: Tony Wong, P.E., Fifth District

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

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Phillip Estes, Department of Regional Planning

Guests Testifying: Jason Pereira, Department of Public Works
Keith Gurnee, RRM Design Group
Marcia Hanscom, CLEAN, Sierra Club
Bruce Russell, Marina del Rey Resident
Carla Andrus, Marina del Rey Resident
Beverly Moore, MDR Visitors Bureau
Roz Walker, Marina del Rey Resident
Nancy Marino, Marina del Rey Resident
Sean Bergquist, Santa Monica Bay Restoration Commission
Steve Freedman, Marina del Rey Resident
Greg Schem, Harbor Real Estate
Dan Gottlieb, Marina Strand Colony II Resident
David Levine, Del Rey Shores
Stan Shipley, Nadel Architects
Charles Elliott, LRM, Ltd.
Jeremy Windle, Lighting Design Alliance
Daniel Christy, Marina del Rey Resident
Annie Infante, Playa Marina Walk-in Urgent Care
Virginia Hollywood, Del Rey Professional Assn.

Jeffrey Ibrahim, Solo Graphics
Jim Barnett, Ontario Neon
Jill Peterson, Pacific Ocean Mgmt.
David DeLange, Marina del Rey Resident

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

Ms. Cloke called the meeting to order at 2:10 p.m. Mr. Phinney led the Pledge of Allegiance. Mr. Phinney (Abelar) moved to excuse Mr. Wong from the meeting.

2. **Approval of Minutes**

Mr. Phinney (Cloke) moved to approve the May 17, 2007 as amended. [Unanimous consent]

Mr. Phinney (Cloke) moved to approve the June 28, 2007 as amended. [Unanimous consent]

The minutes for May 31, 2007 were held until the end of the meeting and subsequently not heard due to time constraints.

Public Comment:

Ms. Marino stated that the June 28th minutes stated that she submitted a copy of the County Code; she said she marked up a document but it was not the County Code.

Ms. Cloke asked staff to verify and put the correct title in the minutes.

Ms. Andrus stated that at the June 28th DCB meeting she submitted a letter for the record, which she expected it to be a part of the minutes. She stated that the public was not being fairly represented in the minutes.

3. **Design Control Board Reviews**

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

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

Mr. Phinney (Cloke) moved to approve DCB #07-007 as submitted. [Unanimous consent]

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

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

This item was held until the end of meeting and subsequently not heard due to time constraints.

5. **New Business (This item was taken out of agenda order)**

A. **Parcel P – Oxford Detention Basin – Briefing by Jason Pereira, Department of Public Works**

Mr. Pereira gave a presentation about the Oxford Detention Basin Multiuse Water Quality Enhancement Project.

Board Comments

Ms. Cloke asked Mr. Pereira to talk to his advisors about habitat flora, so when planting the baby species they are the correct ones for the water fowl that live there.

Mr. Pereira stated the Dept. of Public Works (DPW) were very familiar with habitat flora. He said the department has had some mitigation projects where biologists have been brought in and introduced a lot of the native species, so that was something that the department would definitely consider and incorporate into this project.

Ms. Cloke suggested that Mr. Pereira investigate State Recreation funds that were available for projects like this through the Propositions that were passed. She said there were regular cycling application processes and quite a bit of money identified for Southern California in that pool.

Mr. Pereira stated that the Public Works Grants coordinator was on top of these different grant opportunities.

Public Comments

Ms. Walker asked Mr. Pereira what “possible mitigation for the Admiralty widening project” meant.

Mr. Pereira said that meant some of the other project managers at Public Works that are working on a particular project are evaluating the possibility of using this project as mitigation for their project.

Ms. Walker asked if “mitigation of the Admiralty project” meant making it easier to widen the street.

Mr. Pereira said no.

Mr. Wisniewski added that at one time, one possible configuration of the Admiralty Way widening project included a slight encroachment to a portion of Admiralty Park; he said there would never be an intent to eliminate Admiralty Park. He suggested to Mr. Pereira for the next presentation that he gives on this project, that he get some clarification for the public.

Ms. Marino said that she hoped the DCB would put in their recommendation or strong statement against using passive recreation as a substitute or mitigation for the elimination of active recreation at Admiralty Park. Ms. Marino continued by saying she had the impression that the State recreational funds were a different issue from the mitigation for Admiralty widening and she wanted to clarify that it would be in the public's interest to have it under the State regulation.

Mr. Freeman was encouraged to hear about this project. He was curious of the timeframe and suggested that in the interim and until this project got underway that Beaches and Harbors and Public Works give attention to the superficial aspects of maintaining this area.

Ms. Andrus expressed disappointment with the Department for the poor job she said they have done on this flood basin. She said that dredging should have been done along time ago.

Mr. Bergquist said he would like to see this plan go forward. He said this was a historical part of the bio-wetlands, and he said that Santa Monica Bay Restoration had provided funding to treat water quality and address habitat and is interested in being involved in the project.

Ms. Cloke asked Mr. Pereira if Mr. Bergquist could be added to the stakeholders group.

Mr. Pereira stated that Public Works does work with the Santa Monica Bay Restoration Commission.

Ms. Cloke asked when Public Works would come back to the DCB.

Mr. Pereira stated it could be one to one and a half years.

Mr. Wisniewski stated that he thought it would be sooner than that and he would contact Public Works to expedite this sooner.

Ms. Cloke asked if interim cleaning was on the schedule.

Mr. Pereira was unsure of Public Works maintenance routine at this point, however he understood that Beaches and Harbors were partners in the clean up effort.

Ms. Cloke asked Mr. Pereira if he could verify that and give Mr. Wisniewski an update, for the next meeting.

Mr. Phinney's concern was that as the project appeared to be solely a Public Works project, he felt an opportunity might be lost. He suggested that Public Works explore funding sources for design consultants to help with the recreations aspects, specifically landscape designers and architect.

Mr. Pereira said DPW has an Architectural Engineering Division that has landscape architects, and they have contract consultants on call in place, and DPW intends to utilize their services.

4. Old Business

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

Mr. Wisniewski gave a brief introduction of the presentation.

Mr. Gurnee gave a presentation on the proposed strategic plan, based upon comments received from the public and the Design Control Board in previous public hearings. This refined design focuses on improvements to the beach, including a waterfront promenade with plazas, a new beach playground, water features, and new pier structures to enhance the public space. Alternative treatments to the picnic shelters are also included, along with modifications to the public spaces, pier shelters and the proposed parking layouts on the south side of the beach.

Public Comments

Mr. Freeman said there were many attractive elements in this plan. He had concerns on the water feature in the middle of the basin. He said this was a little basin used by kids and beginning sailors and beginning windsurfers. He encouraged them put something like that in, but not in the way that was illustrated.

Ms. Hanscom said that people would like to see a strategic plan and a master plan for the entire Marina, not one for each individual project. She said in terms of this particular project site she wanted to bring attention to shore birds currently using this beach, and said that the County has illegally put up wires and poles to prevent the birds from coming onto the beach.

Mr. Russell was opposed to the dedication of the open space to the Marriot Residence Inn; he felt by putting the pool there the public use of the beach would be pushed to either side. He felt the picnickers were not being favored by this plan.

Ms. Andrus said she liked the shore birds there and she thought the saltwater pool was a beautiful idea, but it didn't belong there. She suggested putting the pool on a different parcel. She said an Olympic size pool and a smaller size pool for children specifically could be a very nice project for the Parcel OT parking lot.

Ms. Moore said she was thrilled and grateful about the proactive approach that both the Department and the Design Control Board were taking about the bigger issue of capital improvements in this community. She said Chace Park, Mother's Beach and Oxford Basin were really important treasures and extensive pieces of real estate that needed to be improved for public use. She said she was interested in seeing that the additional plaza sites allowed for concessions to service the users of the promenade directly, and

she liked the increased parking. She applauded the multiple water features and the sitting areas along the promenade, and said the saltwater plunge was a really exciting idea.

Ms. Marino said the plaza in the center was a very good idea, but having that public plaza right in the middle of the Marriott hotel parcel and view from the public turned it partly into part of that Marriott project. She didn't think a private project should be in the middle of the public beach. She said in the Coastal Commission's review there was a discussion that the County was looking to move much of the public use of the Marina over toward Burton Chace Park and she felt that was wrong.

Mr. Estes asked Mr. Gurnee if there were any opportunities for bicycle parking facilities or access to transits.

Mr. Gurnee responded yes.

Ms. Cloke closed the public hearing.

Board Comments

Mr. Abelar referred to the parking lot slide and asked Mr. Gurnee if those were trees or bushes.

Mr. Gurnee stated they at there would be trees that were elevated above ground and no bushes.

Mr. Abelar asked if it would be possible to put the pool in different location for those who want to swim, but maintain the beaches as they were.

Mr. Gurnee said he imagined that was possible.

Mr. Phinney asked if RRM thought about including showers in the public restrooms. He said he would like them to think about expanding the vision to make those showers available not only to the people using the plunge pool, but to other people using the beach. He asked about a bus stop and wanted to make sure that got addressed. He encouraged RRM to look at a fourth landside water feature, he said the three that were presented were fantastic, but he could see another in the playground area. He applauded the plunge pool, but felt the location may be problematic. He cautioned about construction over the water, and felt it was problematic for the board. He wanted RRM to think about the pier structures and the pavilions at the end. He suggested looking at flooring and decking materials that were translucent.

Ms. Cloke thanked Mr. Gurnee for listening to what people have said to him and translating that into a plan. She said that the public talked about a Master Plan and the Board still would like to make sure that gets done. She agreed with Mr. Phinney about construction over the water. She said if it goes in front of the Marriott it's really a great advantage for them. She wants to make sure in the design that absolutely

everybody knows this will be a public pool. She said she thinks having the water features at the beach are playful and she supports putting one in the playground. She thought the water feature in the middle was beautiful, but that it would take away from public and boater use. She was really happy to see the concessions opportunity and stressed that they should be public as well. She stressed having transit stops, connecting the water taxi to the parking lot and to transit. She appreciated the parking lot design being a flat lot and not a building or parking structure. She suggested looking at native species of plants, trees. She asked that they get more informed on the different species on the beach like the shore birds to make sure we are protecting the species.

Mr. Phinney suggested the possibility of a water arch that would run from pier pavilion to pier pavilion.

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

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

Mr. Wisniewski gave a brief summary of the Board's May 31, 2007 action for disapproval of the proposed Boat Central project at Parcel 52 and GG.

Public Comment

Ms. Hanscom commented that the minutes needed to be clarified.

Mr. Schem stated that this project should not be moving on to the Department of Regional Planning, mainly because of the many different precedents in terms of previous practices of the DCB, County Code, the Board of Supervisors.

Ms. Marino asked the Board not to reconsider their previous action on the disapproval.

Mr. Bergquist said this site was immediately adjacent to the bio-wetlands ecological reserve and the site was a public parking spot and there was potential for future public access to bio-wetlands ecological reserve at this location. He said this was the only fully tidal connection existing immediately under this parcel to bio-wetland ecological reserve, and it would impact fish species that would use this as nursing habitat.

Ms. Andrus asked why the project wasn't going to Regional Planning.

Ms. Cloke explained that this was the public process; it goes to Regional Planning, and then to Coastal Commission where they would have the final say on this project. Ms. Cloke explained there was an established process of law that would have to be followed.

Mr. Freeman said he considers the Boat Central project to be a very dangerous proposal for Marina del Rey. He said the project would eliminate the only free parking lot in

Marina del Rey, and that building a huge project to extend out over the water would clearly encroach on public recreation particularly in the Marina.

Ms. Cloke closed the public hearing.

Board Comments

Ms. Cloke asked Mr. Faughnan if this project went to Regional Planning and Regional Planning agreed with this Board, did Regional Planning have the power to direct the applicant back to the Design Control Board, or would the project go to Regional Planning, the Board of Supervisors and then the Coastal Commission no matter what happens along the way.

Mr. Faughnan stated that the Regional Planning Commission could disapprove the project and he believes that applicant could appeal that decision to the Board of Supervisors and the Board would make a determination, or the applicant could chose to start the process over and it would start back at the DCB.

Mr. Estes said that Regional Planning could request that the applicant work with the DCB and come back to a subsequent meeting.

Mr. Abelar asked if the applicant could go directly to the Board of Supervisors, even if Regional Planning recommended only a change.

Mr. Estes said the applicant could appeal to the Board of Supervisors.

Mr. Phinney wanted clarification from County Counsel regarding the process.

Mr. Faughnan said the process was that the Board provides their comments to Regional Planning, the project moves on to Regional Planning, and then the Regional Planning decision could be appealed to the Board of Supervisors.

Mr. Faughnan pointed out that there was another section in the Minimum Standards called the Bulkhead Wall Protection, Section C51-C53 of the Minimum Standards that actually discusses conditions under which structures may be placed out over the water. These sections or the point of these sections is to protect the bulkhead, so there's a little "clear" zone around the bulkhead that cannot be used for structure. But that does not mean that structures cannot be built out over the water under these Minimum Standards.

Mr. Phinney (Abelar) moved that the Design Control Board reconsiders its action of May 31, 2007 DCB #07-005 consideration of Boat Central Parcel 55 & GG. [Unanimous consent]

Mr. Phinney (Abelar) moved for disapproval of DCB #07-005 for the following 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 over the water and believes it has the responsibility to preserve for the public the waters of the Marina for active boating and recreation, the visual access to the water, and the marine environment.**
- 2. The design of the project precludes a waterfront public promenade, thus putting it in conflict with the requirements of all other waterfront projects in the Marina.**

The Design Control Board directed that its verbatim comments on the Boat Central Project from the May 31, 2007 meeting be attached to the Board Review transmitted to the Regional Planning Department.

The Design Control Board requests the Regional Planning Commission either deny the application or remand the application back to the Design Control Board.

Mr. Phinney (Abelar) moved that the Design Control Board give the written language for the action to staff with attachments and the Design Control Board vote to approve that language as submitted. [Unanimous consent]

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

Further consideration of redevelopment project.

Mr. Elliott gave a brief overview of the revised project.

Ms. Cloke asked the applicant about the stormwater plan and the plant palette.

Mr. Shipley stated they were treating all of the site's stormwater through landscape medium before it leaves the site, resulting in filtered cleaner water exiting the site.

Ms. Cloke asked how high the water table was.

Mr. Shipley said between 5 to 15 feet below.

Ms. Cloke asked how much water infiltrates and leaves the site.

Mr. Shipley said that 70% of the water leaves the site clean, and about 30% would infiltrate.

Ms. Cloke asked about the plant materials in the courtyard.

Mr. Shipley gave an explanation of a variety of native plants that they would be using in the courtyard.

Mr. Windle gave a brief update on the lighting for this project.

Public Comments

Mr. Gottlieb spoke about inaccuracies in the project plans, and referred to a section of the County of Los Angeles LIP (Land Implementation Specific Plan). He gave a copy of this page to the Board.

Ms. Marino she said she was confused about the rearticulating with the mounds for rainwater filtration. Otherwise she said it appears to be a fairly creative response to the issues that were raised before, however it does neglect the landscaping on Del Rey Ave. Ms. Marino read a passage from the Specific Plan, Section 22.46.1100.

Ms. Andrus commented on the footprint, affordable housing and public access.

Mr. Christy asked about the landscape outside the project, mainly along Via Marina and Dell Ave. He urged the Board to insist that those trees and shrubbery be kept, rather than tearing them out and replacing them with some small pieces.

Ms. Cloke closed the public hearing.

Board Comments

Ms. Cloke asked the applicant to describe the proposed landscape on Dell Ave. and Via Marina.

Mr. Shipley explained in more detail how they plan to landscape, paying more attention to Dell Ave. and Via Marina.

Mr. Abelar asked if the mature trees and shrubbery would be removed or replaced.

Mr. Shipley said the trees and shrubbery would be removed and replaced.

Ms. Cloke asked why the papyrus and the bamboo plants were chosen.

Mr. Shipley said those are plants that would do well with water around, so they using those plants in area where they can anticipate water. He said there is sensitivity along Dell Ave. to screening and the bamboo in that narrow area is really one of the better plants for that. The papyrus is another plant that would do well with its feet wet; he said there was another alternative to that as well with the *Chondropetalum* sp. (cape rush).

Ms. Cloke asked if the scheme would work with the alternative plants.

Mr. Shipley replied yes.

Mr. Abelar asked if the pool area was fenced.

Mr. Shipley replied yes.

Mr. Phinney (Cloke) moved to approve DCB# 05-003-C with the following conditions [Unanimous consent]:

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

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

Further consideration of signage for Playa Marina Walk-In Urgent Care.

Ms. Miyamoto gave a brief overview of the project.

Ms. Cloke asked Mr. Faughnan if it was possible to give a time-limited conditional approval.

Mr. Faughnan said it would be up to the applicant if they want to make that investment under those conditions.

Ms. Cloke clarified that the Board could put the time limit on it and the applicant could decide whether to do it or not.

Mr. Faughnan replied yes.

Tape damaged during recording, records were unrecoverable.

Ms. Cloke stated that the Board strongly wanted the applicant to come in with a sign program. She said the Board would like to see them back in 60 days, and the banner would be allowed to stay up for 60 days with a sign program.

Mr. Wisniewski clarified 60 days from today, and that the lessee representative needed to understand that this parcel was in a key location and the signage was a reflection of what people expected to see in the rest of the Marina.

Ms. Cloke advised the applicant that they are welcome to talk to staff or the DCB in the meantime for discussion and direction.

Design Control Board member David Abelar the left meeting at 5:45 p.m.

Ms. Cloke announced that the Board's quorum was lost.

No motion was made on DCB #07-007-B due to loss of the quorum.

Ms. Cloke asked if the Board could take care of some administrative issues without taking any action.

Mr. Faughnan said yes.

Ms. Cloke asked the remaining applicants on the agenda to come forward and she apologized to the applicants for the loss of quorum. She advised the remaining applicants that they would be moved up to the beginning of the next agenda. She asked each representative if they had any questions.

Mr. Phinney asked Mr. Wisniewski how the next agenda looked.

Mr. Wisniewski said that were two big items on the next agenda: the Chace Park Master Plan and the Marina Design Guidelines.

Ms. Cloke asked if the next meeting could start earlier, so that they could hear the applicants from the previous meeting first.

Mr. Wisniewski replied an earlier time would be fine; staff would make sure the room was clear. He said that staff could put a notation on the agenda to identify that those items were carried over from the last meeting and they would be heard first.

Ms. Peterson wanted clarification on once signage was approved in concept, what was the timeframe before it could actually go up.

Ms. Cloke said it had to go from the DCB to Regional Planning and then the signs could go up immediately.

Mr. Barnett was concerned about the length of time it would take to get their final signage approved.

Ms. Cloke asked Mr. Wisniewski for suggestions in helping the applicant.

Mr. Wisniewski said he could talk to the Regional Planning Director and as soon as the DCB had given their approval, he would ask Regional Planning to process it immediately.

Ms. Cloke told Mr. Barnett that they could keep up the temporary banners.

Mr. Wisniewski reminded the Board that staff always brought back actions for confirmation at the subsequent meeting, so that could be another 30 days in process.

Ms. Cloke stated that she had reviewed the application and she didn't think it would be complicated. She said that the Board should be able to approve it that day.

Mr. Wisniewski asked if the application would be approved in final form without coming back.

Ms. Cloke replied yes.

Ms. Cloke stated that the Board could start doing that on simple applications, where they didn't have to look at language.

Mr. Wisniewski stated that staff would come back to the Board with some type of process for those types of approvals.

The representative of Pinkberry was concerned that this delay would stop them from getting their interior construction permit.

Mr. Phinney said that the interior construction did not require the Board's approval.

6. Staff Reports

All reports were received and filed.

7. Comments from the Public

Mr. DeLange said despite of differences and disagreements he has had with the Board's decisions, he has been actively supporting the retention of their authority and strength that they have historically enjoyed.

Ms. Marino asked the Design Control Board to make a strong request to the County to not add any new items on the agenda until some of the backlog is taken care of. She said today's meeting was an example that there was too much going on. She felt with a Master Plan a lot of these issue could be addressed.

Ms. Hanscom expressed concern about maintaining the tidal flow at Oxford Basin.

Ms. Andrus had concerns about the compact parking in the Marina (Mother's) Beach Strategic Plan presentation. She would like the LCP maps refreshed; she said those maps are hard to read.

8. Adjournment

Meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Kimberly Monroe
Secretary for the Design Control Board