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## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD

**Thursday, February 16, 2006, 2:00 p.m.**

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

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

#### Design Control Board Members

Susan Cloke, Chair - First District  
Katherine Spitz, ASLA, Vice Chair - Third District  
David Abelar - Second District  
Peter Phinney, AIA - Fourth District  
Tony Wong, P.E. - Fifth District

1. Call to Order, Action on Absences, and Pledge of Allegiance
2. Approval of Minutes of July 21, 2005, September 15, 2005, October 20, 2005, November 17, 2005, December 14, 2005 and January 26, 2006
3. Design Control Board Reviews
  - A. Parcel 21 – Café Mermaids at Holiday Harbor – DCB #05-030  
Approval of the record of the DCB's December 2005 action for conditional approval of an awning, awning signage, painted concrete and potted plants, per the plans on file with the Department.
  - B. Parcel 97 – Marina Beach Shopping Center – DCB #05-031  
Approval of the record of the DCB's December 2005 action for conditional approval of tenant signage, including: 1) Frankie & Johnnie's New York Pizza; 2) Wolf's Liquor; 3) Joni's Coffee Roasting Café; 4) Noah's; 5) Pet Spa; 6) Cleaning Baron; 7) Talk of the Town Hair & Nails; and 8) First Coastal Bank, per the plans on file with the Department.
  - C. Parcel 76 – Western Imaging at Trizec – DCB #06-001  
Approval of the record of the DCB's January 2006 action for conditional approval of tenant signage, per the plans on file with the Department.
4. Old Business
  - A. SR90-Admiralty Way Improvements – Briefing by Department of Public Works

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- B. Parcel 75 – Marina Professional Building – DCB #05-014  
Reconsideration of replacement signage for the building and pole sign face.
- C. Parcel 76 – Keller Williams at Trizec – DCB #06-002  
Consideration of one sign.
- D. Parcel 50 – Tenant Signage at Waterside Marina – DCB #06-003  
Consideration of one sign for each store, Theodore Man and Theodore.
- E. Parcel IR – Marina Beach Residence Inn – DCB #05-023  
Reconsideration of a new 147-suite hotel.
- F. Marina del Rey Curb Treatment & Signage Program – DCB #04-018-D  
Reconsideration of bike locker identification logo.

### 5. New Business

- A. Parcel 19 (20) – New Department Administration Building – DCB #06-004  
Consideration of a new Department Administration Building to be constructed on a portion of Parcel 20 (to be known as Parcel 19).
- B. Parcel 21 – Holiday Harbor, Phase II - DCB #06-005  
Consideration of a new public parking structure.
- C. Parcel 132 – California Yacht Club – DCB #06-006  
Consideration of one sign.

### 6. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
  - Board Actions on Items Relating to Marina del Rey
  - Small Craft Harbor Commission Minutes
  - Redevelopment Project Status Report
  - Marina del Rey and Beach Special Events

### 7. Comments From The Public

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

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### 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) 305-9590 (Voice) or (310) 821-1737 (TDD), with at least three business days' notice.

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

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

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



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

February 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS: DCB REVIEWS  
#05-030, #05-031 and #06-001**

The Design Control Board's actions from December 2005 and January 2006 are attached:

- A. Parcel 21 – Café Mermaids at Holiday Harbor – DCB #05-030
- B. Parcel 97 – Marina Beach Shopping Center – DCB #05-031
- C. Parcel 76 – Western Imaging at Trizec – DCB #06-001

SW:CS

Attachments (3)

# DRAFT

## Design Control Board Permit DCB #05-030

**PARCEL NAME:** Café Mermaids at Holiday Harbor

**PARCEL NUMBER:** 21

**REQUEST:** Consideration of an awning, signage on the awning, painted concrete and potted plants.

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

**CONDITIONS:**

- 1) The applicant provides a scaled rendering of the signage with enlarged lettering and additional information regarding the "sparkly" treatment of the letters at the December 14, 2005 meeting;
- 2) The awning-signage to be kept in a "like-new" condition;
- 3) The applicant to provide touch-up to the painted concrete floor; and
- 4) The applicant to obtain signage approval from the Department of Regional Planning.

**MEETING DATE:** December 14, 2005

**DRAFT**

**Design Control Board Permit  
DCB #05-031**

**PARCEL NAME:** Marina Beach Shopping Center

**PARCEL NUMBER:** 97

**REQUEST:** Consideration of tenant signage for 1) Frankie & Johnnie's New York Pizza; 2) Wolf's Liquor; 3) Joni's Coffee Roasting Café; 4) Noah's; 5) Pet Spa; 6) Cleaning Baron; 7) Talk of the Town Hair & Nails; and 8) First Coastal Bank.

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

**CONDITION:** The applicant must have signage reviewed by the Department of Regional Planning.

**MEETING DATE:** December 14, 2005

# DRAFT

## Design Control Board Permit DCB #06-001

**PARCEL NAME:** Western Imaging at Trizec

**PARCEL NUMBER:** 76

**REQUEST:** Consideration of two signs.

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

**CONDITIONS:**

- 1) The signs are to be lit only between the hours of 5:30 p.m. and 7:30 p.m.;
- 2) The applicant must check with the lessee to determine if the Admiralty Way sign can be lowered to the height of the Lincoln Blvd sign; and
- 4) The applicant to obtain signage approval from the Department of Regional Planning.

**MEETING DATE:** January 26, 2006



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

February 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

*Stan W.*

**SUBJECT: AGENDA ITEM 4A – STATE ROUTE 90 AND ADMIRALTY WAY IMPROVEMENTS**

At the request of Vice Chair Spitz and Board Member Phinney, Item 4A on your agenda is a briefing by Dominic Osmena, the County Department of Public Works engineer serving as the project manager responsible for coordinating the review and processing of the Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the State Route 90 and Admiralty Way traffic improvement projects. Mr. Osmena will be joined by the EIR/EIS consultant, EDAW, to provide you with information on these traffic improvement projects and the status of the EIR/EIS preparation.

SW:PW:ks





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February 9, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

SUBJECT: **AGENDA ITEM 4B – PARCEL 75 – MARINA PROFESSIONAL BUILDING – DCB #05-014**

Item 4B on your agenda is a sign resubmittal for the Marina Professional Building. The original submittal was before your Board in July and August 2005 and was for four signs: three replacement signs and one new sign. Your Board continued the items at both meetings and requested the applicant to return with alternate signage; in particular, there must also be a hyphen between the words "walk-in". The applicant has since removed the proposed new sign from consideration and the application before your Board now is for three replacement signs: two located on the building and one as a pole sign.

#### Signs A and B

Signs A and B are replacement signs for the north and south walls of the building, facing the parking lot and Bali Way, respectively. Both identification signs will read "MARINA Professional Building, 4560 Admiralty Way, Medical, Dental, Legal, Walk-in Medical Care" in a combination of blue and yellow text. The sizes vary slightly. With the exception of the word "MARINA", which will be in yellow capital letters, the rest of the text is in blue and clip mounted to the building. The non-illuminated "MARINA" letters and the line below it are to be .090 aluminum-routed letters finished *Sunflower Yellow*, flush-mounted to a 3-3/4 inch deep metal cabinet. The cabinet is to be flush-mounted to the wall.

Sign A measures 28 feet wide, with the letter height ranging from 10 inches to 18 inches. Sign B measures 26 feet wide, with the letter height ranging from 9 inches to 17 inches. With the exception of "MARINA", all text will be non-illuminated, 3-inch deep, metal channel letters finished navy blue and clip-mounted 3/4-inch off the wall.

#### Sign C

Sign C is a replacement sign face for an existing pole sign located in front of the building facing Admiralty Way. The sign face measures 8 feet wide by 12 feet high. The applicant proposes to use a three-color scheme of blue, white, and yellow to provide the building name and address. Per the Board's suggestion, the "urgent care" copy has been replaced with "Walk-In Medical Care" and the hours of operation, in white letters on a blue background. The red color has been deleted from the sign.

#### **STAFF REVIEW**

#### Signs A and B

Signs A and B are replacement identification signs located on a 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 these signs are too large for the building faces on which they will be mounted and recommends approval if the scale of the signage is reduced by approximately 30%.

Following your Board's approval, the signage shall be subject to further review and approval by the Department of Regional Planning.

#### Sign C

Sign C is the "freestanding column or tower structure on premises" type. In response to your Board's concerns, the applicant has decreased the prominence of the "walk-in medical care" component on all signs. Adding the "medical, dental, legal" clarifies the types of services available in the building. Note that "walk-in" refers to a specific medical group leasing space in the building and is the type of service provided, not the actual name of the medical facility. On its preliminary review, the Department of Regional Planning believes the sign area and appearance are acceptable and an improvement over the existing signage.

#### Recommendation

The Department believes the new color scheme, blue, white and yellow, is made much more attractive by the elimination of the red coloring previously proposed. 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 should your Board determine that the proposed size and quantity of the signage are compatible with the scale of the structure.

Therefore, the Department recommends **APPROVAL** of Signs A, B and C per DCB #05-014, with the following conditions:

1. The applicant reduce the scale of signs A and B by approximately 30%; and,
2. The applicant obtain further review and approval of the signage by the Department of Regional Planning

SW:PW:JAC:ks



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February 9, 2006



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

**SUBJECT: AGENDA ITEM 4C – PARCEL 76 – KELLER WILLIAMS REALTY – DCB #06-002**

Item 4C on your agenda is an application for one permanent sign for Keller Williams Realty, a new tenant at the south tower on the Trizec leasehold.

The wall-mounted sign measures 23'-8" by 16" and will face Admiralty Way. The sign is comprised of internally lit channel letters with dark red Plex faces (HEX #990000 RGB: 153-0-0) mounted to aluminum returns. The sign will read "Keller Williams Realty" in Goudy heavy-face condensed font. No information was provided for the hours that the signs will be illuminated. However, the company is open for business from 8:00 am to 6:00 pm. The sign will have a ground clearance of 13 feet, well above the door and window area.

#### **STAFF REVIEW**

Per Trizec's letter of concurrence as the main lessee, the desire of Keller Williams for a second sign that would face Lincoln Boulevard was identified, but the signage submittal did not meet Trizec's criteria for approval. Therefore, your Board should be aware of a potential second signage submittal and may wish to recommend that it be very similar to, if not the same as, the sign currently under consideration.

Staff believes the proposed size, color, location and quantity of the signage are compatible with the scale and appearance of the building. The applicant did not specify the hours that the signage would be illuminated. Consistent with your Board's past approvals, the Department recommends the signage be illuminated to the hours of the latest open tenant. On its preliminary review, the Department of Regional Planning opines that the sign's area and appearance are acceptable. Following your Board's approval, the signage will require further approval by the Department of Regional Planning.

**The Department recommends approval of DCB #06-002 with the following conditions:**

- 1. The applicant shall obtain further approval from the Department of Regional Planning; and**
- 2. The lighting of the sign shall be consistent with the hours of operation or the latest open tenant at the center.**

SW:PW:ks



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February 9, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

*Stan W.*

**SUBJECT: AGENDA ITEM 4D – PARCEL 50 – THEODORE MAN AND THEODORE AT WATERSIDE MARINA – DCB #06-003**

Item 4D on your agenda is an application for one permanent sign each for the tenants Theodore Man and Theodore, both being new sublessees at the Waterside Marina Shopping Center.

Wall Sign for Theodore Man

The proposed wall sign will face Admiralty Way with copy to read "THEODORE MAN" in a custom font developed by a graphic artist for the store owner many years ago. The sign will measure 7'-6" wide by 18" high, for an area totaling 11.25 square feet. The halo-lit reverse-channel letters will be polished stainless steel. The sign will be centered over the tenant's store frontage, with the bottom of the sign at an elevation of 18'-6" above grade.

Wall Sign for Theodore

The proposed wall sign will face Admiralty Way with copy to read "Theodore" in a custom font developed by a graphic artist for the store owner many years ago. The sign will measure 5' wide by 18" high, for an area totaling 7.5 square feet. The halo-lit reverse channel letters will be polished stainless steel. The sign will be centered over the tenant's store frontage, with the bottom of the sign at an elevation of 14' above grade.

**STAFF REVIEW**

Only one sign is proposed for each store. The applicant has not requested blade signs. Staff believes the two signs in the sizes proposed are of a compatible quantity and scale with the building. The lighting of the sign should be consistent with the hours of the latest open tenant in the center.

Both signs are consistent with the overall tenant signage program approved by your Board in February 2005 (DCB #04-007-D). On its preliminary review, the Department of Regional Planning opines that the signage area and appearance are acceptable. Following your Board's approval, the signage will require further approval by the Department of Regional Planning.

**The Department recommends approval of DCB #06-003 with the following conditions:**

1. The applicant shall obtain further approval for both signs from the Department of Regional Planning; and
2. The lighting of the signs shall be consistent with the hours of the latest open tenant at the center.

SW:PW:ks



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February 9, 2006

TO: Design Control Board

**Stan Wisniewski**  
Director

FROM: Stan Wisniewski, Director

**Kerry Silverstrom**  
Chief Deputy

SUBJECT: **AGENDA ITEM 4E – PARCEL IR – MARINA BEACH RESIDENCE INN  
DCB #05-023**

Item 4E on your agenda relates to proposed development of a new Marriott Residence Inn on Parcel IR. This project was previously considered by your Board at the September and November 2005 meetings and was continued on both occasions for further review. At the November 2005 meeting, your Board made specific requests of the applicant and commented on a variety of project elements, specifically asking the applicant to return with further analysis as follows:

- Applicant to explain the provision of public access, including ADA access;
- Applicant to provide exhibit demonstrating the overall grade change across the property, from street to beach;
- Applicant to provide elevations of the project from the beach with a conceptual description of beach amenities to be available to the public; and
- Applicant to provide the Board with an existing view corridor analysis;

The applicant has responded to your Board's concerns as follows:

- (1) Provision of an interim and future parking lot arrangement and multi-level plans addressing public access considerations throughout the property (Sheets 2-5A) –  
*The street and beach level plans indicate how the general public would access the parking areas and the Boardwalk and Beach:*
  - A Central Plaza Grand Stair and Elevator (moved into the facade of the south building) provide a convenient, comfortable means of grade change. The stair is proposed as a three-tier stair with direct access from the public drop off. The grade change is approximately 10'-0" and is shown on Section/Elevation Sheet 8 as three equal tiers on the stair. The elevator will provide beach access for those requiring ADA access or those with strollers, bikes or other means not suitable for the stairs.
  - Each public parking area at the north and south sides of the development are also provided with comfortable stairs to make an easy transition to the Boardwalk for those not needing ADA access.
  - Sheets 4A and 5A illustrate an optional ramp concept which the applicant does not favor, but has provided for illustrative purposes. This concept meets ADA standards, but the ramp can only be 25' long before requiring a landing and, at 8% maximum slope, it only allows for a 2'-0" vertical grade change. To achieve the ±10'-0" grade change before sloping to the Boardwalk would require a 5' wide ramp 125' long, not including landings. Using a ramp of this type would require greater effort by disabled persons. Also, it would

*consume an area  $\pm 30'$  wide by 35' long, reducing the pool deck, public access area and landscape.*

- (2) Provision of section elevation demonstrating grade change across the property (Sheet 8) – *The applicant and its design team have developed a Grand Stair and Elevator with direct access to the Boardwalk. The paved area would slope from  $-10'-0''(\pm)$  at the bottom of the stair to  $-12'-0''(\pm)$  at the Boardwalk. The plans illustrate this design with the elevator moved to a position engaged into the south building.*
- (3) Provision of beach-level perspective and elevation sheets (Sheets 7, 9 and 10);
- (4) Provision of existing and future view corridor perspectives (Sheets 11-14) – *The applicant has included a series of photographs and used them to illustrate the View Corridor. The photo of existing conditions, aligned with the future View Corridor, shows the mature trees and tops of the picnic shelters. An image of the Contemporary-designed buildings has been inserted into the existing conditions to illustrate what the site will look like when developed before the road is realigned. Upon realignment of Admiralty Way, the large trees will be removed as they will otherwise fall in the center of the new road. A third image illustrates the development when the existing trees are removed and the road is realigned.*
- (5) Provision of enhanced Site Plan and Plaza Plan showing use of plant materials and access.

#### Existing Site

Currently, Parcel IR is operated as a public parking lot, denominated Lot #10, and contains 209 parking spaces, five picnic shelter structures and a restroom, all of which are utilized in connection with the adjacent Marina ("Mother's") Beach, which is located at the east side of the subject parcel. There are hotels located to the north, apartments across the Via Marina street to the west, and a motel, restaurant and other commercial uses to the south of the subject site.

#### Proposed Improvements

The proposed development is a 148-suite Marriott Residence Inn (20 two-bedroom suites, 128 one-bedroom suites), to be operated as an extended stay hotel. The building will be constructed with 4-5 stories, reaching a maximum height of 45 feet. An 80-foot wide view corridor is being provided from the proposed realigned intersection of Admiralty Way and Via Marina, to provide a view from the street approach to Marina ("Mother's") Beach and down Basin D.

With the proposed widening and realignment of Admiralty Way (a Department of Public Works project separate from this proposal), approximately 20,000 square feet on the western side of Parcel IR is required to be set aside for road purposes. The view corridor will consist primarily of a landscaped pedestrian plaza that will bisect the two buildings of the hotel structure and will include the hotel's pool complex. The road dedication and pedestrian plaza will, taken together, significantly reduce the developable land area by one-third, from 105,700 square feet to 70,400 square feet.

### Public Access

As specified in the requirements of the Request for Proposals (RFP) that solicited redevelopment on Parcel IR, and in conformance with the Marina del Rey Local Coastal Program (LCP), the applicant will provide public access from the parcel to the beach at three locations:

- From the street level down through the landscaped terraced view corridor to Boardwalk/Beach level. This access will also be supplemented by an ADA-compliant elevator (which will also assist those with strollers and those who cannot use stairways);
- From the north side of the site via steps from higher elevation down to the lower level to the beach; and
- From the south side of the site via steps from higher elevation down to the lower level to the beach.

The main and most visible public access is through the view corridor bisecting the project. The public pedestrian path connects the beach to the sidewalks of the Via Marina and Admiralty Way intersection. The public access path through the view corridor is landscaped from the elevator to the Boardwalk, but for security purposes is separated from the pool/deck area by a landscaped barrier. A 10' high x 12' wide x 25' long heavy timber wood trellis is proposed to provide shading to the pool/deck area. The trellis will be planted with flowering vines, which will provide color and give a cooling effect.

Because the entire site is excavated to provide subterranean parking, the deck area will utilize raised planters for its landscaped areas. The height of planters will depend on the variations in plant material. For example, grass/ground cover would require approximately 12 inches to 18 inches of depth, shrubs approximately 3 feet to 3-½ feet depth, and trees approximately 5 feet of depth. Due to the high water table and the need to maximize subterranean parking, it is unlikely that planting areas will be depressed, but instead will likely be raised above the top of the structural slab in most areas.

Previously, the design concept proposed a bridge connecting the two buildings. This element has been deleted. It is now proposed that a guest in the south building can exit the building and walk through the landscaped court and pool deck to get to the Hearth Room in the north building where morning breakfast is to be offered. The applicant believes this will enhance the resort atmosphere.

### Landscaping

Three related landscaping plans are proposed: Street Planting Plan; Street Level Plaza Plan; and Beach Level Plan.

- The "Street Planting" includes Fruitless Olive, Date Palms, Lavender, Kangaroo Paws, Deer Grass and Trailing Lantana;
- The "Street Level Plaza Plan" includes Fruitless Olive, Bouteloua, Sisyrinchium, Lavender Multifida, Phormium Variegated, Feather Grass, Achillea, Achillea "Paprika", Pennisetum "Bunny Tails", Rudbeckia and Red Fescue; and

- The "Beach Level Plan" includes Draceana Draco, Fan Palm, Albizia, Miscanthus, Juncus, Muhlenbergia, Ornamental Grasses and Achillea, Echinacea, Pennisetum "Bunny Tails", Bougainvillea California Gold and Bougainvillea Rosenka.

A biologist from the Department of Regional Planning reviewed the plant palette and expressed concern regarding the Date Palm, recommending that the California Fan Palm be used instead.

#### Parking

As specified in the RFP and in conformance with the LCP, the applicant has submitted a plan that will provide for complete replacement of the public parking currently located on Parcel 1R. The total parking required to implement the development plan includes replacement of the 216 existing spaces now located on Parcel 1R (69 of which will be lost if the realignment of Admiralty Way occurs, replacement for which in such instance is the responsibility of the County), plus 84 spaces required for hotel operations. The applicant will provide 212 spaces on-site (63 public beach access spaces at grade level and 149 spaces below-grade for hotel guests and the public) and the remaining 88 spaces will be located off-site at Parcel 21.<sup>1</sup>

#### Architectural Design

In consideration of the Board's comments at the last meeting, the applicant has made several decisions relating to the design and appearance of the project. The interior planning has been modified to position the Hearth Room - the central gathering place and breakfast buffet space in every Residence Inn - to the beach level; it is now designed as a two-story space directly visible from the lobby, offering a view of the beach and Marina upon entering the hotel. Guests can select their breakfast and have the choice of dining indoors or sitting outside under a decorative trellis, adjacent to the pool and overlooking the beach and Marina. Drinks and/or snacks can be served from the adjacent buffet/pantry to the patio and pool deck area during the day and cocktails can be enjoyed in the afternoon and evenings.

Architecturally, the applicant studied alternative exterior concepts and believes that a Contemporary Concept is most appropriate for the Marina environment. This concept offers more glass, clean/crisp lines, use of basic materials (glass, stucco, metal panels, aluminum), cantilevered balconies and an overall image compatible with existing International Style structures in and around the Marina. The use of glass railings further adds crispness to the elevation while allowing

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<sup>1</sup> The applicant's materials show that 209 spaces are currently located on-site, which is factually correct. However, the Department will require 216 spaces to be replaced so as to maintain full compliance with the LCP count, listed in Figure 3, page 2-6, of the Marina del Rey Land Use Plan. Because 69 of the 216 spaces will be lost if the potential realignment of Admiralty Way occurs, their replacement is the responsibility of the County, and the Department has made arrangements for their relocation to a proposed parking structure to be constructed on Parcel 21. Of the 69 replacement spaces, therefore, to be located off-site at Parcel 21, the applicant is only responsible for 19, as correctly described in the applicant's materials (300 parking spaces - 69 parking spaces = 231 parking spaces).



uninterrupted views by the guests. The style is found in many urban areas throughout the country and abroad. The applicant believes the "look is fresh and stylish, yet timeless".

The applicant will return with various design details in its post-entitlement plans.

#### **STAFF REVIEW**

As noted above, redevelopment of the Parcel IR site to provide an increased level of visitor-serving use is constrained by several factors: the need to provide replacement parking; provision of a view corridor; and the potential future improvements to roadways in the Marina. In order to provide a view corridor to Marina ("Mother's") Beach, the applicant has split the above-grade building structure in half, flanking the view corridor. While this bisection makes hotel operations more difficult, there is a connection between the two structures in the below-grade parking area. The view corridor and pedestrian access from the intersection of Via Marina and Admiralty Way through a landscaped path on this parcel to Marina ("Mother's") Beach will be a public benefit. The applicant will also construct a pedestrian promenade and, as part of the lease obligations, provide financial contributions towards the design and construction of the public promenade on immediately adjacent to Marina ("Mother's") Beach area. The proposed development program thereby seeks to accomplish the difficult and sometimes conflicting objectives of providing important public benefits, while at the same time implementing an attractive and viable hotel operation. The proposed site configuration serves to blend both the public and private elements of the proposed development in the most appropriate manner possible. Staff believes that the modifications made by the applicant in response to the Board's suggestions have improved the project.

While general landscaping is shown along the portion of the project fronting Marina ("Mother's") Beach, it will need to be embellished when this project returns post-entitlement. The applicant has provided more detail for the project, including the view corridor area, connection of the hotel site with Marina ("Mother's") Beach, architectural design and materials of the building and landscaping. Following conceptual approval by your Board, the entire project (including the parking requirements) will be submitted to the Department of Regional Planning for review and approval.

The applicant has provided an 80-foot wide view corridor, opening up a view to the water for pedestrians or motorists along Via Marina and Admiralty Way. While hotel structures adjacent to the beach will block certain views of the water, the applicant has sought to increase public connections and visibility of the beach. Staff is concerned that actual water views provided by the "view corridor" may be overstated, as there is an elevation change across the property, and because project design features are proposed in the view corridor, including the pool, trellis, pathways and landscaping.

According to the LCP, Parcel IR is designated for parking use, and, therefore, an LCP plan amendment is required to allow the hotel use. The specific details of the LCP amendment will be determined in consultation with the Department of Regional Planning, and it is expected that a Waterfront Overlay Zone designation will be proposed to enable this use change to occur. Parcel IR is located in the Palawan Way/Beach Development Zone (DZ), which allows for the development of 200 additional hotel/motel rooms. The 149 units proposed by this project are within the allowable expansion for this DZ. Further, the adjacent Parcel 27 also intends to expand its existing hotel by 69 rooms. Taken together, these two projects will provide 218 additional new hotel rooms (149 + 69 =

218), which will exceed the allowable 200 new hotel rooms for this DZ. Therefore, the proposed amendment may also require the conversion of existing entitlements from other uses or the transfer of entitlements from another DZ in the Marina. The applicant has remained within the 45-foot height limit and, thus, an amendment for an increased height limit will not be necessary.

As described above, the applicant has submitted a plan that will provide for complete replacement of the public parking currently located on Parcel IR in full compliance with both the RFP and the LCP. In the event the proposed development on Parcel IR commences in advance of the planned roadway improvements, the applicant will implement an intermediate site plan that retains much of the existing parking configuration on the western portion of Parcel IR. As described in the RFP, the Department directed the applicant to submit a site plan that assumed the roadway improvements would be approved and constructed in advance of construction on Parcel IR, as it would be otherwise impossible to evaluate any proposed development program upon completion. Therefore, an interim site plan has been included in the attached materials because it is impossible to predict which project will precede the other. Nonetheless, the County's Department of Regional Planning will evaluate these considerations in connection with the applicant's regulatory approvals following conceptual approval by the DCB.

The special design considerations for this parcel and/or the DZ in which it is located as described in the LCP include:

- New development shall preserve water views and avoid walling in the public beach. Redevelopment of the public beach parcels shall provide new views to the water from Admiralty Way and Via Marina.
- Development shall provide significant landscaping at ground level, particularly at the intersection of Admiralty Way with Palawan Way and Via Marina, to provide a park-like entry character to this high-intensity public use area.

The applicant has described a number of characteristics of the project. While the intent is consistent with past recommendations of your Board, such as "low water use plants, permeable surfaces, non-obtrusive lighting," these features will need specifics when the project returns post-entitlement.

The applicant has provided information on the massing, general architectural style and noted that design detail will be provided at a later date. At this time, the project needs a conceptual approval from your Board in order to continue the entitlement process at the Department of Regional Planning followed by the California Coastal Commission. The Department believes the proposed project would greatly enhance the site for visitors, the surrounding community and the County.

#### Recommendation

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

The Department recommends APPROVAL for DCB #05-023 with the following conditions:

- 1) Following completion of the entitlement process, the project shall return to the DCB for review and approval of all design details, which include, but are not limited to, public access between the road and the beach, architectural design and materials, landscaping (noting the importance of permeable surfaces and the Board's desire for low water use plants), and non-obtrusive lighting and signage; and
- 2) Replace the Date Palms with California Fan Palms.

SW:JJC:ks



"To enrich lives through effective and caring service"



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

February 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

*Stan W.*

**SUBJECT: AGENDA ITEM 4F - MARINA DEL REY CURB TREATMENT & SIGNAGE PROGRAM - DCB #04-018-D**

Item 4F on your agenda provides additional detail on the Department's signage program. The curb treatment and signage program was before your Board in January, February and April 2005. During your April review of DCB #04-018-C (attached), your Board approved the monument signage program with a condition that the bike locker logo be redesigned.

The bike storage lockers are located on County Parking Lots 5 (Parcel UR) and 7 (Parcel Q). There are a total of nine banks of lockers: six at Lot 5 and three at Lot 7. Two different logos and color schemes are presented for approval. The color palette for Option A incorporates PMS 293, 2985 and white. The color palette for Option B incorporates PMS 382, 2985 and white. Both color palettes are complementary with that of the previously approved curb labels and identity signage.

#### **Staff Report**

The redesigned logos and complementary color palette, in conjunction with the previously approved signage, will enhance the Marina's "sense of place" and "branding," and will better assist everyone who travels in the Marina. While both options are attractive, the Department prefers the color palette and logo of Option A. This proposal is consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*.

**The Department recommends APPROVAL of DCB #04-018-D, Option A, as submitted.**

SW:PW:cs

Attachment



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



February 9, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

*Stan W.*

**SUBJECT: AGENDA ITEM 5A – PARCEL 19 – NEW ADMINISTRATION BUILDING – DCB #06-004**

On February 6, 2002, the Coastal Commission approved development of the Tradewinds Marina (the anchorage) on the waterside of Parcel 20 and the Capri Apartments on the western land portion of Parcel 20 (Phase I) and a new commercial building on the eastern portion of that parcel (Phase II) to replace the existing yacht club, marine commercial offices, associated parking and boater parking. The Phase II redevelopment is now planned to be relocated to Parcel 21 and incorporated into a new facility (approved per DCB #05-016). The landside area to thereby be vacated on Parcel 20, now being referred to as Parcel 19 (working name), will allow for the relocation and replacement of the Department's administration facilities currently located on two parcels on Fiji Way. This item 5A on your agenda, therefore, is a request to allow for the development of Parcel 19 with a new administration building for the Department of Beaches and Harbors.

The applicant is seeking DCB conceptual approval at this time for land use, building height/massing, view corridor, parking and landscaping. The Department will return to the DCB for approval of building architectural details and signage prior to completing the entitlements process.

#### Entitlement Background

The proposed development at Parcel 19 is directly related to the proposed redevelopment of Marina Parcel 20, Parcel 21, and Parcels GG/52. Specifically, as already approved by your Board (DCB #05-016), the uses on the eastern end of Parcel 20 are being relocated onto the eastern end of Parcel 21, a leasehold also controlled by the Parcel 20 lessee. Available for reuse, therefore, is the eastern end of Parcel 20, now being called Parcel 19. In order to accommodate the development of a dry-stack storage facility and other boater amenities on Parcels GG/52, the Department trailers existing on Parcel GG must be relocated. Therefore, locating the Department administration building on Parcel 19 enables the development of the Parcels GG/52 project, while also allowing for the consolidation of Department administration, rather than as dispersed out now between a shared facility with the Sheriff on Parcel 62 and in several trailers on Parcel GG.

#### Existing Uses

Currently, the eastern portion of Parcel 20 contains a two-story wooden building housing a yacht club, assembly area, administration, storage, and kitchen (4,585 sq. ft.), office space (2,300 sq. ft.), and adjacent open parking for 231 cars. As mentioned above, these uses are being relocated to adjacent Parcel 21.

### Proposed Project

The proposed project includes a 5-story building with parking. The proposed site totals approximately 24,960 sq. ft. and would accommodate a 26,000 gross sq. ft. administration building and 116 parking spaces. The applicant's building massing studies provide for a maximum 56-foot high structure with a total view corridor of 53.66 feet on the east and west sides.

### View Corridor

The proposed project site has 192.66 linear feet of water frontage. Two view corridors are provided measuring 22.66 feet (east side) and 30 feet (west side), for a total of 52.66 feet. For a 45-foot high building, a 20% view corridor is required. For every additional 1.5 feet of height, an additional 1% of view corridor is required. As the proposed building is 56 high, a view corridor of 27.33% (52.66 feet) is required. The proposed view corridor meets this requirement.

### Parking

The building would contain one level of subterranean parking, parking at grade and parking on floors two and three. Floors four and five would each contain 13,000 gross sq. ft. of administrative office for a total of 26,000 sq. ft. Parking access will be accessed directly from Panay Way to the middle of the proposed building for interior parking and to the west side of the building for at-grade parking. The proposed 26,000 sq. ft. of administrative office use requires a minimum of 65 parking spaces (@ 1:400 sq. ft.); however, the applicant is providing a combined total of 116 spaces to accommodate public meetings and special events scheduled by the Department.

### Architectural Description, Colors and Materials

The applicant is only seeking DCB conceptual approval at this time for land use, building height/massing, view corridor, parking and landscaping. The proposed site and building details and required elevations are not provided at this time, because the applicant and the Department will be seeking proposals for completion of the building through issuance of a request for proposals designed to elicit quality design alternatives for this unique waterfront development opportunity and to streamline the development process for the County. Once the site design and architectural treatment alternatives are available, the Department will return to DCB for approval of those elements and site signage prior to completing the entitlements process.

### Waterfront Promenade

Parcel 19 does not include the waterfront promenade area. The waterfront promenade area remains on Parcel 20 and, therefore, the Parcel 20 lessee remains responsible for the provision of a 20-foot wide improved waterfront promenade along the bulkhead adjacent to Parcel 19, consistent with adjacent parcel developments on Parcels 18 and 20 (Phase I).

### Public Access and Public Promenade Signage

(Not specified)

### Landscape Palette

Proposed trees include 27 Mexican Fan Palms (*Washingtonia robusta*), ranging from 10 to 20 feet high located around the parking lot, street frontage and building perimeter, four Giant Bird of Paradise (*Strelitzia nicolai*, 24-inch and 36-inch boxes) at the building corners, and nine *Albizia distachya* 'Plume Albizia' (36-inch box), to accent the east, west and south faces of the proposed building. Shrubs and groundcover will include Kangaroo Paw (*Anigozanthos flavidus*), New Zealand Flax (*Phormium tenax* 'Maori Maiden'), Bird of Paradise (*Strelitzia reginae*), Blue Fescue (*Festuca ovina* 'Glaucia'), and Trailing Lantana (*Lantana montevidensis* 'Spreading Sunset').

### **STAFF REVIEW**

This proposal is a request to complete the redevelopment of Parcel 20 by replacing a small existing commercial building with a larger administrative office building for the Department of Beaches and Harbors. In addition to enabling the development of a new Department office building on Parcel 20, approval of this proposal would also enable development of a new dry-stack boating facility on Parcel GG.

Per the Local Coastal Program (LCP), Parcel 20(19) is designated as Marine Commercial, Water and Waterfront Overlay Zone. Required public improvements include a 28-foot wide promenade. Special development considerations include height category 3 (45 feet height limit with a 20% view corridor), unless an expanded view corridor is provided, then there is a 75-foot height maximum with a 40% view corridor. Parcel GG is designated in the LCP as Public Facility and Water.

The Department of Regional Planning (DRP) will evaluate and determine the consistency of the relocated administration use and the entitlement issues involved with the transfer of the LCP-designated use from Parcel GG to Parcel 20(19) and the relocation of the marine commercial uses from Parcel 20(19) to Parcel 21. Although it appears that the view corridor and parking requirements will be met, DRP will fully evaluate and determine conformity.

Fire access along the waterfront promenade of Parcel 19 will be provided via the 20-foot wide public promenade on Parcel 20, which is acceptable to the Fire Department. The proposed promenade paving pattern would be similar in texture and color to Parcels 21 and 18. The proposed color palette of various promenade amenities includes three colors: the light poles and fencing are in black; the bollards are in white; and the benches and trash receptacles are in "Blue Spruce". The adjacent Parcel 20 redevelopment (Capri Apartments) has black bollards with the other items being consistent with those proposed on Parcel 21. The Department recommends that only two colors of metal accessories be used and that the bollards be painted black rather than white, and, if necessary, reflective devices be attached to them. More detail is required for the light fixtures, including the incorporation of suitable "public promenade" and "public access" signage. More detail is required to determine lighting levels proposed for the proposed light fixtures to reduce light spillage against the night sky.

Recommendation

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

The Department recommends APPROVAL of DCB #06-004 with the following conditions:

- 1) Paint the bollards black so that there are only two colors for the metal elements along the promenade (lighting, benches, trash receptacles and bollards);
- 2) Confirm the number and placement of promenade light fixtures and building-mounted light fixtures;
- 3) Provide design and specifications for added "Public Accessway" signage visible from Panay Way and "Public Promenade" signage along the promenade to encourage waterfront access; and
- 4) Following completion of the design/build process and PRIOR to completing the entitlement process, the Department shall seek conceptual approval from the DCB for building architectural details and signage.

SW:JJC





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



February 9, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

*Stan W.*

SUBJECT: **AGENDA ITEM 5B – PARCEL 21 – HOLIDAY HARBOR – PHASE II**  
**DCB #06-005**

Item 5B on your agenda is a request to allow Phase II of the redevelopment of Parcel 21 with one parking structure to provide replacement parking for public parking spaces displaced by redevelopment occurring on other Marina parcels. The two small existing commercial buildings (totaling approximately 16,000 square feet) have been previously approved for replacement and relocation to the east end of Parcel 21 in the Phase I project (DCB #05-015). The proposed project is to be located on the western portion of Parcel 21, shown as Site D, and will become a public parking facility owned and operated by the Department.

#### Existing Uses

Currently, Parcel 21 contains the following uses: 10,000 sq. ft. health club and small café housed in a 2-story wooden structure and 6,048 sq. ft. of retail and marine commercial offices housed in a separate 2-story wooden structure. The remainder of the site is used for surface parking for the aforementioned uses as well as boater parking. Existing uses on that portion of Parcel 21 to be used for the proposed project will be relocated to the eastern edge of Parcel 21 in Phase I. The site frontage on Panay Way is approximately 741 feet with a depth of approximately 150 feet, creating a parcel size of approximately 111,150 sq. ft. The applicant is proceeding with final entitlements for completing the work authorized in DCB #05-015, which could alter the balance of existing uses on Parcel 21 accordingly.

#### Proposed Project

The proposed project includes construction of a 4-level parking structure containing 235 spaces. There would be no commercial, residential or retail uses in the structure, except for new relocated boater restroom facilities. Associated waterfront promenade improvements would be achieved through a continuation of improvements approved in the recently approved Parcel 21-Phase I project (DCB #05-015).

The proposed structure has a footprint of approximately 18,720 sq. ft. and is 49 feet in height. The first floor will contain the relocated ground-level boater restroom adjacent to a mechanical and storage area. The remainder of the structure would ramp up at a 5% slope to the third and fourth floors to provide a total of 235 parking spaces.

#### View Corridor

The proposed project site has 207 linear feet of water frontage. Two view corridors are provided measuring 40 feet along the western border and 7 feet wide along the eastern border, for a total of 47 feet. For a 45-foot high building, a 20% view corridor is required. For every additional 1.5 feet of height, an additional 1% of view corridor is required. As the proposed building is 56 high, a view corridor of 22.67% (46.93 feet) is required. The proposed 47-foot wide view corridor would meet these view corridor requirements.

#### Parking

Parking access will be from a new driveway from Panay Way to enable parking entry along the west side of the structure. The 235 parking spaces are required to replace public parking spaces displaced from other parcels due to redevelopment projects.

#### Architectural Description, Colors and Materials

The architectural style of the structure is intended to capture the streetscape elements of the existing and proposed buildings along Panay Way. The use of blue-tinted glass and colored plaster is patterned after the approved proposal for Parcel 21-Phase I (DCB #05-015). The nautical design is characterized by extensive use of aluminum, blue-green glass, and colors such as seaweed green and sand accentuate the surrounding built environment.

The submittal includes a color selection page. A color board will be provided at the meeting. Colors and materials include a pale golden yellow by Dunn Edward (SP 2260), blue-green window glass (PPG Industries, Inc. Solexia Float Glass), and silver-colored aluminum wall, metal louver, railing and window frame to match Alcoa Architectural Product Anodic Clear PPG#5VMA90055P.

#### Promenade

The proposed waterfront promenade improvements and amenities will be constructed identically to the adjacent Parcel 21-Phase I project (DCB #05-015) and will measure 28 feet wide, as it also provides fire access.

#### Public Access and Public Promenade Signage

One public accessway sign and two public promenade signs are proposed; identical to the recently approved Parcel 21-Phase I project (DCB #05-015). The public accessway sign will be located at the driveway on Panay Way. The promenade signs will be located on light fixtures placed along the promenade. Both metal signs will have a white background, black lettering and a blue/green triple wave log in Sinclair "Patina Green" measuring 10 inches high by 18 inches wide.

### Landscape Palette

Proposed trees include 28 12-foot bare trunk high (BTH) Mexican Fan Palms (*Washingtonia robusta*), five 24-inch box Fern Pines (*Podocarpus gracilior*), three False Silk Trees (*Chorisia spp.*) and five 24-inch box Giant Bird of Paradise (*Strelitzia nicolai*). Shrubs and groundcover will include Kangaroo Paw (*Anigozanthos flavidus*), New Zealand Flax (*Phormium tenax* 'Maori Maiden'), Bird of Paradise (*Strelitzia reginae*), Lady Palm (*Raphis excelsa*), *Clivia miniata*, Sago Palm (*Cycas revoluta*), Umbrella Plant (*Cyperus alternifolius*), Meyers Asparagus, Blue Fescue (*Festuca ovina* 'Glaucua'), and *Scenicio mandraliscae*.

### **STAFF REVIEW**

This proposal would allow for the completion of the redevelopment of Parcel 21 by replacing the two small existing commercial buildings (totaling approximately 16,000 square feet) with one parking structure to provide replacement parking needed to allow for redevelopment occurring on other Marina parcels. All aspects of the project are consistent with previous approvals granted by the DCB related to land use, architectural treatment, parking, view corridor and public access, with only minor modifications.

Fire access along the waterfront promenade of Parcel 21 will be provided via a 28-foot wide public promenade, which is acceptable to the Fire Department. The proposed promenade-paving pattern would be similar in texture and color to Parcels 18 and 20. The proposed color palette of various promenade amenities includes three colors: the light poles and fencing are in black; the bollards are in white; and the benches and trash receptacles are in "Blue Spruce". All items are consistent with those on adjacent parcels, but for the bollards; the adjacent Parcel 21-Phase I and Parcel 20 (Capri Apartments) projects have black bollards. The Department recommends that only two colors of metal accessories be used and that the bollards be painted black rather than white, and, if necessary, reflective devices be attached to them. More detail is required for the light fixtures, including the incorporation of suitable "public promenade" and "public access" signage. More detail is required to determine lighting levels proposed for the proposed light fixtures to reduce light spillage against the night sky.

### Recommendation

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

The Department recommends **APPROVAL** of DCB #06-005 with the following conditions:

- 1) Paint the bollards black so that there are only two colors for the metal elements along the promenade (lighting, benches, trash receptacles and bollards);
- 2) Confirm the number and placement of promenade light fixtures and building-mounted light fixtures;

- 3) Provide design and specifications for added "Public Accessway" signage visible from Panay Way and "Public Promenade" signage along the promenade to encourage waterfront access; and
- 4) Following completion of the entitlement process, the project shall return to the DCB for review and approval of design details including signage.

SW:JJC:ks



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

February 9, 2006



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

**SUBJECT: AGENDA ITEM 5C – PARCEL 132 – CALIFORNIA YACHT CLUB – DCB #06-006**

Item 5C on your agenda is an application for one permanent sign for California Yacht Club, which currently has no signage on its building.

The proposal is for one logo sign, with a burgee (pennant) above two lines of text in a Garamond font. The burgee and text will be silver (PMS 877C) ½-inch thick acrylic and will be mounted on a 48-inch wide chimney face on the south side of the building (facing the water) with mounting pegs drilled into the bricks. The burgee will be 12" high by 24" wide. The first line of text will read "California" in 7-inch letters, with a 7.5-inch first letter. The second line of text will read "Yacht Club" in 8-inch letters, with 8.5-inch first letters. Overall the sign will measure 42" wide by 28" high, and will be mounted on the chimney face at a height of 15 feet above grade.

Also proposed is a method of lighting the sign. The applicant proposes a single designer floodlight, pointing upward and affixed to the chimney wall 6.5 feet above grade behind bushes growing in front of the chimney. The proposed floodlight is 16" wide by 9" high by 7" deep and is made of black diecast aluminum. As there is an existing roof extending five feet out over the sign area, there will be no light spillage beyond the roof area. No information is provided for the hours the sign will be illuminated.

#### **STAFF REVIEW**

Staff believes the proposed size, color, and location of the sign are compatible with the scale and appearance of the building. The applicant did not specify the hours that the signage would be illuminated; as with your Board's past approvals, the Department recommends the sign be illuminated consistent with the hours of operation of the facility. On its preliminary review, the Department of Regional Planning opines that the sign's area and appearance are acceptable. Following your Board's approval, the signage will require further approval by the Department of Regional Planning.

**The Department recommends approval of DCB #06-006 with the following conditions:**

1. The applicant shall obtain further approval from the Department of Regional Planning; and,
2. The illumination of the sign shall be consistent with the hours of operation of the facility.

SW:PW:ks



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

February 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

*Stan W.*

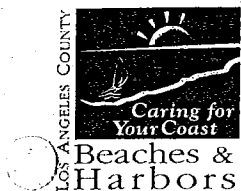
**SUBJECT: AGENDA ITEM 6A - TEMPORARY PERMITS ISSUED BY DEPARTMENT**

Item 6A on your agenda provides a recap of permits for all temporary banners, signs and tents issued by the Department since your last Design Control Board meeting. One temporary permit has been issued as follows:

**TP #06-001 –** Temporary permit for one banner announcing the Household Hazardous Waste Roundup. The banner is to be placed at the west corner of the intersection of Fiji and Admiralty Ways. The banner is permitted from February 16, 2006 through March 6, 2006.

Additional information is provided in the attachment.

SW:PW:cs  
Attachment



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January 30, 2006

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

Ms. Julie Watt  
BBPR, Inc.  
15303 Ventura Blvd., Suite 900  
Sherman Oaks, CA 91403

**Temporary Banner for Household Hazardous Waste Collection Event  
(TP 06-001)**

Dear Ms. Watt:

By means of this letter, BBPR, Inc. or their representative is permitted to install one temporary banner stating "Household Hazardous Waste Roundup." The banner measures 4 feet high by 20 feet wide. The banner will be mounted at the corner of Fiji Way and Admiralty Way.

Your contractors should be prepared to install the banner. Mark Spiro (310-305-9555), Supervisor, Marina Maintenance Yard, will be available for directional assistance, but not physical installation.

The banner is permitted from February 16, 2006 through March 6, 2006. It must be removed by noon on March 7, 2006. Failure to remove the banner by this time will result in its removal and storage by the County of Los Angeles at your expense. Should you have any further questions, please contact Chris Sellers at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Paul Wong, Division Chief  
Asset Management & Planning Bureau

SW:PW:CS

bcl. ☐ Director, ☐ Chief Deputy, ☐ Asset Management, ☐ Planning, ☐ F&PM, ☐ Marketing, ☐ Budget,  
☐ Financial, ☐ Audit, ☐ \_\_\_\_\_ (check all applicable boxes)



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



February 9, 2006

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board  
FROM: Stan Wisniewski, Director *Stan W.*  
SUBJECT: **AGENDA ITEM 6B – ONGOING ACTIVITIES REPORT**

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

At its January 17, 2006 meeting, the Board of Supervisors approved and instructed the Mayor to sign the Consent to Assignment of Lease for Parcel 33R (Harbor House and Edie's Diner), transferring the leasehold to The Waterfront – MDR, LLC, a Delaware limited liability company, a principal of which is Edward Czucker.

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

There are no minutes, as both the January 11, 2006 and February 8, 2006 meetings were cancelled.

### **REDEVELOPMENT PROJECT STATUS REPORT**

A copy of the most recent Project Status Report is attached. The report details the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Marina Public Library and on the Department's web site.

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

#### ***MARINA DEL REY***

#### **FISHERMAN'S VILLAGE WEEKEND CONCERTS**

Sponsored by Pacific Ocean Management, LLC  
Concerts are from 1:00 p.m. - 4:00 p.m.

Saturday, February 11

Kwanza Jones, playing R&B and Rock

Sunday, February 12

Son Candela, playing N.Y. Style Afro-Cuban tunes



Saturday, February 18  
Michael Haggins, playing Smooth Jazz

Sunday, February 19  
La Cat, playing Reggae

Saturday, February 25  
LA Bluescaster, playing Blues & Boogie

Sunday, February 26  
Sullivan Hall, playing Downhome Blues and R&B

For more information call: Dee Lavell Gilbert at (310) 822-6866.

**HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP**

Saturday, March 4, 2006  
9:00 a.m. – 3:00 p.m. (approximately)  
Dock 52 Parking Lot – 13483 Fiji Way

***BEACH EVENTS***

**HERMOSA BEACH**

54th Annual Hermosa Beach John Hales Sand & Strand Race 2006  
City of Hermosa Beach  
February 26, 2006  
7:00 a.m. – 1:00 p.m.

The 53<sup>rd</sup> Annual Sand and Strand Run/Walk is a 55% sand and 45% strand race beginning on the north side of Hermosa Beach Pier at shoreline and finishing on the south. All race proceeds benefit Project Touch, a local non-profit group serving community youth and their families in the South Bay. Registration required.

For more information call: Project Touch at (310) 379-5206 or the City of Hermosa Beach at (310) 318-0280.

SW:PW:cs

Attachments

**DEPARTMENT OF BEACHES AND HARBORS**  
**MARINA DEL REY DEVELOPMENT AND RENOVATION PROJECTS**  
**PROJECT STATUS REPORT AS OF DECEMBER 1, 2005**

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION		
			Type	Current	Proposed Change
1	44 Pier 44	Michael Pashale David Taban	Existing property: retail, marine commercial, slips	Complete redevelopment: new hotel, retail, marine commercial, slips	Complete redevelopment:
					Retail SF 18,186 21,757 +3,571
					Marine com'l various 397 No change
					Slips 397 No change
			Hotel rooms 0 +382		

HEIGHT DATA	
Proposed Height	Height Limits

70 feet (bonus taken)	45 feet (75 feet with bonus)
-----------------------	------------------------------

APPROVAL PROCESS				
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2

Negotiation Began	Jul-01	DCB - Initial	Will follow term sheet	CCC - Approval
Term Sheet Approved	*	RPC - Initial	Need	DCB - Final
BOS - Option Approved	Need	RPC - Land Approval	Need	Building Permit
		BOS-Regulatory Approval	Need	Certificate of Occupancy

\* Awaits lessee response to issues raised in meeting of 10/13/04.

2	55/56/W Fisherman's Village	Michael Pashale David Taban	Existing property: Parcel 55: vacant marine commercial  Parcel 56: retail  Parcel W: County parking	Complete redevelopment: Parcel 55: new marine commercial, hotel  Parcel 56: new retail, arcade  Parcel W: new retail, parking	Complete redevelopment:
					Retail SF 32,600 54,000 +21,400
					Slips Commercial 72 No change
					Hotel 0 +72

55: 45 feet	55: 45 feet
56: 45 feet	56: 45 feet (75 feet with bonus)
W: 45 feet	W: 45 feet (75 feet with bonus)

Negotiation Began	Jul-01	DCB - Initial	Jan-03	CCC - Approval
Term Sheet Approved	Done *	RPC - Initial	Need	DCB - Final
BOS - Option Approved	Need	RPC - Land Approval	Need	Building Permit
		BOS-Regulatory Approval	Need	Certificate of Occupancy

\* Final lease documents sent to lessee 7/12/04; lease option/lease extension option projected for presentation to SCHC and BOS 12/05.

**Key:**

BOS = Board of Supervisors  
CCC = California Coastal Commission  
DCB = Design Control Board  
RPC = Regional Planning Commission

Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change

3	9U County Parcel	Not yet leased: Tom Farrell-Woodfin	Existing property: County Parcel 9U: vacant and 2-acre public park	288	Complete redevelopment: Parcel 9U: new timeshare hotel and 2-acre public park	
					Hotel rooms	+288

4	10 Neptune Marina, and FF County Parcel  Legacy Partnership (Preston Butcher and Lou Weider- Lessee)	Existing property:  Parcel 10: Neptune Marina anchorage and apartments          County Parcel FF: parking lot	Complete redevelopment:  Parcel 10: new Neptune Marina anchorage and apartments			
			Parcel FF: new Neptune Marina apartments			
			Apartment	136	527	+391
			Slips	184	184	No change

Proposed Height	HEIGHT DATA	
	Proposed Height	Height Limits

9U: 225 feet (bonus taken)	9U: 140 feet (225 feet with bonus)
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10: 45 feet	10 mole: 45 feet (75 feet with bonus)
FF: 45 feet	10 non-mole: 140 feet (225 feet with bonus)
	FF: 25 feet

Negotiation Process	Date	APPROVAL PROCESS		
		Regulatory Process-1	Date	Regulatory Process-2

Negotiation Began	Jun-99	DCB - Initial	Oct-04 (2)	CCC - Approval
Term Sheet Approved	Done (1)	RPC - Initial	Need	DCB - Final
BOS - Option Approved	Need	RPC - Land Approval	Need	Building Permit
		BOS-Regulatory Approval	Need	Certificate of Occupancy
				Need

(1) Final lease documents presented to lessee; lease option projected for presentation to SCHC and BOS 4/06.

(2) Updated project presented to DCB on 8/19/04, 9/23/04, and conceptual approval received 10/21/04.

Negotiation Began	Jun-99	DCB - Initial	Oct-04 (4)	CCC - Approval
Term Sheet Approved	Done (3)	RPC - Initial	Need	DCB - Final
BOS - Option Approved	Need	RPC - Land Approval	Need	Building Permit
		BOS-Regulatory Approval	Need	Certificate of Occupancy
				Need

(3) Updated signed term sheet approved by Board in closed session 8/17/04; lease extension option/lease option projected for presentation to SCHC and BOS 1/06.

(4) Updated project approved by DCB 8/19/04; conditioned on 9/23/04, and affirmed 10/21/04; approval tied to related project on Parcel 9U.

Key:  
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Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	PROJECT DESCRIPTION			
		Type	Current	Proposed	Change

5	27 Jamaica Bay Inn	Pacifica	Existing property: hotel	Redevelopment plan: 42 existing rooms renovated, 133 new hotel rooms	
					+69
		Hotel rooms	42	111	

HEIGHT DATA	
Proposed Height	Height Limits

45 feet	45 feet
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APPROVAL PROCESS				
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2

Negotiation Began Term Sheet Approved BOS - Option Approved	Aug-01	DCB - Initial	Oct-05	CCC - Approval	Need
		RPC - Initial		DCB - Final	
	Apr-05	RPC - Land Approval	Need	Building Permit	Need
	Need*	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\* Updated signed term sheet approved by Board in closed session 4/5/05; negotiations proceeding in tandem with lessee's Parcel IR proposal. Appraisal in process; final lease documents sent to lessee; lease extension option projected for presentation to SCHC and BOS 1/06.

6	1R Marriott Residence Inn	Pacifica	Existing property: County parking lot	Redevelopment plan: 147 new hotel rooms, parking	
					+147
		Hotel rooms	0	147	

45 feet	45 feet
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Negotiation Began Term Sheet Approved BOS - Option Approved	Feb-04	DCB - Initial	Will follow term sheet	CCC - Approval	Need
		RPC - Initial		DCB - Final	
	Apr-05	RPC - Land Approval	Need	Building Permit	Need
	Need**	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\*\* Updated signed term sheet approved by Board in closed session 4/5/05; negotiations proceeding in tandem with lessee's Parcel 27 proposal. Appraisal in process; final lease documents sent to lessee; lease extension option projected for presentation to SCHC and BOS 1/06.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change

HEIGHT DATA	
Proposed Height	Height Limits

APPROVAL PROCESS			
Negotiation Process	Date	Regulatory Process-1	Regulatory Process-2
Date	Date		

7	100&101 Del Rey Shores	Jerry Epstein	Existing property: apartment complex	Complete redevelopment: new apartment complex	
			Apartments	202	544
					+342

65 feet	225 feet
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Negotiation Began	Aug-01	DCB - Initial RPC - Initial	(2)	CCC - Approval DCB - Final	Need
Term Sheet Approved	Dec-03	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need (1)	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

(1) Appraisal in process; final lease documents sent to lessee; lease extension option projected for presentation to SCHC and BOS 2/06.

(2) Conceptual approval from DCB received 1/20/05.

8	K-6 County Parcel leased; Del Rey Shores	Not yet leased; Del Rey Shores	Existing property: County maintenance facility	Complete redevelopment: new specialty storage facility	
			Storage SF	0	27,500
					+27,500

45 feet	225 feet
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Negotiation Began	Aug-01	DCB - Initial RPC - Initial	Will follow term sheet	CCC - Approval DCB - Final	Need
Term Sheet Approved	*	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\* Negotiations proceeding in tandem with companion 100&101 project.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change

HEIGHT DATA	
Proposed Height	Height Limits

APPROVAL PROCESS				
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2

9	OT Admiralty Court	Jona Goldrich	Existing property: County parking lot	Complete redevelopment: seniors-only retirement residence, replacement parking	120	+120
			Apartments	0	120	+120

75 feet	140 feet
---------	----------

Negotiation Began	Nov-02	DCB - Initial	Will follow term sheet	CCC - Approval	Need
Term Sheet Approved	Done *	RPC - Land Approval	Need	DCB - Final	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Building Permit	Need
				Certificate of Occupancy	Need

\*Term sheet approved by Board in closed session 8/9/05; negotiations proceeding in tandem with lessee's Parcel 20&21 proposal.

10	20&21 Panay Way and Holiday Harbor Marinas	Jona Goldrich	Existing property: mixed use commercial, parking, slips	Complete redevelopment: Parcel 20: new apartments, new DBH offices, new slips Parcel 21: new mixed use commercial, new Marina Beach parking, new slips	99	+99
			Apartments	0	99	+99
			Mixed use	25,250	29,348	4,098
			DBH Office	0	26,000	+26,000
			Slips	377	365	-12

45 feet	45 feet (75 feet with bonus)
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Negotiation Began	Jan-03	DCB - Initial	Will follow term sheet	CCC - Approval	Need
Term Sheet Approved	Done *	RPC - Land Approval	Need	DCB - Final	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Building Permit	Need
				Certificate of Occupancy	Need

\*Term sheet approved by Board in closed session 8/9/05; negotiations proceeding in tandem with lessee's Parcel OT proposal.

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PROJECT DESCRIPTION						
Map Grid Number	Parcel No. and Name	Lessee Name	Type	Current	Proposed	Change

HEIGHT DATA	
Proposed Height	Height Limits

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date

11

33	Harbor House/Edies Diner, and NR County Parcel	EMC Investment Company (Ed Czuker)	Existing property: Parcel 33: restaurants and commercial anchorage County Parcel NR: parking lot	Complete redevelopment: Parcels 33 and NR: new mixed-use residential and commercial, parking and public viewing deck			
				Apartments	0	292	+292
				Office SF	0	30,400	+30,400
				Retail SF	0	35,700	+35,700
				Restaurant	759 seats	759 seats	No change

33: 85 feet	33: 45 feet
NR: 45 feet	NR: 45 feet

Negotiation Began	Jan-04	DCB - Initial	Aug-04 **	CCC - Approval	Need
Term Sheet Approved	Aug-04	RPC - Initial	Need	DCB - Final	Need
BOS - Option Approved	Need*	RPC - Land Approval	Need	Building Permit	Need
		BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\*Term sheet approved by BOS in closed session 8/3/04; final lease documents presented to lessee 9/15/04; appraisal in process; lease extension option/lease option projected for presentation to SCHC and BOS 2/06.

\*\* Conceptual approval from DCB received 8/19/04; regulatory applications in preparation.

12

52	County Parcel, and GG County Parcel	Not yet leased: ALMAR (Jeff Pence)	Existing property:  County Parcel 52: temporary public parking lot  County Parcel GG: County administration trailers and maintenance facilities	Redevelopment plan:  Parcels 52 and GG: new dry stack storage facility including boater amenities and replacement County facilities
----	-------------------------------------	------------------------------------	---	--

52 and GG: 70 feet	52: 45 feet (75 feet with bonus)
	GG: 45 feet (75 feet with bonus)

Negotiation Began	Aug-05	DCB - Initial	Need	CCC - Approval	Need	
Term Sheet Approved	Need*	RPC - Initial	Need	DCB - Final	Need	
BOS - Option Approved	Need	RPC - Land Approval	Need	Building Permit	Need	
		BOS-Regulatory Approval	Need	Certificate of Occupancy	Need	

\* Initial term sheet sent to lessee 9/7/05. Awaits lessee response to comments provided on 11/21/05.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change

HEIGHT DATA	
Proposed Height	Height Limits

APPROVAL PROCESS				
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2

## RENOVATION PROJECTS

13	Tahiti Marina	Kamran Hakim	Existing property: Tahiti Marina apartments, slips	Renovation plan: Tahiti Marina apartments, slips		
					Apartment	Slips
			149	214	149	214
			No change	No change	No change	No change

No change	45 feet
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Negotiation Began	Oct-00	DCB - Initial	Feb-02	CCC - Approval	Need
Term Sheet Approved	*	RPC - Initial	Need	DCB - Final	Need
BOS - Option Approved	Need	RPC - Land Approval	Need	Building Permit	Need
		BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\* Awaits County response to term sheet received from lessee 9/12/05.

14	Fuel Dock	Not yet leased; The Boatyard (Greg Schem)	Existing property: marine fuel dock; slips	Renovation plan: new marine fuel dock, pumps, landside building, promenade, amenities, slips		
					Apartment	Slips
			149	214	149	214
			No change	No change	No change	No change

No change	25 feet
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Negotiation Began	Apr-05	DCB - Initial	Feb-02	CCC - Approval	Need
Term Sheet Approved	Need**	RPC - Initial	Need	DCB - Final	Need
BOS - Option Approved	Need	RPC - Land Approval	Need	Building Permit	Need
		BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

\*\* Awaits presentation to BOS in closed session tentatively scheduled for 12/20/05.

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Map Grid Number	Parcel No. and Name	PROJECT DESCRIPTION			
		Lessee Name	Type	Current	Proposed Change

HEIGHT DATA	
Proposed Height	Height Limits

APPROVAL PROCESS			
Negotiation Process	Date	Regulatory Process-1	Regulatory Process-2
Date			

## COMPLETED LEASE EXTENSIONS: ONGOING MONITORING

A	12/15 Deauville & Bar Harbor	Doug Ring	Existing property: apartments, slips and restaurant space	Complete redevelopment: new apartments, slips and restaurant space		
				Apartments	408	1,022
				Slips	717	468
				Retail SF	10,000	No change
			Restaurant	280 seats	0 seats	-280 seats

\* Slips now being reconfigured pursuant to Coastal Commission permit requirements. Estimated number of slips shown.

				DCB - Initial	Sep-98	CCC - Approval	Oct-01
				RPC - Initial	Sep-98	DCB - Final	Mar-02
				RPC - Land Approval	Dec-00	Building Permit	*
				BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need

\* Lessee commenced Parcel 12 construction on 2/04.

B	103 Oakwood Apts.	Al Dick	Existing property: Oakwood apartments	Renovation plan: Oakwood apartments		
				Apartments	597	No change

45 feet	225 feet
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				DCB - Initial	Nov-00	CCC - Approval	n/a
				RPC - Initial	n/a	DCB - Final	n/a
				RPC - Land Approval	n/a	Building Permit	Dec-01
				BOS-Regulatory Approval	n/a	Certificate of Occupancy	May-03

C	30 Del Rey Yacht Club	Dick Lewinter	Existing property: yacht club, slips	Ongoing renovation of yacht club, slips		
				Apartments	597	No change

No change	45 feet
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				DCB - Initial	Apr-01	CCC - Approval	Feb-02
				RPC - Initial	Jun-01	DCB - Final	Apr-01
				RPC - Land Approval	n/a	Building Permit	*
				BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need

\* Construction has commenced on waterfront walk and related amenities. Renovations continue.

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Map Grid Number	Parcel No. and Name	PROJECT DESCRIPTION			
		Lessee Name	Type	Current	Proposed Change

D	76 Trizec	Trizec Hahn & Jona Goldrich	Existing property: office building	Ongoing renovation of office building	
			Office SF	352,406	352,406 No change

HEIGHT DATA	
Proposed Height	Height Limits

No change	225 feet
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APPROVAL PROCESS				
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2

Negotiation Began	--	DCB - Initial	Ongoing	CCC - Approval
Term Sheet Approved	Done	RPC - Initial	--	DCB - Final
BOS - Option Approved	Nov-99	RPC - Land Approval	--	Building Permit
		BOS-Regulatory Approval	--	Certificate of Occupancy

E	111/112 Marina Harbor	Jerry Epstein and Ring Family	Existing property: apartments, slips	Redevelopment plan: 846 existing apartments renovated on Parcels 111 and 112 120 new apartments on Parcel 112 new slips, waterfront view area	
			Apts - new	120	+120
			Apts - renov.	846	No change
			Slips	590	-271*

111: no change	111 mole: 45 feet (75 feet with bonus)
112: 60 feet	111 west (non-mole): 140 feet (225 feet with bonus)
	112: 225 feet

Negotiation Began	Dec-98	DCB - Initial	Jan-00	CCC - Approval
Term Sheet Approved	Done	RPC - Initial	Feb-00	DCB - Final
BOS - Option Approved	Apr-02	RPC - Land Approval	Oct-00	Building Permit
		BOS-Regulatory Approval	n/a	Certificate of Occupancy

\* Lessee dedicated first slip renovations 5/12/03. Balance of slip construction and new apartment construction underway.

\* Total slip number reduced from existing level due to proposed slip configuration.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change

HEIGHT DATA	
Proposed Height	Height Limits

APPROVAL PROCESS				
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2

F	102 Kingswood Village	Morris Pynoo, Stephen Massman	Existing property: Kingswood apartments	Renovation plan: Kingswood apartments	
			Apartments 623	623	No change

No change	225 feet
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Negotiation Began	Aug-01	DCB - Initial	Feb-04	CCC - Approval	n/a
Term Sheet Approved	Done	RPC - Land Approval	n/a	DCB - Final	Jul-04
BOS - Option Approved	Mar-04	BOS-Regulatory Approval	n/a	Building Permit	Sep-04
				Certificate of Occupancy	*

\* Building permits received; construction underway

G	50 Marina Waterside Shopping Center	Marina Waterside (Rick Caruso)	Existing property: Market, restaurants and retail shops	Renovation plan: Expanded market, restaurants and retail shops	
			Retail SF 149,800	154,300	+4,000

No change	45 feet
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Negotiation Began	Aug-03	DCB - Initial	Apr-04	CCC - Approval	n/a
Term Sheet Approved	Done	RPC - Land Approval	Jun-04	DCB - Final	Jul-04
BOS - Option Approved	Dec-03	BOS-Regulatory Approval	n/a	Building Permit	Jan-05
				Certificate of Occupancy	Need**

\*\* Demolition permit received 9/04; building permit received 1/05; occupancy during construction (ongoing).

H	83 County Parcel	Not yet leased; Waterside Addition (Rick Caruso)	Existing property: Non-public County parking lot	Redevelopment plan: Addition to adjacent Parcel 50 parking and landscaping areas	

No change	45 feet
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Negotiation Began	Nov-04	DCB - Initial	Jul-05	CCC - Approval	n/a
Term Sheet Approved	Done	RPC - Land Approval	Need**	DCB - Final	Aug-05
BOS - Option Approved	Nov-05	BOS-Regulatory Approval	n/a	Building Permit	Need*
				Certificate of Occupancy	Need

\* Site improvements under construction.

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PROJECT DESCRIPTION				Change	
Map Grid Number	Parcel No. and Name	Lessee Name	Type	Current	Proposed
I	95&LLS Marina West Shopping Center	Michael Pashale David Taban	Existing property: Parcel 95: Marina West commercial center office space Islands restaurant Parcel LLS: County parking	Redevelopment plan:	
				Parcel 95: new Marina West mixed use commercial center office and retail space renovated Islands restaurant	
				Parcel LLS: new Marina entry feature	
				Retail SF 13,213	20,650 +7,437
				Office SF 9,160	7,888 -1,292
				Restaurant 100 seats	500 seats +400 seats

HEIGHT DATA	
Proposed Height	Height Limits

95: 45 feet	95: 45 feet (140 feet with bonus)
LLS: 45 feet	LLS: 45 feet

APPROVAL PROCESS				Regulatory Process-2	
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date

Negotiation Began	Aug-01	DCB - Initial RPC - Initial	Nov-02	CCC - Approval DCB - Final	n/a
Term Sheet Approved	Done	RPC - Land Approval	Jan-03	Building Permit	*
BOS - Option Approved	Jul-03	BOS-Regulatory Approval	Jun-04	Certificate of Occupancy	Need
			n/a		Need

\* In process of final Design Control Board approvals.

J	97 Marina Beach Shopping Ctr, David Taban	Michael Pashale David Taban	Existing property: Marina Beach shopping center new Marina entry feature	Renovation plan:	
				Marina Beach shopping center new Marina entry feature	
				Retail SF 18,000	18,800 +800

40 feet	45 feet (140 feet with bonus)
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Negotiation Began	Oct-99	DCB - Initial RPC - Initial	May-02	CCC - Approval DCB - Final	n/a
Term Sheet Approved	Done	RPC - Land Approval	Oct-02	Building Permit	Feb-04
BOS - Option Approved	Jul-03	BOS-Regulatory Approval	Jun-03	Certificate of Occupancy	**
			n/a		Need

\*\* Building permit received, construction underway

K	140 Admiralty Apts	Michael Pashale David Taban	Existing property: apartment complex	Complete redevelopment: new apartment complex	
				172	
				164	+108

75 feet	140 feet
---------	----------

Negotiation Began	Aug-01	DCB - Initial RPC - Initial	Nov-02	CCC - Approval DCB - Final	n/a
Term Sheet Approved	Done	RPC - Land Approval	Jan-03	Building Permit	Sep-04
BOS - Option Approved	Aug-03	BOS-Regulatory Approval	Dec-03	Certificate of Occupancy	Need*
			n/a		Need

\* Construction commenced 9/05.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
L (also see "10" above)	20 Panay Way Marina	Jona Goldrich	Existing property: yacht club building office space surface parking slips	Complete redevelopment: new apartments		
			Apartments	0	99	+99

HEIGHT DATA	
Proposed Height	Height Limits

45 feet	45 feet (75 feet with bonus)
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APPROVAL PROCESS				
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2

Negotiation Began	Mar-99	DCB - Initial	Oct-98	CCC - Approval
Term Sheet Approved	Done	RPC - Initial	Dec-98	DCB - Final
BOS - Option Approved	Mar-03	RPC - Land Approval	Aug-00	Building Permit
		BOS-Regulatory Approval	Jan-01	Certificate of Occupancy
				Need

\* Construction in progress. Amendment to be sought for companion project on Parcels 20&21.

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PROJECT DESCRIPTION				
Map Grid Number	Parcel No. and Name	Lessee Name	Type	
			Current	Proposed
				Change

HEIGHT DATA	
Proposed Height	Height Limits

APPROVAL PROCESS				
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2

## SUMMARY

Improvement	Current	Replaced with new	Additional new	Total new	Left as is	To be renovated	Total proposed	Change	Increases allowed by Local Coastal Plan
Apartments	5,445	2,419	1,674	4,093	3,026	2,419	7,119	1,674	2,495
Slips	5,246	2,794	(520)	2,274	5,246	0	4,726	(520)	348
Hotel rooms	1,037	42	788	830	995	42	1,825	788	1,070
Condos	600	0	0	0	600	0	600	0	0
Dry Stack*	-	0	0	0	0	0	0	0	0
Storage (sq ft)	13,600	0	27,500	27,500	13,600	0	41,100	27,500	0
Retail, office & Restaurant (sq ft)	1,000,000	60,000	94,010	154,010	640,000	360,000	1,094,010	94,010	320,000

## Notes to Summary

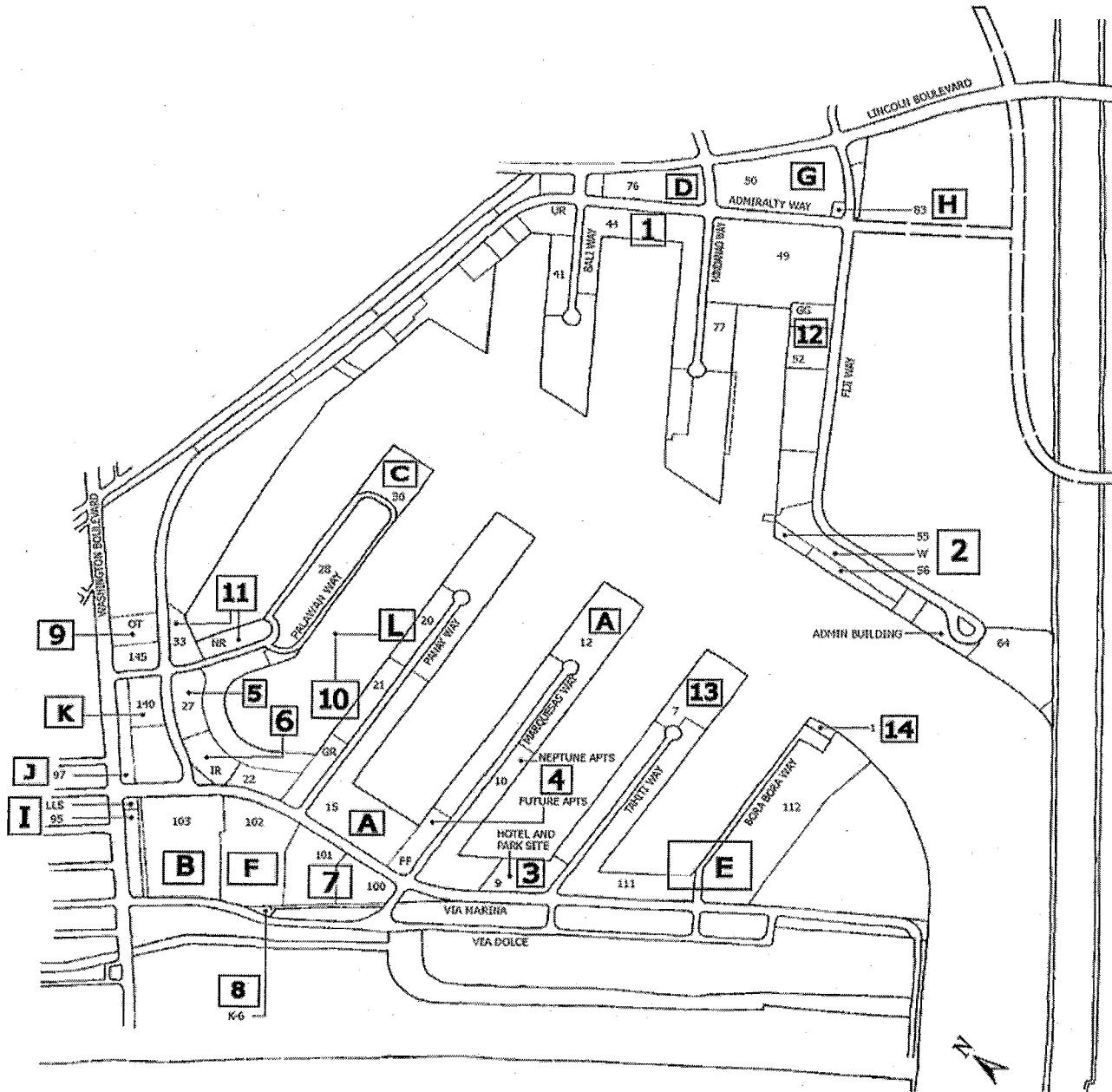
1. Data subject to change based on ongoing revisions to project plans.
2. Proposed entertainment retail center excluded.
3. Increased hotel rooms in excess of Local Coastal Plan allowances will be accommodated by conversion of unused apartment unit entitlements.
4. \*RFP for dry stack boat storage in process.

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# PROJECT STATUS REPORT - KEY





*To enrich lives through effective and caring service*



## MINUTES

### SPECIAL MEETING

#### MARINA DEL REY DESIGN CONTROL BOARD

Thursday, January 26, 2006  
6:30 p.m.

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

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

**Members Present:**

Susan Cloke, Chair – First District  
Katherine Spitz, ASLA, Vice-Chair – Third District  
Peter Phinney, AIA – Fourth District  
Tony Wong, P.E. – Fifth District

**Member Absent:**

David Abelar, Second District (Excused)

**Department Staff Present:**

Stan Wisniewski, Director, Beaches & Harbors  
Joseph Chesler – Beaches & Harbors  
Maureen Sterling, Beaches & Harbors  
C. L. Petters, Beaches & Harbors

**County Staff Present:**

Russell Fricano, Regional Planning  
Tom Faughnan, Principal Deputy County Counsel  
T. Keith Gurnee – RRM Design Group

**Guests Testifying:**

Carla Andrus, Marina del Rey Resident  
Regina Rubino, Marina del Rey Resident  
Don Klein, Marina del Rey Resident  
Dottie Franklin, Marina del Rey Resident  
John Davis, Airport Marina Regional Group  
Lowell Safien, Marina del Rey Resident  
Richard Hamlin, Marina del Rey Resident  
Hans Etter, Marina del Rey Resident  
Gorry Purcell, Marina del Rey Resident  
Andrew Lynch, MDR Convention & Visitors Bureau  
Ken Alstadter, Marina del Rey Resident



Tony Leaf, FL Construction Management  
Afred Hants, Marina del Rey Resident  
Steve Weinman, Marina del Rey Resident  
Dave Lumian, Fairwind Yacht Club  
Roslyn Walker, Marina del Rey Resident  
Steve Freedman, Marina del Rey Resident  
Gus Siames, Marina del Rey Resident  
Walt Davie, Marina del Rey Resident  
Gerald Sobel, Marina del Rey Resident  
Shelly Morgan, Marina del Rey Resident  
Mike Leneman, Marina del Rey Businessman  
Mary-Dorothy Line, Marina del Rey Resident  
Leslie Scott, Marina del Rey Resident  
Angie Barra, Santa Monica Baykeeper  
Nancy Marino, Marina del Rey Resident  
Dina Novak, Marina del Rey Resident

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

Ms. Cloke called the meeting to order at 6:30 p.m. Tony Wong led the Pledge of Allegiance.

**Mr. Wong (Phinney) moved to excuse Commissioner David Abelar.**

**2. Design Control Board Reviews**

**A. Parcel 21 –Café Mermaids at Holiday Harbor – DCB #05-030**

Approval of the record of the DCB's December 2005 action for conditional approval of an awning, awning signage, painted concrete and potted plants, per the plans on file with the Department.

Postponed to the end of the meeting.

**B. Parcel 97 – Marina Beach Shopping Center – DCB #05-031**

Approval of the record of the DCB's December 2005 action for conditional approval of tenant signage, including 1) Frankie and Johnnie's New York Pizza;; 2) Wolf's Liquor; 3) Joni's Coffee Roasting Café; 4) Noah's; 5) Pet Spa; 6) Cleaning Baron; 7) Talk of the Town Hair & Nails; and 8) First Coastal Bank, per the plans on file with the Department.

Postponed to the end of the meeting.

### **3. Old Business**

#### **A. Parcel 75 – Marina Professional Building – DCB #05-014**

Reconsideration of replacement signage for the building and a pole sign.

Postponed to the end of the meeting.

#### **B. Marina Beach Strategic Plan – Briefing by T. Keith Gurnee, RRM Design.**

Mr. Gurnee gave an overview of the Plan.

Mr. Gurnee said that feedback from the October 20<sup>th</sup> Design Control Board revealed concern about the loss of the Cheesecake Factory parking lot and loss of a significant amount of parking in the Marina area. Additionally, there was a concern of the Design Control Board of having a park-like element with water features separated by moving vehicles from the beach. The Design Control Board came up with four options for discussion points for our meetings for how to deal with the situation and still retain the no net loss of picnic shelters without impacting the Cheesecake Factory.

**OPTION 1:** This option would not impact the Cheesecake Factory parking lot.

- It would retain the surface parking at the corner of Panay Way and Via Marina;
- It would provide for a valet access connecting the Cheesecake Factory to Panay Way and access to the parking structure that would be built on GR.

**OPTION 2:** This option involves:

- Eliminating most of the parking on GR;
- Keeping the parking lot for the Cheesecake Factory;
- Creating a valet parking access down to Panay Way; and
- Creating the water feature that would be more esthetic than usable or functional as a park (this still contains this access road which displeased the Design Control Board at the last meeting).

**OPTION 3:** This option would maximize the preservation of surface parking, again, no impact on the Cheesecake Factory, and maximize the preservation of this portion of GR with direct physical access leading to the pier structure.

**OPTION 4:** This option provides an alternative to have a more direct valet parking access into the parking structure from the Cheesecake Factory and still provide for the preservation of a major amount of surface parking.

**Public Comments**

- Ms. Andrus proposed an alternative plan to the County's Strategic Plan and emphasized that to validate their efforts and guide their vision they need to look at the mandate of the Marina and the last periodic Local Coastal Plan (LCP) review. She emphasized that Dock 77 and Pier 44 are boating service facilities with top priority as expressed in the LCP for land use in the Marina and said that a Coastal Commission permit would be required to relocate these businesses. Ms. Andrus also brought up concerns regarding the expansion of Burton Chace Park, a proposed aquatic center, and parking requirements.
- Ms. Rubino brought up concerns regarding recreation, traffic congestion, clean water, development, and open space.
- Mr. Davis suggested that the project be revised with emphasis on small boat launch ramps, and expressed concern that the land and infrastructure would not support the proposed development.
- Mr. Safien expressed that the most important concerns are traffic and public safety.
- Mr. Hamlin expressed concern about the proposed development possibly impacting the Cheesecake Factory.
- Mr. Etter expressed concerns regarding project design in relationship to the proposed SR90 extension, building appearance, transient docks, and parking.
- Mr. Purcell expressed concerns regarding parking, boat slips and rentals, a sidewalk on Panay Way, encroachment of private interests, and suggested removing the hotels from the project.

- Mr. Lynch expressed that the Visitors Bureau is pleased with progress being made to accommodate all of the different users of Marina (Mother's) Beach.
- Mr. Leaf expressed concerns regarding views and traffic.
- Mr. Hants expressed concerns about the live-aboard policy.
- Mr. Weinman expressed concerns regarding open space and view corridors.
- Mr. Lumian expressed concern as to how the development plan would impact his business.
- Ms. Walker emphasized that she and the community strongly feel that the proposed plan is not feasible and will only exacerbate the traffic problem.
- Mr. Freedman expressed that the County should not allow private development on parcels used for public parking, and encouraged the County to provide a few hours of free parking.
- Mr. Siames expressed concerns about the use of public lands.
- Mr. Davie expressed concerns about the contamination at Marina (Mother's) Beach.
- Mr. Sobel objected to all of the proposed development.
- Ms. Morgan expressed concern about the proposed parking structure, volleyball courts, and beach access.
- Mr. Leneman expressed concern that the project would limit public use.
- Ms. Line expressed appreciation for the redesign of Marina (Mother's) Beach and the proposed new playground, but was concerned about density issues. She also expressed concern about traffic and views.
- Ms. Scott feels that the Marina is a public park, but feels the improvements to Marina (Mother's) Beach are being disguised by an economic development project. She expressed concerns about public access, parking, bicycle access, bicycle lockers, a public park, and water quality.

- Ms. Barra supported improvements for boaters and beach-related activities for Marina (Mother's) Beach, but expressed concerns about water quality issues, the new pier float structure, and landscaping.
- Ms. Marino expressed concerns about open space and public recreation.
- Ms. Novak expressed concerns about traffic and stores at Waterside.

#### **COMMISSION'S QUESTIONS TO STAFF (8:55 P.M.)**

**Ms. Cloke posed questions to staff and consultants for clarification and information to make sure that everyone understood the ramification of what was being proposed, followed by commission discussion and commission direction to staff to further study things and provide more options to answer questions. Ms. Cloke also announced that for the next staff report and next discussion, the Board would offer to hold another public night meeting in the evening. Motion passed unanimously.**

- Ms. Cloke asked Mr. Gurnee to indicate the view corridor areas and asked if any areas would be completely unobstructed.
- Mr. Gurnee replied that one promenade is approximately 20 feet wide; the other promenade is approximately 60 feet wide. There is **considerable view corridor** through the entire area.

#### **BOARD DIRECTIVE**

- **Ms. Cloke announced that the Board was planning another meeting and asked staff to prepare a short staff report by grouping all the issues discussed into respective areas. Ms. Cloke asked that Beaches & Harbors provide a hard copy of the slide presentations for notations. She also said that if we left anything out in our directions that you feel needs to be answered, attach a list of questions that were raised and include responses, and include something that we can put online or put in the library to let people read and think about prior to the next meeting.**

- Ms. Cloke expressed that we heard repeatedly tonight this concern about traffic and transportation, these can all go together in one grouping (i.e. public access, bicycles, shuttles), so we would like to see the staff report that comes back to us, a statement, at least a concept plan; because, in our opinion, in listening to the other commissioners, we think there is support for this.
- Ms. Cloke stressed let's talk about whether or not we have a way to implement a marina shuttle which takes us around the Marina, and we think we should do everything we can to maximize their use. So, let's look at transportation as an integrated question—how can we deal with cars, bicycles, water taxis, and shuttles to make things as fun and convenient as we can and to bring our reliance on the automobile down as much as we can while still staying realistic.
- Mr. Wisniewski concurred with Ms. Cloke and said he thought what the Chair has said is terrific and encouraged the Design Control Board to make connections to the existing public transportation infrastructure beyond the Marina. Mr. Wisniewski commended the woman who spoke very eloquently about her desire that other residents of LACO be encouraged to use the Marina. This is not a Marina that exists simply for the residents of the Marina, and we think we need to keep that in mind.
- Ms. Cloke said we would like you to rethink the water feature entrance concept. So, we would like you to either rethink its relocation or come up with some images that make it clear to us and to all of us how that is going to succeed as being the marker that you want.
- Ms. Cloke said she would like to see several different alternatives for locations of the children's park in an effort to provide complimentary services for small children. This would be another opportunity to look at another water feature, but let's talk about what different locations we could have. Let's examine alternatives for the locations of the children's park, but also make sure when examining those alternatives, we have nearby places for picnicking and nearby places for parking or transportation access. There is an argument for bringing all the picnic tables together because you can have a place where people can have a party, but there is also an argument for spreading them out so that people could have privacy in small family groups. Just think about that for us a little bit.

- Ms. Cloke inquired can we think about the possibility of perhaps moving the boardwalk or the promenade a few feet more and have it undulate and move it out a few feet more in certain places and have the possibility of the kind of concessions the people were talking about—this is the place where people rent things—for example, beach chairs, sun umbrellas, and boogie boards (not Marina (Mother's) Beach), so what we are looking at is areas that we pay to use as opposed to amenities for people who are really going just for the beach.
- Ms. Cloke said she would like to see us look at the possibility of developing the boardwalk with maybe two kinds of surfaces so that there is a stroller and bike surface – a pedestrian and bike only area. Look at what it would mean.
- Ms. Cloke said she would like to have a better understanding when we come back of the view corridors and also any options you can offer us for expanding those view corridors for when we come around onto Admiralty Way and we look at all the masts from the boats. Let's protect our views, let's see what we can do to accomplish that.
- Ms. Cloke stressed she would also like the applicant not come back with a planting scheme, but come back with a **sustainable plant pallet and landscape concept**. We want to talk about sustainability in terms of plant pallet. We need something that we can all look at and go, "Yeah, that feels right."
- Ms. Cloke said that the first and foremost important thing is water quality. We all know that you have a grant from the State and that you have a program, but let's explain that to people, let's put the dates in the staff reports so that people can see what is happening from Marina (Mother's) Beach, and let's put forward some of the information of what the water quality is now and what the scientific expectation is of what the water quality would be when that project is completed.
- Mr. Wisniewski said we will put together explanations, site plans, concept drawings of adjacent leasehold improvements that are currently proposed; and, if there is nothing planned right now, for example, for the Foghorn and the Cheecake Factory, we will give you the current versions of what there is so that we can put this all into a little bit better perspective.

- **Ms. Cloke asked Mr. Gurnee to think carefully about the transition between the promenade and the commercial concept and come back with options and ideas.**
- **Mr. Wisniewski announced that a new hearing date has not been scheduled yet but that another public hearing would be scheduled. The proposed hearing will be distributed via press release, posted in the Argonaut, and the Design Control Board will announce it before the Small Craft Harbor Commission. A suggestion was made to modify the sign-in sheet to reflect e-mail addresses for e-mail distribution. Mr. Wisniewski announced that anyone desiring to bring prepared remarks, statements, and drawings can send them to Beaches & Harbors for distribution.**
- **Ms. Cloke asked if anybody in the audience needed their signage application heard.**
- **Ms. Cloke then heard Agenda Item 4A.**

#### **4. New Business**

##### **A. PARCEL 76 – WESTERN IMAGING AT TRIZEC – DCB #06-011** Consideration of two signs.

Mr. Pencil gave a brief summary of the proposed submittal.

**Correction to Staff Report:** Hours of illumination were reflected as 7:30 a.m. to 7:30 p.m. in the submittal.

**Public Comment:**  
None.

- **Ms. Cloke (Phinney) moved to approve the item with the following conditions: 1) the signs may be lit only during the hours of operation, but no later than 7:30 p.m.; 2) the applicant must check with the lessee to determine if the Admiralty Way sign can be lowered to the same height as the Lincoln Boulevard sign; and 3) applicant to obtain further signage approval from the Department of Regional Planning.**



Ms. Cloke announced that all other items would be continued. (Moved and seconded).

Meeting adjourned at 9:35 p.m.

Respectfully submitted,

C. L. Petters  
Design Control Board Secretary