

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, May 18, 2006, 2:00 p.m.

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

Design Control Board Members

Susan Cloke, Chair - First District
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 December 14, 2005, February 16, 2006, March 16, 2006 and April 27, 2006
3. Design Control Board Reviews
 - A. Parcel 75 – Signage at Marina Professional Building– DCB #05-014
Approval of the record of the DCB's April 2006 action for approval of signage, per the plans on file with the Department.
4. Consent Calendar
 - A. Parcel 53 – The Boat Yard – DCB #06-011
Consideration of signage for Newport Boats.
5. Old Business
 - A. Parcel 9U – Woodfin Suite Hotel – DCB #04-015-B
Report from consultant regarding wetland restoration and consideration of development project.
 - B. Parcels 55, 56 & W – Fisherman's Village - DCB #02-029-B
Reconsideration of redevelopment.
 - C. Parcels 111/112 – Marina Harbor – DCB #06-010-B
Reconsideration of redevelopment.
 - D. Marina del Rey WaterBus – DCB #05-007-B
Consideration of new banners and identity graphics.

Design Control Board Agenda

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- E. Parcels 95 & LLS – Marina Gateway - DCB #02-026-B
Reconsideration of redevelopment.

6. New Business

- A. Parcel 50 – Waterside Marina – DCB #06-012
Consideration of additional identification signage for all tenants.
- B. Parcel 50 – Waterside Marina – DCB #06-013
Approval of existing merchandise kiosks.

7. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
- Board Actions on Items Relating to Marina del Rey
 - Marina del Rey Urban Design Guidelines Update
 - Redevelopment Project Status Report
 - Marina del Rey and Beach Special Events

8. Comments From The Public

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

9. Adjournment

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 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>

May 11, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director 

SUBJECT: **AGENDA ITEM 4A – PARCEL 53 – NEWPORT BOATS AT THE BOAT YARD –
DCB #06-011**

Item 4A on your agenda is an application for identification signage at Newport Boats, a sublessee at Parcel 53, The Boat Yard, that provides technical service and repairs for clients who have purchased boats.

Newport Boats is requesting identification signage to indicate to its customers where it is located at the back of The Boat Yard building. The proposed non-lit wall sign will face Basin H. The background color will be white, with Pantone 485U and Reflex Blue U used for the copy. The sign will be made of 4 mm-thick aluminum, measuring 3' high by 11" wide, for an area totaling 33 square feet. The sign will be mounted centered on the tenant's 4' high by 18'-4" wide wood fascia with galvanized lag bolts, with the bottom of the sign at an elevation of 15'-6" above grade.

The copy on the left two-thirds of the sign will read "Newport Boats" (12.5" x 86.75") in a Switzerland font, with a logo (8.5" x 31.25") above and phone number (6" x 54.75") below. The right one-third of the sign will display a SeaRay logo (4" x 21.5"), a Mercury logo (4" x 23") and a CM logo (9" x 13").

STAFF REVIEW

Staff believes the size and location of the proposed sign are compatible with the scale of the building. 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 #06-011, with the condition that the applicant shall obtain further approval from the Department of Regional Planning.

SW:PW:CS:ks



To enrich lives through effective and caring service




May 11, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director 

SUBJECT: **AGENDA ITEM 5A – PARCEL 9U – WOODFIN SUITE HOTEL & VACATION OWNERSHIP – DCB #04-015-B**

Item 5A is submitted by Woodfin Suite Hotels, LLC (Applicant), who previously presented its hotel/park project to the Design Control Board (Board) in August, September and October 2004 (Parcel 9U, DCB #04-015), simultaneously in August and October with the adjacent project -- Neptune Marina Apartments and Anchorage (Parcels 10/FF – DCB #04-014). Your Board granted a conceptual approval for the Parcel 9U project (attached) that sought to reduce or eliminate potential wetland impacts thought to exist on this parcel. Since October 2004, Applicant has independently had the Parcel 9U site evaluated and has redesigned this project to avoid the depressional area.

Specifically, in June 2005, the environmental consulting firm of Glenn Lukos Associates ("GLA") completed an initial site study and determined that a small area on the southerly portion of the site (located within the former proposed footprint of the planned hotel facilities) currently contains elements that qualify as wetlands under the Coastal Act. Thus, although not a naturally occurring wetland, a small area on the southerly portion of Parcel 9U was determined by GLA to constitute wetlands.

In light of GLA's findings, the Department requested Applicant to study an alternate hotel scheme that relocated the public park from its previous location north of the hotel site to the south of the hotel site, thus preserving the wetland area in its present location. This new scheme submitted for the Board's conceptual approval preserves the southerly portion of the site for a "wetland park". The hotel tower is in the same orientation and is sited 58 feet northerly of the previous scheme. The new scheme also relocates the parking structure from Tahiti Way frontage to Via Marina frontage, which is set back 10 feet from the northern property line common to Parcel 10. This 69-foot high 332-car parking structure is sited so that it and the relocated hotel tower's shadow and wind impacts are essentially the same as previously approved by the Board. Both the guest vehicular entrance and the service area driveway entrance and exit are accessed from Via Marina. The view corridor is also relocated to the corner of Via Marina and Tahiti Way, which maximizes the view across the preserved portion of the parcel to Basin B.

Applicant seeks your Board's conceptual approval of its overall hotel site planning and design concept. The design concept for the wetland park over the southerly portion of the site is in its formative stages, as discussions between the Department and the regulatory agencies regarding wetland delineation and restoration are ongoing. Although the Department continues to work with Coastal Commission staff to better define the park concept, the Department will begin the hearings on this project with a presentation regarding the proposed wetland park and associated wetland restoration plan by the Department's Coastal Commission consultant, Andi Culbertson of Culbertson, Adams & Associates.

Although Applicant's exhibits convey a relatively advanced level of detail to allow a more complete visualization of the proposed project, Applicant will return at a later date for approval of final landscaping,

lighting, exterior treatments, seating, signage, fencing, materials, paving treatments, and other specific components.

Adjacent Developments

Surrounding properties are currently developed with three-story multi-family residential units to the east and south and four-story condominium residential units to the west. The existing two-story Neptune Marina Apartments and Anchorage is located immediately north of the project site on Parcel 10 and is planned to be replaced under a project to be considered by your Board at a later time.

County Codes and Guidelines

Per the certified Marina del Rey Local Coastal Program (LCP), the Tahiti Development Zone and Waterfront Overlay Zone for Parcel 9U provide, subject to discretionary approval, for the development of a 288-room hotel, hotel ancillary uses and a parking structure and for integration with water-oriented recreational activities. The LCP establishes a building height limit for Parcel 9U from a base of 140 feet, with provision of a 20% view corridor, to a maximum of 225 feet with provision of an expanded 40% view corridor from the public street (Via Marina) to the bulkhead. Per County Code and precedent in the Marina, building height calculation is exclusive of necessary appurtenant rooftop improvements (i.e., attractively screened mechanical equipment, elevator machine room and helipad). Because Parcel 9U's bulkhead frontage on Via Marina totals 386 feet, a view corridor comprising 40% of that frontage must be provided, or 154 feet (i.e. $40\% \text{ of } 386 = 154$). As discussed with Coastal Commission staff, the County proposes the majority of the required 154-foot-wide view corridor be co-terminus with the park, from Via Marina to the water (Basin B). In addition, ten-foot-wide building setbacks are required and provided at streets and along adjacent properties.

Hotel Description

The hotel portion of the project will consist of a 19-story tower, containing 152 hotel rooms or suites and 136 vacation ownership suites. All the suites will be served by a double-loaded corridor and will each have exterior balconies. The tower will be parallel to the park and provide views to the Marina and the ocean. The hotel will be entered from Via Marina via a circular motor court. Valet-only parking for the 332 required parking spaces will be provided in a five-level above-grade parking structure, with a one-level below-grade parking area. Both parking areas will be entered from the motor court.

The ground floor of the hotel tower and low-rise building will provide for hotel ancillary uses consisting of lobby/reception, hotel restaurant and bar, kitchen, small sundry shop and meeting rooms, restrooms and administrative spaces. The concourse area will connect to an outdoor terrace above the pedestrian promenade. This terrace will look directly over Basin B and will also provide outdoor seating for both the restaurant and bar. The layered height separation improves the hotel guests' view, defines public and private spaces and provides security for the hotel. A separate terrace for the bar will be located on the south side of the hotel overlooking the adjacent wetland park. The lobby area will overlook the wetland park to the south. Access from the main hotel lobby to the waterfront promenade will be through a walkway (& fire lane) adjacent to the east side of the hotel.

Back-of-house services for the hotel will be along the north side of the building. Access for deliveries will be via a receiving area adjacent to the back-of-house area. The covered service area will be accessed via its own in-and-out driveway from Via Marina. This layout will eliminate any vehicular backing maneuvers onto public streets.

The second floor of the low-rise building will contain a 5,200 square foot ballroom, three meeting rooms, a pre-function area, and back-of-house service and mechanical spaces. The third floor of the low-rise building will contain mechanical space and the hotel spa, which opens out to the pool deck. The five-level parking structure is adjacent to the second and third floors of the hotel tower.

The structural system of the 225-foot hotel tower and low-rise structure will be constructed of structural steel. As a high-rise building, the project will have an increased level of fire safety. The entire project is protected with automatic fire sprinklers, smoke detectors, fire alarm and communications systems, a central fire department control station, emergency power and lighting systems, an on-site fire water storage tank and a dual energy source electric fire pump. A code-required heliport will be located on the roof of the hotel tower, along with mechanical equipment as needed to support the engineering systems of the building.

Architectural Design Concept

The orientation of the building's mass and its relationship to the parking structure and entry motor court were designed to preserve the maximum amount of area for the adjacent wetland park, maximize the view corridor, simplify the circulation in the hotel, maximize the views from the hotel suites and public spaces to the water, and integrate the pedestrian access through the promenade, the wetland park and the hotel entries.

The long side of the hotel tower is sited north of and parallel to the wetland park and perpendicular to Via Marina. This allows almost every guestroom balcony to have views to both the Marina and the ocean, while minimizing the impact along the public street and promenade. Applicant has indicated that this orientation reduces shade/shadow impacts on adjacent buildings, and a shade analysis exhibit is provided in the submittal materials. A view corridor is provided from the intersection of Via Marina and Tahiti Way, across the wetland park to the water. The motor court edges are defined by the hotel tower, the parking structure and Tahiti Way. This site plan also allows for 100% of the waterside of the property to be used for outdoor space with unobstructed views of the Marina.

The motor court is sized to provide pedestrian scale to arriving visitors and still provide sufficient stacking space for cars of guests who use the valet parking service. To direct those visitors that arrive by bicycle or pedestrian access, the sidewalk continues directly into the motor court. A central sculptural fountain both adds visual interest and provides a calming background sound to dampen traffic noise. Paving in the motor court will be of textured concrete pavers in the drive aisles and colored concrete in the walking areas. A covered entry canopy will shelter guests during their arrival and departure experience.

The five-level parking structure is accessed from a single entry point adjacent to the motor court. The parking spaces and aisle layout are per County requirements and designed using a double stacked, single aisle, ramped scheme, for valet parking. All guests will be required to use the hotel's valet staff for parking.

The hotel lobby has views into the Marina or to the park, which helps with guest orientation. The easterly edge of the hotel has an outdoor terrace that provides waterfront activity space for the lobby lounge, restaurant and bar. The floor above covers the restaurant terrace. Accent lighting and vines growing on the pool deck terrace trellis will add to the texture of the environment. An additional outside bar terrace will be provided on the south side of the hotel overlooking the wetland park. Comfortable seating and soft music will make this a most desirable spot to relax and watch the sailboats return to the Marina.

As shown on the conceptual exterior perspectives, the hotel tower and parking structure building will share common exterior materials, roof treatments, balcony railings, and glazing. The parking structure will use solid guardrails to screen cars from view below. Cut-off light fixtures and light sensors will reduce light spillage from the building. Planter boxes with flowering plants will help soften the exterior walls. The low-rise structure's roof top recreation deck will provide a sunny environment to enjoy the hotel pool or views to the Pacific Ocean or the Marina. Planting materials will surround the pool deck and enrich the resort environment.

The project will also include construction of more than 560 linear feet of public dock space. The public transient docks will be available on an hourly/day-use basis and will be able to accommodate a large number of dinghies and small boats at one time while also having space for a few larger boats up to 50 feet in length.

Promenade

The LCP requires a 28-foot-wide landscaped and paved pedestrian promenade between the bulkhead and the hotel building. This promenade will serve as public access along the waterfront, as well as provide the required fire lane to enhance public safety along the waterfront. The promenade will be designed in conformance with the *Draft Guidelines of 'The Marina Walk' – Marina Del Rey's Waterfront Promenade*. Public access to the promenade will be through a walkway (& fire lane) adjacent to the east side of the hotel tower. The promenade will extend in front of the hotel and the wetland park and will join with and tie together the adjoining Woodfin Suite Hotel with the neighboring apartment projects. The main walkway adjacent to the wetland park will allow visitors and guests to have easy access between the hotel lobby, the promenade and the wetland park.

The promenade will replace the existing asphalt paving and chain link fence with new colored and textured concrete or stone walking surfaces, using nautically themed accents, along with a new metal safety fence. The fencing will have typical four-inch pickets and will integrate decorative accents at regular intervals and at gangway entry. The promenade will also include new landscaping, including evenly-spaced *Washingtonia filifera* palms with up-lights, pedestrian scaled lighting fixtures, with integral cut-off shields to reduce glare into hotel rooms and apartments, benches, and trash containers. Bicycle amenities will encourage non-motorized recreational access by hotel guests and local residents.

Streetscape

The existing streetscape along Via Marina and Tahiti Way adjacent to Parcel 9U is undeveloped and consists only of a concrete sidewalk and a chain link fence at the property line. The development will provide new concrete sidewalks using similar materials to the promenade and area walkways to provide a unifying theme. The sidewalk will access the hotel motor court and provide full accessibility to all areas of the development. In addition to required street lighting, new pedestrian scale lights for safety and accent will be provided. The base of the buildings along the streets will also have accent lighting. All lights will be on digital timers and photo-cell control and will be selected for aesthetic light quality, integration with adjacent building design and energy efficiency. Plans and details for all light fixtures and controls will be presented when Applicant returns to your Board for final approval of various program elements.

Low-scale planting along the park will maintain the view corridor for passing motorists. Shade trees will be used along the Via Marina sidewalk and will be spaced for future growth and to provide a sheltering

canopy high enough to maintain views to the water. Taller palm trees will be used along Tahiti Way to reinforce the existing street theme. Annual color and flowering shrubs will be used as accents at entryways into the park and at the hotel motor court entry. All planting materials for the streetscape, park, promenade and hotel will make use of native plants and those with low water consumption where appropriate. Drip irrigation, soil moisture sensors, and digital control systems will be used to maximize watering efficiency. Again, plans and details for all planting and irrigation will be presented during the final submission presentation to the Board, after project land use entitlements have been secured.

Signage

Signage for the park, promenade and hotel will follow a common nautical theme for the Marina. Applicant proposes both identity signage and monument signage to aid with wayfinding, consistent with the Sign Guidelines. Applicant will return at a later time with details of proposed signage.

STAFF REVIEW

As previously stated, the Department's consultant will present a report on the status of the wetland discussions with regulatory agencies, which have primarily influenced the alternative design scheme now under consideration by your Board.

Replacement Park Space Credit for Space on the Water

When the project was before your Board in 2004, the Board expressed concern for crediting water area as replacement for parkland and also crediting the wetland park for part of the view corridor requirement. The Department continues to believe this is a rare opportunity to provide both public open space and new direct public access to the water on the west side of the Marina, in addition to providing the required promenade enhancements along the parcel's 386 linear feet of water frontage. In addition to dedicating sufficient area for the proposed wetland park, Applicant proposes to provide facilities for more than 560 linear feet of tie-up space for varying sizes of transient vessels, 60-feet long to dinghies, located immediately adjacent to the parcel in Basin B. These new transient slips will not only add a maritime dimension to the park, but will also increase use and access by the boating public to the project site and other westside land uses. For these reasons, the area devoted to transient dock improvements is considered integral to the project's "extended" public open space, even though constructed in the water.

Private Functions on County Property

In the previous development scheme, the Board also expressed concern about public use of the former park area on a reservation basis to be managed by the Department on a permit basis. This operational scenario has been eliminated from consideration in this new development scheme and is replaced by more passive interpretive aspects relating to the preservation objectives of the proposed wetland park.

Conclusion

The Department believes Applicant has appropriately addressed the project issues relating to building height, circulation, massing, visual impact and view corridor, and has been responsive to the concerns and suggestions of your Board relating to project design and operation.

Following your Board's action with respect to this application, Applicant will file the project at the Department of Regional Planning, where a full project review, including an environmental analysis, will be

completed prior to consideration by the Regional Planning Commission. Issues pertaining to wetlands, shade/shadow, water quality, etc. will be fully addressed in the environmental impact report (EIR) filed as a part of its application. As part of that process, the EIR will be circulated to all relevant agencies and be available for public comment. As modified, the proposal is in conformance with the *Marina Specifications and Minimum Standards of Architectural Treatment and Construction*.

The project is designed as a landmark property on the waterfront in Marina del Rey and is being developed to appeal to vacationers and business travelers as a first class hotel and vacation ownership property. The Department believes the preservation of the wetland park (developed and maintained with private funds), the provision of public transient boating facilities, and the adjacent visitor-serving resort hotel will be positive additions to the neighborhood and a unique gathering place for residents and visitors to Marina del Rey,

The Department recommends APPROVAL of DCB #04-015-B, as revised and submitted.

SW:JJC:s

Attachments



Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

Design Control Board Review

DCB #04-015

PARCEL NAME: Woodfin Suite Hotel and Vacation Ownership

PARCEL NUMBER: 9U

REQUEST: Consideration of the development of a 20-story building, including 178-suite Woodfin Suite Hotel on the first eleven floors and 108 luxury timeshare units on floors twelve through twenty, a parking structure, a 1.854-acre park, and 0.194 acres of water area containing 10 to 12 transient boat slips, pending confirmation that this project is not on a wetlands.

ACTION: Conceptually approved with conditions.

CONDITIONS: Conditioned upon the determination by the appropriate jurisdictional agencies and governmental bodies of the wetlands designation.

- 1) Shadow and shade study impacts on the park shall be fully evaluated and the applicant shall consider reorienting the building footprint in order to reduce the impacts from shadow and shade;
- 2) All of the materials used in construction must be consistent with the theme of a resort Marina and have the same quality and character of a resort Marina as opposed to a commercial quality or character;
- 3) The curvilinear roof shapes on the top of the parking garage shall be continued throughout the project; and
- 4) Post-entitlement, the applicant will return with materials, colors, fenestration, landscape, signage and all the issues that are typically addressed by the Board. The Board will also be looking for more "Marina

friendly” materials that are expressive of the Marina environment and less commercial.

In addition to this approval being conditioned on the determination that the site is not a wetland, this approval is also conditional upon the ability of the developer to develop a park, which is equal in square footage to the open space area that is the swap for this project. The park design must be looked at to create the maximum green possible including the use of net lawn or other materials that would expand the green. The applicant must also look at creating a drop off area and reduce the hardscape of the project. All plant materials must be appropriate for the Marina, such as, native vegetation and ecologically and environmentally sustainable park development.

MEETING DATE: August 19, 2004, September 16, 2004, and October 21, 2004



Design Control Board Review DCB #04-014

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

PARCEL NAME: Neptune Marina

PARCEL NUMBER: 10 & FF

REQUEST: Consideration of demolition of Neptune Marina apartments (136 units) and anchorage (184 slips plus 14 end ties) and construction of 526 apartment units, 161 boat slips, 13 end-tie spaces, and a transient dock with a sewage pump-out facility.

ACTION: Conceptually approved with conditions.

CONDITIONS: Conditioned upon the determination by the appropriate jurisdictional agencies and governmental bodies of the wetlands designation.

- 1) All design details must be consistent;
- 2) The garage lacks transparency and is too dark and too high. The Board requires the applicant to redesign and create the plinth consistent with moderne style and colors;
- 3) The applicant must look at creating the maximum water view along the view corridors; and
- 4) The development of Parcel FF and the diamond-shaped building are dependent upon the successful development of the park.
- 5) Post-entitlement, the applicant will return with materials, colors, fenestration, landscape, signage and all the issues that are typically addressed by the Board. The Board will also be looking for more "Marina friendly" materials that are expressive of the Marina environment and less commercial.

MEETING DATE: August 19, 2004 & October 21, 2004



To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

May 11, 2006

TO: Marina del Rey Design Control Board

FROM: Stan Wisniewski, Director *by M. K. W.*

SUBJECT: **AGENDA ITEM 5B – PARCELS 55/56/W – FISHERMAN'S VILLAGE
DCB #02-029-B**

Overview

Pacific Ocean Management, LLC (Applicant) has applied for conceptual approval of its revised redevelopment plans for Fisherman's Village, including both the landside and docks. The project plan was originally considered by your Board in January 2003 and received conceptual approval at that time (DCB# 02-029). Such approval originally called for complete redevelopment of the parcel with new landside and waterside improvements, including significant waterfront public amenities and parking facilities. All structures were to be demolished except for El Torito's Restaurant and the existing Lighthouse. In 2003, the redevelopment initially proposed 48,600 square feet, for an increase of 16,000 square feet over existing conditions. Those improvements included eight (8) new buildings, a new parking structure, three parking lots (one subterranean), a circular wharf area extending over the water, a fountain, a merry-go-round, a children's play area, an entertainment plaza, an improved waterfront promenade and new docks.

Prior to receiving conceptual approval in January 2003, the Board sought additional information regarding groundwater levels, engineering associated with parking garage sections and stormwater management to determine the feasibility of the overall project design. Additional comments from the Board and conditions of approval pertained to hardscape, water/lagoon features, the proximity of a large commercial yacht to a collegiate rowing area, vehicular circulation, and the overall character of the project in relationship to the waterfront. The approved DCB Review #02-029 is attached for your reference. Since 2003, no further entitlements have been granted for this project through the Department of Regional Planning.

Proposed Project

At this time, Applicant has submitted a revised redevelopment plan for Fisherman's Village, including much of the former improvements, except that the existing El Torito (Bldg. A) will be demolished to accommodate a reconfigured ground-floor retail space. The El Torito will be relocated to the south of the property, in a new Bldg. 1, adjacent to Shanghai Red's restaurant. The other significant change is the addition of a second floor boutique hotel above Bldgs. 6, 7 and 8.

The total adjusted area of the new redevelopment proposal is 127,450 square feet, an increase of 94,850 square feet over existing and 78,850 square feet more than the project approved in 2003 (See Project Summary table).

PROJECT SUMMARY
(Area in square feet)

	EXISTING CONDITIONS (AREA, sf)		ORIGINAL PROJECT AREA (2002)*	PROPOSED PROJECT AREA (2006)
Bldg. A	6,224	Bldg. 1	6,500	9,354
Bldg. B	6,647	Bldg. 2	4,000	3,350
Bldg. C	6,510	Bldg. 3	2,500	1,700
Bldg. D	5,557	Bldg. 4	6,688	12,700
Bldg. E	7,508	Bldg. 5	6,688	12,700
Bldg. F	154	Bldg. 6	6,224	27,167 ^(h)
	--	Bldg. 7	4,000	25,813 ^(h)
	--	Bldg. 8	4,400	22,967 ^(h)
	--	Bldg. 9	7,600	11,700
	32,600		48,600*	127,450

* -- DCB #02-029, approved January 2003.

^(h) – includes 132-room boutique hotel, apportioned equally across 2nd floor of Buildings 6, 7 and 8.

Parking for the revised Fisherman's Village redevelopment proposal will be provided in three areas – a 3-story parking garage with additional rooftop parking on the south side totalling 864 spaces on-site. Additional on-grade parking will be provided throughout the project. An underground parking garage will be constructed on the north side of the property to accommodate boaters and valet parking. Specific parking allocation is provided on Sheet A-1 and A-3 of the submittal materials. Applicant acknowledges that the project, as proposed, falls short of providing sufficient parking for all intended on-site uses per the Los Angeles County Zoning Code; however, a detailed shared-parking study will be provided to the Department of Regional Planning with the project zoning application substantiating the number of parking spaces necessary to meet anticipated parking demands.

STAFF REVIEW

The revised project embodies the identical architectural character as the 2002 project, with enhanced visitor-serving uses and vibrant waterfront elements normally associated with successful specialty retail centers. The project's dramatic increase in building area is due to the relocation of

El Torito and replacement of a boutique hotel above enhanced retail space in the proposed Bldgs. 6, 7 and 8.

Modifications from the approved project are also evident relating to layout of the public promenade, in lieu of a central circular wharf area. The proposed project would utilize under-utilized water space at Parcel 55 to expand and rearrange boating facilities to provide for 17 boat slips, ranging in size from 35 feet to 72 feet, and to accommodate a revised boat rental concession for smaller watercraft. In this way, the project serves to enhance the priority water dependent uses that support the visitor-serving nature of this project.

This project is in conformance with the *Marina's Specifications and Minimum Standards of Architectural Treatment and Construction*.

The Department recommends conceptual approval of the revised redevelopment DCB #02-029-B with the following conditions:

- 1) Post-entitlement DCB review, Applicant will provide full project design details for the buildings, promenade, landscaping, signage, etc., as discussed in the staff review. If significant project design changes are required due to technical information, the project will return to the DCB before continuing through the entitlement process;**
- 2) Prior to submitting a project zoning application to the Department of Regional Planning, Applicant shall complete and submit to the Department of Beaches and Harbors for approval, a detailed shared-parking study substantiating the number of parking spaces necessary to meet anticipated parking demands, and identifying covenants securing use of any off-site parking areas to meet such requirements;**
- 3) During the entitlement process at the Department of Regional Planning, the Department of Beaches and Harbors shall review and approve, prior to approval by the Regional Planning Commission:**
 - a. A demolition and trucking plan; and**
 - b. Water Quality Control Plan, prepared by a licensed civil engineer, covering the entire site, indicating best management practices (BMPs) to minimize the volume, velocity and pollutant load of stormwater leaving the site, and appropriate drainage and pollution control measures;**
- 4) Applicant has provided revised plans for underground parking that are reconfigured on the Fiji Way frontage on the northeast corner of Parcel W, adjacent to Parcel 54. Lessee has provided revised plans for underground parking that are reconfigured to about the Fiji Way frontage in the northeast corner of Parcel W adjacent to Parcel 54. This reconfiguration maximizes the distance of the underground parking facility from the seawall, and is acceptable with the following conditions:**
 - a. The elevation of the underground parking structure shall conform with the required depression of surface parking, if used for view corridor credit, as provided in the LCP;**
 - b. The underground parking structure will be primarily tandem parking (therefore, valet only, by Code definition);**

- c. **Applicant will strive to further increase the distance between the seawall and the underground parking structure; and**
 - d. **Applicant will strive to reduce the amount of parking required for the overall project and the corresponding reduction or elimination of underground parking on the site.**
- 5) Waterside improvements permit: For the waterside improvement plans, the Applicant shall:**
 - a. **Obtain approval from the Department's Harbor Engineer prior to filing as joint applicant for a coastal development permit with the Coastal Commission and a permit from the U.S. Army Corps Of Engineers; and**
 - b. **Ensure that the continuous availability of water uses for the public, the applicant must assist their fishing charter and dinner/special event charters with temporary relocation during construction;**
 - c. **Ensure that the operation of the large yacht charter boats on Parcel 55 will not endanger or significantly disrupt the operation of the rowing facility on Parcel BB; and**
 - d. **Ensure that sufficient dock space is provided for transient boats and yachts, small transient boats (e.g., dinghies and kayaks) and at least one pumpout station that is available to the general public.**

SW:JJC:s



To enrich lives through effective and caring service



May 11, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director 

SUBJECT: AGENDA ITEM 5C – PARCELS 111/112 - MARINA HARBOR - DCB#06-010-B

Item 5C on your agenda is a submittal from Marina Pacific Associates, LLC (Applicant) in response to conditions of approval for DCB #06-010, from your March 2006 Board meeting. At that time, Applicant received conceptual approval for the renovation of the existing Marina Harbor Apartments along Tahiti Way and Bora Bora Way, in conformance with the terms of the Amended and Restated Lease. In March, the Board conditioned its approval and requested Applicant to return and provide further definition of the following items:

- ☐ Park and park uses;
- ☐ Plant palette;
- ☐ Design of the promenade stairs;
- ☐ Water fountains;
- ☐ Street furniture;
- ☐ Shade structures
- ☐ Color;
- ☐ Awnings; and
- ☐ Window treatments

Applicant has provided responses to the Board's questions in their submittal materials, including renderings and greater design details, as follows:

Public View Park

A new public viewing park will be constructed along the public promenade, at the end of Bora Bora Way fronting on the Main Channel. Since approval in concept by the Design Control Board in 2002, the applicant has further reviewed the access requirements by the Fire Department and determined that the proposed realignment of the road would inhibit fire truck access to Main Channel slips and to Mariner's Village (Parcel 113). As a result of those discussions, the applicant proposed these revisions to the proposed park area.

The park now incorporates a water feature with two dolphin sculptures and water sprays. It will be surrounded by benches, low cultured stone walls and associated landscaping. The park connects to the existing public promenade through the use of turf-block pavers that provide a visual and functional extension across the access road, while also increasing site permeability. The planting design for the park features both native and exotic species appropriate for a coastal setting. In addition to low-growing combinations of contrasting colors and textures throughout the garden, *Phoenix dactylifera* palm trees will accent the park and connect it to the streetscape along Bora Bora Way.

Bora Bora Way Courtyard Stairs

The Board noted that the raised pool areas located on the large concrete podia over the garage structures appear disconnected from the water. Applicant indicates they have looked carefully at the ideas expressed by the Board at the March meeting to better engage the public in a redesign of the podium entries. Modifications have been made that partially address the Board's concerns.

To enhance use of the three courtyard entries by residents and public, the mid-level landings have been increased to accommodate two benches each and to create an additional tiered planter. Decorative pavers will be placed across Bora Bora Way at each entry to connect the public promenade and blur the line between public and private spaces.

Applicant considered adding a water feature along the three stairways, but has rejected this idea due to difficulty with construction and concern for safety. Additional themed water elements have been added at more appropriate locations within the public view park and at the intersection of Via Marina and Bora Bora Way.

Water Fountains/Streetscape/Improved Wayfinding

Applicant proposes a new water feature at the intersection of Via Marina and Bora Bora Way designed to enhance public wayfinding within the project leading to the public view park. At this corner, three dolphins for the centerpiece, which are pointing easterly, in the direction of the park. Metal dolphin icons continue along the promenade fencing to direct pedestrians to the park on the Main Channel. A larger dolphin fountain will be placed at the public view park to act as a terminus. Details of these fountains and iconography are provided in the submittal package.

Color/Awnings/Window Treatments

Applicant has considered the Board's recommendations for changes to the exterior elements of the residential buildings and has made several relevant changes, which are detailed in the submittal materials. More shadow lines have been added to the Water's Edge buildings (Parcel 112) by varying the depth of the proposed east and west façade extrusions. This approach adds accent colors to better define the bold shapes of the buildings and creates an interesting repeating architectural rhythm.

After investigating the Board's suggestion that darker colored window and door frames be considered, Applicant has decided to retain the white vinyl window and door systems. Other vinyl frames considered have limited product availability and do not meet Applicant's quality and warranty requirements.

The Board suggested that the awning fabric colors to be used at The Tides should be varied, yet match the color intensity of the yellow awning color previously submitted (Sunbrella-Buttercup #4635). Applicant has retained the yellow and added a vibrant blue (Sunbrella-Capri #4675) and red (Sunbrella-Tuscan #4677) for contrast and variety.

STAFF REVIEW

The proposed renovation plan has been designed to capture the best of the original architecture at The Tides (Tahiti Way) and to modernize and to enhance the Water's Edge (Bora Bora Way). Each of the apartment communities has its own identity and character, so the applicant has sought to enhance each one separately, respecting the original building forms. The design goal is to work within the existing design framework to strengthen the overall architectural character of the Marina without significantly altering structural elements of the existing buildings. Applicant's responses to the Board's suggestions have been complete and thoughtful, although they do not meet the recommended level of modification in all respects.

Nevertheless, staff believes the proposed renovations will enhance the appearance and use of the Marina Harbor Apartments, bringing these structures into conformance with the *Asset Management Strategy* and desired design objectives for Marina del Rey. The project is in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*.

The Department recommends APPROVAL of DCB #06-010-B, as submitted.

SW:JJC:s

May 11, 2006



Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *McClure*

SUBJECT: **AGENDA ITEM 5D – 2006 MARINA DEL REY WATERBUS
NEW TEMPORARY SIGNAGE & BANNERS – DCB #05-007-B**

Item 5D on your agenda is a request by the Community & Marketing Services Division of the Department of Beaches and Harbors for a new temporary signage design for the 2006 Marina del Rey WaterBus season, which will run from June 30 through the week of September 4, 2006. In addition to a new name (Marina del Rey WaterBus), the proposed new signage includes new identity signs, directional signs, informational signs, three types of identification banners, and a new logo. The six existing boarding locations (listed below) will not change.

- Parcel 56 – Fisherman's Village;
- Parcel EE – Burton Chace Park;
- Parcel 129 – Fire Station #110/Waterfront Walk East;
- Parcel 91 – Marina ("Mother's") Beach;
- Parcel 18 – Dolphin Marina; and
- Parcel 111/112 – Marina Harbor.

Identity Signs

WaterBus identity (stop) signs are proposed for each boarding location (per the site diagram). These 2-foot diameter aluminum signs are octagonal in shape with reflective vinyl graphics and contain the WaterBus logo and text stating "WaterBus". The signs will be affixed to the fence at each boarding location. The color palette will consist of yellow, light blue, dark blue and magenta. One sign is proposed for each boarding location.

Directional Signs

WaterBus directional signs will incorporate the WaterBus stop sign onto the same blue wave background as on the banners. These painted aluminum signs with vinyl graphics will measure 18 inches wide by 26 inches high. These directional signs will be mounted on existing light poles leading to WaterBus boarding locations, directing the public to the appropriate areas for boarding. The color palette will consist of yellow, light blue, dark blue and magenta. One sign is proposed for each boarding location.

Informational Signs

WaterBus informational signs are proposed for each boarding location. These painted aluminum signs with reflective vinyl graphics will measure 18 inches wide by 12 inches high. The signs will display the WaterBus logo and state "Please Wait for Attendant" in white text. The color palette will consist of yellow, light blue, dark blue and magenta. Five signs are proposed, one for each boarding location, except Marina ("Mother's") Beach.

Identity, Approach and Fence Banners

Three types of banners are proposed: identity, approach and fence banners. The identity banners will be digitally printed double-sided vinyl pole banners placed on existing light poles on either side of each boarding stop dock gate. They will measure 3 feet wide by 8 feet long, with "BoardingStop" and the WaterBus logo on them. The other banner panels mounted adjacent to the "BoardingStop" panels on the same pole would be similar but have only the WaterBus logo on them. The color palette will consist of yellow, light blue, dark blue and magenta.

The approach banners will be digitally printed double-sided vinyl pole banners placed on existing light poles in the medians on Fiji, Mindanao, Admiralty (across from Fire Station #110), Palawan, Panay and Tahiti Ways. They will measure 3 feet wide by 8 feet long, with straight, left or right directional arrows and the WaterBus logo on them. The other banner panels mounted adjacent to these panels on the same pole would be similar but have only the WaterBus logo on them. The color palette will consist of yellow, light blue, dark blue and magenta.

The fence banners will be digitally printed single-sided vinyl mesh banners mounted at WaterBus boarding locations on either side of the dock gate. The dimensions will vary according to the dimensions of the gate. The banner designs will include block text with "Marina del Rey", the name of the boarding location, the WaterBus schedule and boarding location map, WaterBus logo, WaterBus icon, fare information and blue wave pattern. The color palette will consist of yellow, light blue, lime green, dark blue and magenta.

STAFF REVIEW

The proposed signage changes are in response to recently-conducted focus groups with Marina residents, boaters and businesses to evaluate the operations and marketing of the Water Shuttle program and provide recommendations to improve service to the public. Staff believes that the new signage will better help direct the public to the WaterBus boarding locations and will help increase public awareness of the WaterBus. All of the signs and banners are of a similar color palette, which is part of an identity and branding effort by the Department. This color palette is also complementary to both the Department's signage program recently approved by your Board and the Water Shuttle fence signs and banners approved by your Board last year. This proposal is in conformance with the *Revised Permanent Sign Controls and Regulations* and the *Specifications and Minimum Standards of Architectural Treatment and Construction*.

The Department recommends APPROVAL of DCB #05-007-B as submitted.

SW:JJC:cs



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Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

May 11, 2006

TO: Marina del Rey Design Control Board

FROM: Stan Wisniewski, Director 

SUBJECT: **AGENDA ITEM 5E – PARCELS 95/LLS – MARINA GATEWAY
DCB #02-026-B**

Overview

Gold Coast West, LLC (Applicant) has applied for conceptual approval of its revised redevelopment plans for Marina Gateway shopping center, located along Washington Blvd., between Via Marina and Via Dolce, on the northern edge of Marina del Rey. The project location serves as the northern gateway to Marina del Rey. The project plan was originally considered by your Board in November 2002 and received conceptual approval at that time (DCB# 02-026). Such approval originally called for complete redevelopment of the parcel including demolition of the 21,119 sq. ft. Marina West Shopping Center and exterior improvements to Islands Restaurant. The approved project included construction of 39,613 sq. ft. of commercial/retail space, for a net increase of 18,494 sq. ft., and was to provide 234 parking spaces, with access from three driveways on Washington Boulevard and from the alley on the south side of the center.

Conceptual approval of the original project also sought to incorporate Parcel LLS as a public park, converting it from an underutilized parking lot at the "gateway corner" of Washington Blvd. and Via Marina. Since 2002, no further entitlements have been granted for this project through the Department of Regional Planning.

Proposed Project

At this time, Applicant has submitted a revised redevelopment plan for Marina Gateway, which changes the programmatic approach of the project to a mixed-use retail/office/residential emphasis. **Building A**, formerly was to vary in height from 27 to 42 feet and house a relocated bank and new restaurant – it will now accommodate the relocated Islands Restaurant, and ancillary office and retail uses within two stories and a basement. **Building B** was initially designed as a 21 to 35 foot high retail and restaurant building – the current proposal changes that to a four-story residential/retail mixed-used building, rising to over 60 feet high over a basement parking garage. **Building C**, on the west end of the parcel where Islands Restaurant was to remain, mirrors Building B to provide additional mixed-use residential/retail. The total adjusted area of the new redevelopment proposal is 231,705 square feet, an increase of 192,092 square feet more than the project approved in 2002 (See Project Summary table).

PROJECT SUMMARY
(Area in square feet)

	ORIGINAL PROJECT AREA (2002)*	PROPOSED PROJECT AREA (2006)
Bldg. A	14,903	31,885
Bldg. B	18,997	99,910 ^(a)
Bldg. C	--	99,910 ^(a)
Bldg. D	5,713	--
Park (LLS)	--	--
	39,613*	231,705

* -- DCB #02-026, approved November 2002; existing building area is 21,119 s.f.

^(a) -- includes two floors of apartments for a total of 72 residential units.

Parking for the revised Marina Gateway redevelopment proposal will be provided in basement, surface and structured parking for Building A and in basement and structured parking areas within Buildings B and C. Additional rooftop parking will be available between Buildings A and B. The revised project provides a total of 337 on-site parking spaces, which appears to meet Zoning Code requirements.

STAFF REVIEW

The revised project embodies the identical architectural character as the 2002 project, with the added residential components and enhanced visitor-serving retail and office arrangement. The Department supports this addition of on-site residential units and the necessary rearrangement of uses on the parcel that retains.

Further building refinements to Building A provide a curved façade to enhance the building aesthetics and to open up views along Washington Blvd. Various design features of the building emphasize its importance at the confluence of two major streets – the northern Marina Gateway. Rooftop parking will be provided on a bridge over a driveway connecting Buildings A and B. Buildings B and C will be similar in design, housing ground-floor retail and small restaurant uses. A lobby entrance will be at the center of each building to provide secure access to residential units and tenant parking. All one- and two-bedroom residential units will have balconies, and the exteriors will be smooth plaster with pre-cast accent detailing.

Exterior building lighting will add a sophisticated look to the development at night. Lighting fixtures will be shielded and unobtrusive, yet provide for ample accent of building features and provide for safety and security. Decorative lighting elements will include softly glowing balconies and decorative wall sconces. Selected trees will have controlled up-lighting and post-mounted area

lighting will accent paths and significant planter areas. Special event lighting will be provided to serve the park area during special events.

The gateway park on Parcel LLS will complement the park area provided on Parcel 95, across Via Marina, to enhance the Marina gateway feel. The park will include a fountain, amphitheater seating, circular stage to accommodate small performances, and hardscape and landscape improvements to enhance this urban park experience. This larger of the two public park areas at the Marina Gateway would be further enhanced by the incorporation of significant public art, which requires further consideration by Applicant.

As submitted, the project is in conformance with the *Marina's Specifications and Minimum Standards of Architectural Treatment and Construction*.

The Department recommends conceptual approval of the revised redevelopment DCB #02-029-B with the following conditions:

- 1) Post-entitlement DCB review, Applicant will provide full project design details for the buildings, promenade, landscaping, signage, lighting, and the provision of public art; and**
- 2) Any significant project design changes required during technical review of the project shall require further DCB review and approval before continuing through the entitlement process.**

SW:JJC:s



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May 11, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *by M. Chesh*

SUBJECT: **AGENDA ITEM 6A – PARCEL 50 – WATERSIDE MARINA DEL REY – DCB #06-012**

Item 6A on your agenda is a submittal by Caruso Affiliated seeking additional tenant signs (except Ralphs) along the existing Lincoln Blvd. and Admiralty Way frontages at Waterside Marina del Rey. A total of 33 signs are being requested. A detail of each proposed sign is included in the submittal. The proposed signs are intended to inform the visitor of available shopping opportunities within the newly renovated shopping center. The location of each new sign on the building façade will correspond to the location of each tenant within the building. The proposed sign sizes vary from 6 square feet to 31 square feet. The new sign materials will be consistent with those used in the existing signs approved by your Board at various times in 2005 and 2006.

STAFF REVIEW

The applicant proposes tenant identity signs on all sides of the shopping center, consistent with previous recommendations by the Department to improve shopper information and to replace the need for larger wall graphics on these façades. The Department has encouraged the applicant to consider modest tenant identity signage on all sides of the shopping center in place of the previously proposed wall graphics, which was discouraged. Pursuant to the County's Zoning Code [LACC § 22.52.880, et seq], permitted wall business signs must be no larger than three square feet for each one linear foot of building frontage.

The Zoning Code defines building frontage for ground-floor businesses as pertaining to the façade having entrances intended for and regularly utilized by the public – this is not the case with these signs. With two exceptions, the Post Office (on Admiralty Way) and Starbucks Coffee (on Lincoln Blvd.), all businesses within the center front on the interior parking lot. The proposed signs would be affixed to the rear of the establishments, but facing major streets (Lincoln Blvd. and Admiralty Way). While the proposed signs would meet the size criteria in the Zoning Code, their placement on the rear walls may require a variance from the Department of Regional Planning.

The Department believes that placing these signs facing major streets would attract more business, would enhance the shopping experience within the center and would improve wayfinding by tastefully identifying available services to the public. The 1971 *Revised Permanent Sign Controls and Regulations* allow signs on street frontages of a "size and quantity compatible with the scale of the structure, as determined by the Design Control Board." Staff supports placement of these proposed signs on the intended building façades and recommends approval. Following your Board's approval, the signage shall be subject to further review and approval by the Department of Regional Planning.

Recommendation

The Department believes the size of the proposed signage is compatible with the scale of the building façades. 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 proposed signage.

MOTION:

The Department recommends APPROVAL of the signage per DCB #06-012, with the condition that the applicant obtain further review and approval of the signage by the Department of Regional Planning.


SW:JJC:cs

May 11, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director 

SUBJECT: **AGENDA ITEM 6B – PARCEL 50 – WATERSIDE MARINA DEL REY –
DCB #06-013**

Item 6B on your agenda is a submittal by Caruso Affiliated seeking after-the-fact approval for five existing merchandise kiosks located at Waterside Marina del Rey. The kiosks are located in the common area, in front of Top Cloud Sushi and Starbucks. The kiosks are tastefully designed and manufactured of high quality materials, utilizing colors that are compatible with the rest of the shopping center. Each kiosk has low-voltage track lighting mounted on the inside of the upper canopy, with portable electrical connections made to surface-mounted electrical outlets. Each kiosk is individually subleased to product vendors. While the merchandise sold in the kiosks can be similar in type to that sold in the existing stores, no store may actually sublease a kiosk for additional sale of its products. The required hours of operation of the kiosks are Monday through Thursday - 10:00 a.m. to 7:00 p.m., Friday and Saturday - 10:00 a.m. to 8:00 p.m., and Sunday - 11:00 a.m. to 6:00 p.m., however, actual operating hours may vary. Each kiosk stands eight feet high and has a footprint of approximately 21 square feet. A detail of the kiosks is included in the submittal.

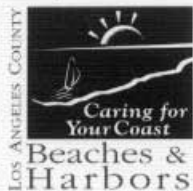
STAFF REVIEW

The kiosks are consistent with the overall renovation strategy of the center by providing a lively, high-quality shopping environment appropriate for the "visitor-serving commercial" designation of the center. The kiosks are clustered in the common area to provide a convenient shopping experience for the customer, without conflicting with the main paths of pedestrian travel or the main public gathering space.

On its preliminary review, the Department of Regional Planning has confirmed it does not regulate retail space of this nature and would defer to Beaches & Harbors in this case. As the kiosks do not represent a significant amount of additional retail space, the Department supports the size and location of the kiosks consistent with the strategic purpose for the center to enhance the public shopping experience.

The Department recommends APPROVAL of DCB #06-013 as submitted.

SW:JJC:cs



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Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

May 11, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director *by M. Ched*

SUBJECT: **AGENDA ITEM 7A - TEMPORARY PERMITS ISSUED BY DEPARTMENT**

Item 7A 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 (DCB) meeting. No temporary permits have been issued since the last DCB meeting of April 27, 2005.

SW:PW:cs



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May 11, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director 

SUBJECT: **AGENDA ITEM 7B - ONGOING ACTIVITIES REPORT**

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its May 9, 2006 meeting, the Board of Supervisors approved and instructed the Mayor to sign the Consent to Assignment of Leases for Parcels 42/43 from MGC Marina del Rey International, a California general partnership, to IWF MdR Hotel, L.P., a California limited partnership and Parcel 145R from MGC Marina del Rey International, a California general partnership, to IWF Marina View Hotel, L.P., a California limited partnership; and Amendments to Leases for Parcels 42/43 and 145R, which define changes in management and ownership of a limited liability company that will be considered an event of assignment under the lease.

At its May 2, 2006 meeting, the Board of Supervisors approved and instructed the Mayor to sign a five-year lease and Memorandum of Lease with Del Rey Fuel, LLC, a California limited liability company, for Parcel 1S, Marina del Rey, to enable the lessee to complete redevelopment of the fuel dock facilities; and instruct the Mayor to sign Option to Amend Lease Agreement granting to the lessee, upon fulfillment of stated conditions, the right to extend the term of lease on Parcel 1S by 55 years.

SMALL CRAFT HARBOR COMMISSION MINUTES

There are no minutes for review, as the April 12, 2006 minutes have not been finalized.

MARINA DEL REY URBAN DESIGN GUIDELINES UPDATE

A verbal report will be provided at your meeting.

REDEVELOPMENT PROJECT STATUS REPORT

There is no Status Report for review, as the May issue has not been prepared yet. However, the previous issue (January) is still available for review on the Department's web site (<http://beaches.co.la.ca.us/bandh/main.htm>) and at the Lloyd Taber-Marina del Rey Public Library.

MARINA DEL REY AND BEACH SPECIAL EVENTS

MARINA DEL REY

31ST ANNUAL MARINA DEL REY BOAT SHOW

Burton Chace Park
13650 Mindanao Way
May 18th – May 21st

The Marina del Rey Boat Show will feature approximately 150 to 200 boats displayed in the water including motoryachts, sportfishers, cruisers, and trawlers up to 70 feet in length, along with an extensive assortment of marine accessory booths. The show hours are: Thursday, May 18 and Friday, May 19 from 11:00 am to 7:00 pm, Saturday, May 20 from 10:00 am to 7:00 pm and Sunday, May 21 from 10:00 am to 6:00 pm. Admission is \$10 per person and children 12 and under free.

For more information call: Duncan McIntosh Co., Inc. at (949) 757-5959 or visit website at marinadelreyboatshow.com.

COMMANDERS JAZZ ENSEMBLE FREE CONCERT

Burton Chace Park
13650 Mindanao Way
Saturday, May 27th from 2:00 – 3:30 pm

The 18-piece U.S. Air Force Big Band will give a free Memorial Day weekend concert in Burton Chace Park. This world-renowned band from Travis Air Force Base will perform pop, big band, jazz and patriotic selections.

For more information call: Burton Chace Park at (310) 305-9595.

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
All concerts from 2:00 pm – 5:00 pm

Saturday, May 20

Bobby Griffin & friends, playing Blues

Sunday, May 21

Sullivan-Hall, playing R&B, Blues & Jazz

Saturday, May 27

Kwanza Jones & The Global Groove Collective, performing World Beat

Sunday, May 28
Son Candela, playing N.Y. Style Afro Cuban

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

BEACH EVENTS

FIESTA HERMOSA

Hermosa Beach Chamber of Commerce
Pier Avenue at the Strand
May 27th through May 29th
10:00 am to 6:00 pm

Arts and crafts from throughout the West will be featured at the Hermosa Beach Chamber of Commerce Memorial Day Fiesta weekend from 10:00 am to 6:00 pm on all three days and includes free admission. The family-oriented festival will also feature kiddy rides (for a minimal fee), a restaurant cantina, two sound stages, and a beer and wine garden. Parking in town is limited, thus visitors are encouraged to park at the Northrop Grumman R-5 parking lot at Manhattan Beach Boulevard and Doolittle Street. A free shuttle bus will run continuously from 7:30 am to 7:30 pm from the lot to Pier Avenue. Parking is also available at Mira Costa High School at 701 S. Peck Ave. with Shuttle Wave buses providing free shuttle service to and from the Fiesta.

For more information call: Hermosa Beach Chamber of Commerce at (310) 374-0951 or visit the event website at www.fiestahermosa.com.

MUSCLE BEACH INTERNATIONAL CLASSIC BODYBUILDING & FIGURE CONTEST

City of Los Angeles Department of Recreation and Parks
Venice Beach/Muscle Beach
Pre-judging, Sunday, May 28th at 10:00 am
Finals, Monday, May 29th at 12:00 noon
1800 Ocean Front Walk

Los Angeles City Department of Recreation & Parks will host their annual bodybuilding competition at Venice Beach, May 28 and May 29th. Event is free and open to the public.

For more information call: Department of Recreation and Parks at (310) 399-2775.

SW:PW:cs