




To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

July 8, 2010

TO: Small Craft Harbor Commission
FROM: Santos H. Kreimann, Director 
SUBJECT: **SMALL CRAFT HARBOR COMMISSION AGENDA**
July 13, 2010

Enclosed is the July 13, 2010 meeting agenda, together with the minutes from your meeting of June 9, 2010. Also enclosed are reports related to Agenda Items 4a, 4b, 6a, and 7a.

Item 6b is a presentation to your Commission about a master waterside Coastal Development Permit (CDP) we are working on to facilitate dock replacement at several anchorages. The material for this agenda item will be presented at your meeting, which may thereafter be reviewed prior to discussion of this master waterside CDP at your August meeting.

Please feel free to call me at (310) 305-9522 if you have any questions or need additional information in advance of the meeting.

SHK:ks

Enclosures



To enrich lives through effective and caring service



SMALL CRAFT HARBOR COMMISSION

AGENDA

July 13, 2010

6:00 P.M.

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

**BURTON W. CHACE PARK COMMUNITY ROOM
13650 MINDANAO WAY
MARINA DEL REY, CA 90292**

1. Call to Order and Pledge of Allegiance
2. Approval of Minutes: Meeting of June 9, 2010
3. **COMMUNICATION FROM THE PUBLIC**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

4. **REGULAR REPORTS**

- a. Marina Sheriff (DISCUSS REPORTS)
 - Crime Statistics
 - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages
- b. Marina del Rey and Beach Special Events (DISCUSS REPORT)

5. **OLD BUSINESS**

- a. None

6. **NEW BUSINESS**

- a. Approval of Amendment No. 8 to Lease No.11834 – Parcel 113S (Mariners Village) (RECOMMEND TO BOARD OF SUPERVISORS)
- b. Master Waterside Coastal Development Permit (PRESENTATION)

7. **STAFF REPORTS** (DISCUSS REPORT)

- a. Ongoing Activities
 - Board Actions on Items Relating to Marina del Rey
 - Regional Planning Commission's Calendar
 - Venice Pumping Plant Dual Force Main Project Update

- Oxford Basin Project Update
- Redevelopment Project Status Report
- Design Control Board Minutes
- Unlawful Detainer Actions
- Parcels 49 and 77 Competitive Selection Process
- Diversion of Ballona Creek Dry Weather Flow to Hyperion
- Public Access on Strip of Land Between Ocean Front Walk and the Beach

8. **ADJOURNMENT**

PLEASE NOTE

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

Department of Beaches and Harbors
Administration Building
13837 Fiji Way
Marina del Rey, CA 90292

MdR Visitors & Information Center
4701 Admiralty Way
Marina del Rey, CA 90292

Burton Chace Park Community Room
13650 Mindanao Way
Marina del Rey, CA 90292

Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292

3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at <http://marinadelrey.lacounty.gov>

Si necesita asistencia para interpretar esta informacion llame al (310) 305-9586.

ADA ACCOMODATIONS: 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 Disabilities Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

SMALL CRAFT HARBOR COMMISSION MINUTES

June 9, 2010

Commissioners: Russ Lesser, Chairman; Dennis Alfieri, Vice Chairman; Allyn Rifkin, Commissioner; Vanessa Delgado, Commissioner (excused absence); Albert DeBlanc, Commissioner (un-excused absence).

Department of Beaches and Harbors: Santos Kreimann, Director; Gary Jones, Deputy Director; Paul Wong, Chief of Asset Management Division; Deborah Talbot from Community and Marketing Service Division.

County: Thomas Faughnan, Principal Deputy County Counsel; Sergeant Escamilla and Deputy Rochford, Sheriff's Department; Michael Tripp, Regional Planning.

Call to Order and Pledge of Allegiance:

Chairman Lesser called the meeting to order at 10:12 a.m. followed by the pledge of allegiance.

Approval of Minutes:

Chairman Lesser asked for a motion to approve the April 13, 2010 minutes. **Moved by Commissioner Alfieri; seconded by Commissioner Rifkin; unanimously approved.**

Item 3 - Communication from the Public

David Barish commented on the proposed revisions to the Commission's rules.

Nancy Vernon Marino commented on the master waterside Coastal Development Permit and the Parcel 125R dock redevelopment plan. She stated that the plan reduces the number of smaller slips when in fact there is a need to preserve boating across all spectrums. Santos Kreimann agreed that there is a need to preserve boating for all size categories and described how this will be accomplished by consolidating and batching the various marinas that will be replaced or renovated sometime in the future in one master permit.

Jon Nahhas spoke about the master waterside CDP and questioned whether this was the first time the public had heard about it.

Santos Kreimann stated that the concept of the master CDP had been discussed in the past and information on every project to be included had been presented to the Commission. In talking with the Coastal Commission the Department is following the process undertaken for the Chanel Islands' Harbor by batching all marinas together in one Coastal Development Permit.

Darrel Steffey commented about the boating community's needs and the type of developments they do not want.

Lynne Shapiro spoke about the loss of sailboats, open space for recreation, parking for boaters near Marina Beach, mountain views, and small boat slips.

Dan Gottlieb commented on the calculations used to determine boating demand.

Jules Doyle commented on the condition of the Esprit Marina, the lack of maintenance and the vacancy. Chairman Lesser asked for an update. Santos Kreimann stated the Esprit Marina is 75% leased up. Paul Wong reported that inspections for waterside improvements are done every two months. No problems have been found, as this is a newer marina.

Carla Andrus stated that the public is entitled to a bidding process for projects in the master CDP.

Item 4 – Regular Reports

Sergeant Escamilla presented the monthly crime report and again advised the public not to leave valuable items clearly visible. There has been a slight increase in bicycle theft. Chairman Lesser praised the sheriff on the success of fighting crimes, as well as a recent rescue of a boater needing emergency medical attention.

Deputy John Rochford gave the liveboard report. The number of impounded boats has dropped significantly due to the use of grant funds to pay for their disposal.

John Rizzo stated we should not have any crime and that the lessees should be able to prevent these crimes. Chairman Lesser asked Sergeant Escamilla if the exact locations of the crimes could be identified. Sergeant Escamilla will provide a different report at the next meeting, which shows where crimes are taking place.

Debbie Talbet reported on special events.

Jon Nahhas stated he'd like to see rock n' roll included in the lineup of Marina special events.

Item 5a – Approval of Amendment No. 6 to Second Amended and Restated lease No. 55624 – Parcel 125R (Marina City Club)

Paul Wong explained this amendment is to revise the timeline for the lessee to obtain permits and complete construction of the docks. There are no financial changes.

Nancy Marino expressed her concerns about the proposed project and said it violates major policies of the land use plan.

Chairman Lesser stated that nothing can be approved without Coastal Commission approval and no illegal projects can be built.

Santos Kreimann stated the County has obtained only three amendments to the LCP since its adoption compared to the numerous changes in other jurisdictions. All projects are in conformance with the law and the Coastal Commission has the final say on whether they move forward.

Carla Andrus would like for new smaller developers to be considered.

Chairman Lesser asked for a motion to approved the Amendment. **Moved by Commissioner Alfieri; seconded by Commissioner Rifkin; unanimously approved.**

Item 6a – Approval of Mitigated Negative Declaration and Option for Amended and Restated Lease to Facilitate Redevelopment of Parcel 7 (Tahiti Marina & Apartments)

Gary Jones presented an overview of the project. The proposed lease extension will allow for redevelopment of the property. The lease will be extended by 33 years, until February 28, 2055. The project will provide significant upgrades to the existing dwelling units, improve dock facilities at a later time, and will provide substantial additional revenue to the County.

Aaron Clark of Armbruster, Goldsmith & Delvac, representing the lessee, gave an overview of the redevelopment project. Commissioner Alfieri asked if there will be upgrades to the utilities. Isaac Hakim replied that they are going to upgrade all the utilities. Redevelopment to the apartments will take place in phases to accommodate the tenants. Chairman Lesser liked the idea that only 30 tenants will be displaced at any single phase of the project. Isaac Hakim introduced Michele Saeed of Building, Inc., architect for the project, who gave a PowerPoint Presentation of the design.

Greg Lausen stated that he is very pleased with the improvement.

Karyn Whiteman expressed that this is one of the most responsible proposals she has seen.

Darrell Steffey stated his concerns about the public access on the promenade and the affordability of the new facilities. Chairman Lesser responded that the County slip policy is to check slip rates within 60 miles north and south to make sure the average rates in Marina del Rey are within the range. As for the apartments, there is no rent control in the Marina.

Nancy Marino stated this is one of the best maintained buildings in Marina del Rey and, therefore, should be left alone. She is concerned about disturbing the asbestos in the ceiling and thinks a full environmental impact report should be done for this project.

Aaron Clark responded that the environmental analysis is adequate for this project.

Jon Nahhas stated that the lessee should not have held meetings with tenants without first notifying the public.

Gregory Konblett was impressed with the interaction that has taken place between the lessee and liveaboards.

Marti Meyers spoke on how there has been open communication.

Jerome Sammarcelli stated he supported the Tahiti Marina project.

Aileen Segal supported the redevelopment and stated she was provided an opportunity by the lessee to provide input on the proposed changes.

Commissioner Rifkin commented that he sees this project as an adaptive reuse, with significant public benefit, public access and security for boat owners. **Moved by Commissioner Rifkin; seconded by Commissioner Alfieri; unanimously approved.**

Item 6c – Revision of Small Craft Harbor Commission Rules

Paul Wong stated that all the proposed changes were highlighted in the memo accompanying this item; the original reason to review the Commission Rules was to correct occurrences of gender bias within the text, but it was subsequently decided to conduct a full update. The Rules are now consistent with the Brown Act and the County's Uniform Public Hearing Protocols.

Jon Nahhas stated that the Brown Act is very specific and that you need to allow the public an opportunity to speak.

Chairman Lesser read out Section 13 of the updated Small Craft Harbor Commission Rules that states "A person requesting to address the Commission will be allowed a total of three minutes per meeting, unless the time is adjusted by the Chair as deemed appropriate given the nature of the matter."

Moved by Commissioner Alfieri; seconded by Commissioner Rifkin; unanimously approved.

Item 7a – Staff Reports

Gary Jones provided an update on the Oxford Basin project.

Jon Nahhas stated that there is currently a California Coastal Commission meeting taking place in the Marina and that it should have been on the agenda to let the public know in case the Argonaut does not list that information. There was an agenda item on the Coastal Commission regarding NF Marina, and he wanted to know what NF Marina was. Santos Kreimann replied that the item was pulled off the agenda by Coastal staff. NF Marina is the legal entity for the Bay Club Marina.

John Rizzo wanted to know more about the update on the Oxford Basin Project. Gary Jones stated that the Department of Public Works has advised the department that it is proceeding on the design plan and on the tentative schedule. Mr. Rizzo also wanted to know what was going on with securing public access to the strip of land between Ocean Front Walk and the beach. Chairman Lesser stated that Steve Napolitano, Supervisor Don Knabe's deputy, is trying to set up a meeting with representatives from District Three's office.

Item 8a – Award of Scroll

Steve Napolitano presented an award to Cynthia Williams. She was instrumental in obtaining funding from the community and businesses to continue the tradition of fireworks on New Year's Eve. On behalf of Supervisor Knabe, she was recognized for her great work and services to the community of Marina del Rey.

Chairman Lesser adjourned the meeting at 12:41 p.m.

*A compact disc of the recorded meeting can be purchased from the Commission's secretary immediately following the meeting.

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- JUNE 2010



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	1
Robbery: Strong-Arm	1	0
Aggravated Assault	3	1
Burglary: Residence	1	12
Burglary: Other Structure	5	6
Grand Theft	14	7
Grand Theft Auto	2	2
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	3	8
Boat Burglary	0	0
Petty Theft	11	2
Total	40	39

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared –** July 1, 2010
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES- JUNE 2010



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	1
Robbery: Strong-Arm	0	0
Aggravated Assault	0	0
Burglary: Residence	0	4
Burglary: Other Structure	4	0
Grand Theft	1	2
Grand Theft Auto	0	1
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	0	2
Boat Burglary	0	0
Petty Theft	0	1
Total	5	11

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared** July 1, 2010
CRIME INFORMATION REPORT - OPTION B



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART I CRIMES JUNE 2010



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
Homicide										0
Rape										0
Robbery: Weapon							1			1
Robbery: Strong-Arm		1								1
Aggravated Assault	1	1		1					1	4
Burglary: Residence	1						4	6	2	13
Burglary: Other Structure	4			1	4			2		11
Grand Theft	9	1		4	1		2	4		21
Grand Theft Auto	2						1	1		4
Arson										0
Boat Theft										0
Vehicle Burglary	1	1	1				2	3	3	11
Boat Burglary										0
Petty Theft	8	3					1		1	13
REPORTING DISTRICTS	26	7	1	6	5	0	11	16	7	79
TOTALS										

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, Date Prepared July 1, 2010
CRIME INFORMATION REPORT - OPTION B



MARINA DEL REY HARBOR LIVEBOARD COMPLIANCE REPORT 2010



Liveboard Permits Issued

	May	June
New permits Issued:	3	4
Renewal Issued:	17	26
<hr/>		
Total:	20	30
Notices to Comply Issued:	34	20

Totals:	May	June
<hr/>		
Liveboard:	318	314
Current Permits:	246	242
Expired Permits:	58	59
No Permits:	14	13

Total reported vessels in Marina del Rey Harbor: 4402

Percentage of vessels that are registered liveboards 7.13%

Number of currently impounded vessel: 2



To enrich lives through effective and caring service

July 8, 2010



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director 

SUBJECT: **AGENDA ITEM 4b – MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY EVENTS

THE MARINA DEL REY SUMMER CONCERT SERIES 2010

Waterside at Burton Chace Park, 13650 Mindanao Way
July 8 through August 28, from 7:00 pm – 9:00 pm

Classical Thursdays

July 8

"A Night at the Opera" showcases finalists and winners from the Loren L. Zachary National Vocal Competition with arias and ensembles from best-loved operas, in one of the most popular events of the classical series. Frank Fetta conducts The Marina del Rey Summer Symphony.

July 22

19-year-old American pianist Claire Huangci, already hailed by critics as "one of this century's major talents," is featured in a performance of the "Piano Concerto no. 3" by Serge Prokofiev. The orchestra is heard in the glorious "Symphony no. 2 in E minor" by Sergei Rachmaninoff. The Marina del Rey Summer Symphony is conducted by Maestro Frank Fetta.

Pop Saturdays

July 17

Florence LaRue and The 5th Dimension, who have performed and recorded, with their distinctive sound, some of the greatest hits in American pop music history, will make their second appearance at the Marina del Rey Summer Concerts. They will sing some of the many songs that have made them six-time Grammy award winners with fourteen gold records.

July 31

As actor, director, recording artist and Grammy nominee, James Darren has made an indelible mark on the entertainment industry. Best remembered for his starring role in the film *Gidget*, Darren has appeared in 22 feature films, in addition to numerous television appearances. He returns to the Marina del Rey Summer Concert stage in an evening of the pop and jazz standards he says were always his favorites – "what I grew up with and what I really truly loved."

Classical Thursdays

August 5

The Marina del Rey Summer Symphony, conducted by Maestro Frank Fetta, presents a special tribute to The Beatles, with symphonic arrangements of some of their greatest hits and songs sung by The Christopher Brothers. Also on the program, two of George Gershwin's most celebrated works for orchestra: "Porgy and Bess: Symphonic Picture" and "American in Paris".

August 19

22-year-old violinist Hahn-Bin, a special protégé of the great Itzhak Perlman, has won critical acclaim for his "extraordinary, intelligent and beautiful" performances. Making his second appearance with Maestro Frank Fetta and The Marina del Rey Summer Symphony, Hahn-Bin is the soloist in virtuoso works by Henri Wieniawski and Pablo de Sarasate. The orchestra will perform Samuel Barber's "Souvenirs", Maurice Ravel's "Bolero", and Igor Stravinsky's "Firebird".

Pop Saturdays

August 14

One of the founding figures of the Bossa Nova movement in Brazil and, in 1962, one of the first artists to bring Bossa Nova to American audiences at a historic concert in New York's Carnegie Hall, Oscar Castro-Neves brings his genius as a guitarist, composer and arranger to the Marina del Rey Summer Concerts with *Oscar Castro-Neves and Friends*. He and his ensemble will perform Bossa Nova favorites, as well as music from his many worlds that include jazz, pop and classical idioms.

August 28

Shirley Jones, screen star of the musicals "Oklahoma", "Carousel" and "The Music Man", winner of an Academy Award for her role in "Elmer Gantry" and star of the long running hit TV series "The Partridge Family", will make her debut appearance in concert at the Marina del Rey Summer Concerts.

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

OLD FASHIONED DAY IN THE PARK

Burton Chace Park
13650 Mindanao Way
Sunday, July 25
10:00 am – 3:00 pm

This annual event offers vintage yachts to tour, antique and classic cars and motorcycles to view, ship models and modelers to admire, vintage steam engines to watch, and FREE steam launch rides in the harbor to enjoy. The event is free and open to the public.

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

MARINA DEL REY WATERBUS
June 25 through September 6

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

Through September 6

Fridays: 5:00 pm - midnight
Saturdays: 11:00 am - midnight
Sundays: 11:00 am - 9:00 pm

Labor Day: 11:00 am - 9:00 pm

Marina Summer Concert Schedule

Thursday concert nights

July 8: 5:00 pm - midnight
July 22: 5:00 pm - midnight
August 5: 5:00 pm - midnight
August 19: 5:00 pm - midnight

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

Boarding locations are:

Marina "Mother's" Beach (ADA accessible)
4101 Admiralty Way

Fisherman's Village
13755 Fiji Way

Burton Chace Park (ADA accessible)
13650 Mindanao Way #110

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

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

Marina Harbor (ADA accessible)
14028 Tahiti Way, Dock Gate #A-2200

Esprit 1, (ADA accessible)
13900 Marquesas Way, Dock Gate #B-401

Del Rey Landing (ADA accessible)
13800 Bora Bora Way

Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

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

MARINA DEL REY MOVIE NIGHTS

Burton Chace Park
13650 Mindanao Way
July 24 through September 4

FREE family movies in the park! Showtime is at 8:00 pm. Come picnic with us at Hornblower Café in Burton Chace Park, open for sunset dining.

Saturdays

July 24 - Hairspray
August 7 - The Blind Side
August 21 - Shark Tale
September 4 - Arctic Tale

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

FISHERMAN'S VILLAGE WEEKEND CONCERTS

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

Saturday, July 10

Andy Cowan & The Nina Beck Quartet, playing Swing, Bossa and Jazz

Sunday, July 11

2 AZZ 1 Body & Soul Band, playing Smooth Jazz

Saturday, July 17

Crown City Bombers, playing 50's Rock & Roll

Sunday, July 18

Café Flamenco, playing Flamenco & Latin Jazz

Saturday, July 24

Fready's Ready/Fred Horn Band, playing Funky Fun Saxophone

Sunday, July 25

Sullivan & Hall Band, playing Soul Review

Saturday, July 31

Spare Time Band, playing Smooth Jazz

Sunday, August 1

Susie Hansen Latin Jazz band, playing Hot Latin Jazz

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

SUNSET SERIES SAILBOAT RACES

Marina del Rey
Wednesdays through September 1
5:30 pm – 8:00 pm

Spectators can enjoy these races from the comfort of one of the restaurants with views of the Main Channel on Wednesday evenings between 5:30 pm (sailboats leaving the harbor) and 8:00 pm (race finishes at California Yacht Club).

Small Craft Harbor Commission
Marina del Rey and Beach Special Events
July 8, 2010
Page 5 of 5

For more information call: (310) 823-4567

BEACH EVENTS

BEACH SHUTTLE

Through September 6
Fridays and Saturdays from 10:00 am – 10:00 pm
Sundays and Holidays from 10:00 am – 8:00 pm

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Pier, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach Shuttle operates weekends and during the Thursday Marina del Rey Summer Concerts, which begin July 8th.

For more information call: Marina del Rey Visitor Center (310) 305-9545 or Playa Vista Guest House (310) 745-5200

2010 INTERNATIONAL SURF FESTIVAL

City of Hermosa Beach
Friday, July 30 - 7:00 pm
Saturday, July 31 - 7:00 am
Sunday, August 1 - 7:30 am

Presented by Ford, the Chambers of Commerce and Cities of Hermosa Beach, Manhattan Beach, Redondo Beach, and Torrance, and the Los Angeles County Department of Beaches and Harbors, this annual festival features lifeguard competitions and public events.

For more information: Contact www.surffestival.org

SANTA MONICA PIER TWILIGHT DANCE SERIES

Santa Monica
Thursdays at 7:00 pm
July 8 through September 2

Free concerts on the Pier. Prepare to sing, dance, or just rock out to the best in reggae, folk, and rock music on the Santa Monica Pier.

For more information call: (310) 458-8900 or visit www.santamonicipier.org.

SHK:DC:ks



To enrich lives through effective and caring service



July 8, 2010

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director

SUBJECT: **ITEM 6a – APPROVAL OF AMENDMENT NO. 8 TO LEASE NO. 11834 – PARCEL 113S (MARINERS VILLAGE) – MARINA DEL REY**

Item 6b on your agenda pertains to approval of Amendment No. 8 to the lease for Parcel 113S (Mariners Village). The Amendment will increase the office percentage rental rate and the security deposit and update the insurance requirements. The adjustment of rental rates and the security deposit reflect a negotiated settlement based on current market conditions. The updated insurance requirements, as well as changes to the indemnity clause and casualty insurance provisions, are to conform to new and more stringent standards of the Chief Executive Office's Risk Management Branch.

The attached Board letter contains full background information with respect to the accompanying amendment.

Your Commission's endorsement of the recommendation to the Board of Supervisors, as contained in the attached letter, is requested.

SHK:ks

Attachment



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

DRAFT

August 10, 2010

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

Dear Supervisors:

**APPROVAL OF AMENDMENT NO. 8 TO LEASE 11834
MARINERS VILLAGE (Parcel 113S at 4600 Via Marina)
MARINA DEL REY
(4th DISTRICT - 4 VOTES)**

SUBJECT

Request approval of a lease amendment for Parcel 113S (Mariners Village) that increases the rate for office rental category from 11% to 13.5%, adjusts the security deposit from \$40,568.51 to one month's minimum rent, which is currently \$162,875, and updates the insurance provisions.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed lease amendment is categorically exempt under the California Environmental Quality Act pursuant to class 1 (r) of the County's Environmental Document Reporting Procedures and Guidelines.
2. Approve and authorize the Chair of the Board to sign the attached Amendment No. 8 to Lease No. 11834 pertaining to the readjustment of rents, security deposit and insurance for a ten-year term ending January 31, 2018, which reflects a negotiated settlement based on current market conditions with respect to adjustment of the percentage rate for office rent not covered by other percentage rental categories from 11% to 13.5% and increases the security deposit from \$40,568.51 to one month's minimum rent, currently \$162,875, as well as incorporates updated insurance provisions.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Marina del Rey ground leases generally provide for the periodic review of leasehold rents and liability insurance coverage to ensure that the rental rates payable to the County are maintained at current fair market levels and that the amount of general liability insurance is adequate to protect the County's interests. County rents are typically computed as the greater of either a fixed minimum rent or the total of varying percentages of the lessee's gross receipts from uses on the leasehold.

The Parcel 113S (Mariners Village) lease requires adjustment of rents on February 1, 2008 and every tenth anniversary thereafter. Based upon comparable rates at other Marina del Rey leaseholds, the Department of Beaches and Harbors has negotiated with the lessee an increase in the percentage rent for the rental of office space category from the current 11% to 13.5%. Additionally, Amendment No. 8 also provides for adjustment of the security deposit from \$40,568.51 to one month's minimum rent, which is currently \$162,875.

Finally, Amendment No. 8 incorporates changes to the indemnity clause, insurance requirements, and miscellaneous insurance provisions to conform to the Chief Executive Office Risk Management Branch's new and more stringent requirements.

Implementation of Strategic Plan Goals

Ensuring the County will receive market rate return for its real property asset and protecting the County's interests by incorporating new insurance provisions, are consistent with Strategic Plan Goal No. 1, "Operational Effectiveness", Strategy 1, "Fiscal Sustainability".

FISCAL IMPACT/FINANCING

No significant impact. The office rental category on this leasehold represents less than 0.1% of the revenue from the parcel, and a 2.5% increase will only generate approximately \$500 in additional annual rent to the County.

Operating Budget Impact

This recommended action will not result in a change in the overall rent revenue due the County.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcel 113S, commonly known as Mariners Village, consists of 27 apartment buildings containing 981 apartment units built on 23.1 acres of land. The lease was executed on February 14, 1967 and will expire on March 21, 2023.

Amendment No. 8 has been approved as to form by County Counsel. At its meeting of July 13, 2010, the Small Craft Harbor Commission _____ the Director's recommendation that your Board approve and execute Amendment No. 8.

ENVIRONMENTAL DOCUMENTATION

Approval of Amendment No. 8 is categorically exempt under the provisions of the California Environmental Quality Act pursuant to class 1 (r) of the County's Environmental Document Reporting Procedures and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services from your Board's approval of Amendment No. 8.

CONCLUSION

Please have the Chair of the Board sign all three copies of Amendment No. 8 and have the Executive Officer of the Board return two executed copies, as well as a copy of the adopted Board letter, to the Department of Beaches and Harbors.

Respectfully submitted,

SANTOS H. KREIMANN
Director

Attachment (1)

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

SHK:ks

AMENDMENT NO. 8 TO LEASE NO. 11834

Parcel No. 113S--Marina del Rey

THIS AMENDMENT TO LEASE is made and entered into this _____
day of _____, 2010 (the "Effective Date"),

BY AND BETWEEN

**COUNTY OF LOS ANGELES,
hereinafter referred to as "County",**

AND

**Marina Admiralty Company, a
California limited partnership,
hereinafter referred to as "Lessee".**

WITNESSETH:

WHEREAS, County and Lessee entered into Lease No. 11834 under the terms of which County leased to Lessee that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, now commonly known as Parcel 113S, which leasehold premises (the "Premises") are more particularly described in Exhibit "A" attached to and incorporated in said lease, as amended (the lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, Section 15 to said Lease provides that as of February 1, 1998, and as of February 1st of every tenth year thereafter (each such date is hereafter referred to as a "Rental Adjustment Date"), the rates for square foot rental and all categories of percentage rentals and liability insurance requirements (collectively, the "Adjusted Rentals") and security deposit shall be readjusted by Lessee and County in accordance with the standards established in said Section 15; and

WHEREAS, Section 15 further provides that such readjustments shall be accomplished by agreement of the parties and in the event such agreement cannot be reached, the readjustments shall be settled by binding arbitration in the manner set forth at length in said Section 15; and

WHEREAS, the parties hereto have reached agreement with respect to the percentage rental, security deposit, and amounts of liability insurance for the ten-year period commencing February 1, 2008 (the "2008 Rental Adjustment Date").

NOW, THEREFORE, in consideration of the mutual agreements, covenants and restrictions contained herein, the parties, and each of them, agree as follows:

1. **Security Deposit.** The first paragraph of Section 7 (Security Deposit) of said lease is hereby amended to read as follows:

"Lessee shall deliver to and maintain with County a security deposit in an amount equal to one month's square foot rental for the leasehold premises, as this rental may change over the term of the Lease. This sum shall be maintained by the County as a security deposit to cover the delinquent rent and any other financial obligations of the Lessee under this lease, and shall be so applied at the discretion of the County".

2. **Percentage Rental.** Commencing as of the 2008 Rental Adjustment Date, Section 13 (c)(iii) of the Lease is hereby deleted in its entirety and the following (c)(iii) is substituted therefor:

"THIRTEEN AND ONE HALF PERCENT (13.5%) of the gross receipts and other fees charged for the occupancy of offices utilized for banking, financial or investment activities, internal clerical or administrative activities of business enterprises, real estate and insurance brokerage, legal, medical, engineering, travel agencies, or similar professional services (collectively, "Offices"), but not to include, however, stores, shops or other commercial establishments, the gross receipts

pertaining to which are subject to percentage rentals and specifically required to be reported under other subsections of this Section."

3. **Retroactive Rent and Interest.** The amount owed by Lessee to County representing the difference between (i) the percentage rents payable by Lessee under the rental rates in effect prior to the effectiveness of this Lease Amendment from the 2008 Rental Adjustment Date to the Effective Date and (ii) the sum of which is calculated to be due for percentage rent from the 2008 Rental Adjustment Date based upon the rental adjustments set forth in this Lease Amendment, plus appropriate interest, shall be paid by the Lessee to the County in accordance with the existing provisions of Section 15 of the Lease.

4. **Insurance Provisions.** Commencing as of the Effective Date, Sections 25, 26, 27, and 28 of said Lease are deleted in their entirety and the following substituted therefor:

"25. INDEMNIFICATION.

Lessee shall indemnify, defend and hold Los Angeles County (County) and its Special Districts, elected and appointed officers, employees and agents harmless from and against all liability, including, but not limited to, demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or connected with Lessee, its members, agents and invitees, operations and use of the Premises.

"26. INSURANCE REQUIREMENTS.

Without limiting Lessee's indemnification of County and during the term of this Lease, Lessee shall provide and maintain the following insurance specified in this Lease. Such insurance shall be primary to and not contributing with any other insurance or self-insurance programs maintained by County, and such coverage shall be provided and maintained at Lessee's own expense.

"26.1.1. General Liability Insurance (written on ISO policy form CG 00 01 or its equivalent) and endorsed to name County as an additional insured, with limits of not less than the following:

General Aggregate:	\$20 million
Products/Completed Operations Aggregate:	\$20 million
Personal and Advertising Injury:	\$10 million
Each Occurrence:	\$10 million

"26.1.2. Automobile Liability Insurance (written on ISO form CA 00 01 or its equivalent), with a limit of liability of not less than \$2 million for each accident and providing coverage for all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto". If and when valet parking services are provided at the Premises, Lessee shall provide Garagekeeper's Legal Liability coverage (written on ISO form CA 99 37 or its equivalent), with limits of not less than \$3 million for this location.

"26.1.3. Workers' Compensation and Employers' Liability insurance providing Workers' Compensation benefits, as required by the Labor Code of the State of California and for which Lessee is responsible, including Employers' Liability coverage with limits of not less than the following:

Each Accident:	\$1 million
Disease - policy limit:	\$1 million
Disease - each employee:	\$1 million

"26.1.4. Commercial Property Insurance covering damage to County's property, including improvements and betterments, from perils covered by the Causes-of-Loss Special Form (ISO form CP 10 30 or its equivalent), excluding earthquake and including Ordinance or Law Coverage, written for the full replacement value of the property, with a deductible no greater than \$250,000 or 5% of the property value, whichever is less, and also includes Business Interruption, including loss of rent, equal to six months' rent, with proceeds payable to Lessee and

County as their interests may appear and utilized for repair and restoration of the Premises and improvements.

"Upon the occurrence of any loss, the proceeds of such insurance shall be held by County in trust for the named insureds as their interests appear. In the event of such loss, Lessee shall be obligated to rebuild or replace the destroyed or damaged buildings, structures, equipment and improvements to the full satisfaction of the County. Said obligation to rebuild or replace is not dependent upon the existence of insurance. County shall reimburse Lessee for said rebuilding or replacement out of and to the full extent of the proceeds of said insurance as payments are required for said purposes. Any surplus proceeds after said rebuilding or replacement shall be distributed to the named insureds as their interests may appear.

"26.1.5. Liquor Liability Insurance: If and when the manufacture, distribution or service of alcoholic beverages occurs in the Premises, Lessee shall provide Liquor Liability insurance (written on ISO policy form CG 00 33 or 34 or their equivalent), with a liability limit of not less than \$2 million per occurrence and an annual aggregate of \$5 million. If written on a "claims made" form, the coverage shall also provide an extended two-year reporting commencing upon the expiration or earlier termination of Lease No. 11834, or replacement coverage shall be maintained until such time.

"26.2. Waivers of Subrogation. Lessee shall obtain appropriate endorsements upon all insurance policies, other than Workers' Compensation, waiving subrogation by the insurer(s) against County.

"26.3. Evidence of Insurance. Certificate(s) or other evidence of coverage satisfactory to County shall be delivered to County prior to the Effective Date. Such certificates or other evidence shall:

1. Specifically identify the Lease.
2. Clearly evidence all coverages required in this Lease.

3. Contain the express condition that insurer will use its best efforts to give written notice by mail to County at least 30 days in advance of cancellation for all policies evidenced on the certificate of insurance.
4. Identify any deductibles or self-insured retentions exceeding \$25,000.

"26.4. Failure to Maintain Coverage. Failure by Lessee to maintain the required insurance, or to provide evidence of insurance coverage acceptable to County, shall constitute a material breach of this Lease. Alternatively, the County may purchase such required insurance coverage, and without further notice to the Lessee, may deduct any premium costs advanced by the County for such insurance from the Lessee's security deposit.

"26.5. Notification of Incidents, Claims or Suits. Lessee shall report to County any accident or incident relating to services performed under this Lease that involves injury or property damage, which lessee reasonably believes has a substantial likelihood of the filing of a claim or lawsuit against the County. Such report shall be made in writing within 15 days of Lessee's knowledge of such occurrence.

"26.6. Compensation for County Costs. In the event that Lessee fails to comply with any of the indemnification or insurance requirements of this Agreement, and such failure to comply results in any costs to County, Lessee shall pay full compensation for all reasonable costs incurred by County.

"27. [INTENTIONALLY OMITTED]

"28. [INTENTIONALLY OMITTED]"

5. **Miscellaneous.** Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and continue to remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and reacknowledges its respective obligations under the Lease as amended hereby.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment to Lease to be subscribed by the Chair of said Board and attested by the Executive Officer thereof, and the Lessee, by its duly authorized representative, has executed the same.

COUNTY OF LOS ANGELES

By: _____

Chair, Board of Supervisors

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Supervisors

LESSEE:

MARINA ADMIRALTY COMPANY,
a California limited partnership

By: _____

John Pringle

Its: President

By: _____

Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By: _____

Deputy



To enrich lives through effective and caring service

July 8, 2010



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director

SUBJECT: **ITEM 7a - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On June 9, the Board of Supervisors approved cooperative Memoranda of Agreement between the County and the City of Los Angeles to provide for the County's share of the implementation costs, \$421,520 in the aggregate, for coordinated monitoring plans required by the following Total Maximum Daily Loads:

- Marina del Rey Mothers' Beach and Back Basins Bacteria;
- Ballona Creek Metals and Estuary Toxic Pollutants; and
- Ballona Creek, Ballona Estuary, and Sepulveda Channel Bacteria.

On June 15, 2010, the Board of Supervisors adopted a lease amendment to Parcel 131S (Café del Rey) that maintains existing percentage and minimum rental rates, adjusts the security deposit and updates the insurance provisions. This amendment was unanimously recommended by your Commission at its April 13, 2010 meeting.

Also on June 15, the Board adopted a resolution authorizing the Director of Public Works to secure a loan from the State Department of Public Health in the amount of \$5,472,875 for the Marina del Rey Waterline Replacement project. The project will replace aging 10-, 12- and 14-inch diameter water pipe with 18-inch diameter water pipe to enable the water system to meet current fire-flow requirements for existing high-rise structures and to enhance water system reliability.

On July 6, 2010, the Board adopted the lease amendment to Parcel 125R (Marina City Club), extending the time for the lessee to secure regulatory approvals to replace the anchorage and to complete construction to eight months and 30 months, respectively, from the date the County's master waterside Coastal Development Permit is approved by the California Coastal Commission, with up to six additional months as an outside completion date to complete construction should an uncontrollable event prevent the lessee from completing the work on schedule. This amendment was unanimously recommended by your Commission at its June 9, 2010 meeting.

REGIONAL PLANNING COMMISSION'S CALENDAR

On June 16, 2010, the Regional Planning Commission held a public hearing for the following permits for Parcel 61 (Shanghai Red's), all of which were approved:

- Coastal Development Permit to authorize use of the three existing outdoor patios;
- Conditional Use Permit to expand the sale of a full line of alcoholic beverages for on-site consumption on the three existing outdoor patios; and
- Parking Permit application to authorize off-site parking.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

No update to report.

OXFORD BASIN PROJECT UPDATE

No update to report.

REDEVELOPMENT PROJECT STATUS REPORT

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

DESIGN CONTROL BOARD MINUTES

Design Control Board minutes for the January, February, March and April meetings are attached.

UNLAWFUL DETAINER ACTIONS

No unlawful detainer lawsuit has been reported by lessees.

PARCELS 49 AND 77 COMPETITIVE SELECTION PROCESS

On July 13, the Board will consider our request to reject the sole proposal submitted for development of a mixed-use project on Parcels 49 and 77 in Marina del Rey. Although the evaluation committee reviewing the proposal recommended that the County proceed to negotiations with the proposer, as a result of a variety of factors, including subsequent discussions with California Coastal Commission (CCC) staff and community input received at a series of public information sessions held subsequent to the release

of the solicitation documents, the Department and the Chief Executive Office (CEO) have determined that it is in the best interests of the County to reject the proposal.

Specifically, CCC staff clearly conveyed its strong preference for new visitor-serving uses at this location, which could be used by both visitors and boaters. Additionally, strong public opposition was registered to any development that could negatively impact the activities of the existing mast-up storage and public launch ramp facilities. Because the proposed project contains a multi-family residential component in an area that is currently used for commercial and boating purposes and also includes a change in configuration that requires an improbable adjustment to the existing boating operations, the Department and CEO have concluded that the project is unlikely to secure CCC approval, and, thus, it is not prudent to expend the considerable resources likely to be necessary to implement the project.

We will update your Commission at its meeting on the Board's action earlier in the day.

DIVERSION OF BALLONA CREEK DRY WEATHER FLOW TO HYPERION

No update to report.

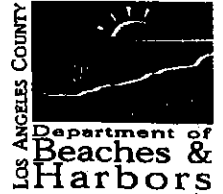
PUBLIC ACCESS ON STRIP OF LAND BETWEEN OCEAN FRONT WALK AND THE BEACH

No update to report.

SHK:ks
Attachments (5)



To enrich lives through effective and caring service



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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

January 20, 2010 @ 12:30 p.m.

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

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

Members Absent: Simon Pastucha, Vice-Chair, Third District
Helena Lin Jubany, First District

Department Staff Present: Gary Jones, Deputy Director
Charlotte Miyamoto, Chief, Planning Division
Peter Dzewaltowski, Regional Planning Assistant
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Brian Colacarro, General Manager, Waterside
Jon Nahhas
Tim Riley, Executive Director, Marina del Rey Lessees Association

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order at 12:46 p.m., and Mr. Wong led the Pledge of Allegiance.

Mr. Wong (Abelar) moved to excuse Mr. Pastucha and Ms. Jubany from the meeting.
{Unanimous consent}

2. Approval of the Design Control Board Minutes

Mr. Wong (Abelar) moved to approve the December 17, 2009 minutes with a correction to Section 7, Staff Reports, to reflect that because there was no further official action required, Mr. Wong left the Design Control Board meeting at 3:40 p.m.

3. Design Control Board Reviews

Mr. Phinney summarized the previous meeting's discussion about streamlining the Board Reviews and asked staff to agendaize an item next month to revisit the new review process. He noted that the new process would require that staff read back the motion to the DCB for final approval during the meeting rather than waiting 30 days to approve the Board Reviews.

A. Parcel 9 - Woodfin Hotel and Timeshare Resort - DCB #04-015-C

Further consideration of Waterfront Pedestrian Promenade

Mr. Wong (Abelar) moved to approve DCB Review #04-015-C as submitted
{Unanimous consent}

B. Parcel 10/FF - Neptune Marina - DCB #04-014-C

Further consideration of Waterfront Pedestrian Promenade

Mr. Wong (Abelar) moved to approve DCB Review #04-014-C as submitted.
{Unanimous consent}

4. Consent Agenda

None.

5. Old Business

A. Parcel 50 - Waterside Shopping Center - DCB #09-006-B

Reconsideration of returning submittal for extension of temporary signage for Charla's Place.

Ms. Miyamoto gave an overview of the project.

Public Comments

None.

Board Comments

Mr. Abelar asked about the tenant's month-to-month contract.

The applicant's representative, Brian Colacarro, stated the month-to-month lease could be converted to a permanent lease.

Mr. Wong inquired about the current tenancy and when the month-to-month contract started.

Mr. Colacarro replied that the tenant was previously a temporary tenant from April to December, 2009, and the new month-to-month lease was approved in January 2010.

Ms. Miyamoto responded to a question from Mr. Wong about policies for temporary banners. Lessees can display banners up to 30 days with a 30-day extension before having to come before the Board for approval. Mr. Wong expressed his understanding about the flexibility that lessees need when it comes to expensive permanent signage and the uncertainty of committing to permanent leases during tough economic times.

Mr. Phinney reiterated Mr. Wong's concerns about assisting lessees during difficult economic times by allowing temporary tenancies and signs while, at the same time, maintaining a quality appearance for the shopping center.

Mr. Colacarro commented that the cost of erecting a permanent sign with illumination could be at least \$10,000 with most of the cost attributable to signage illumination.

In response to a question from Mr. Phinney, Ms. Miyamoto replied that the color chip was presented at the April 2009 meeting. The Board agreed to return material samples to staff when matters are continued for future re-distribution to the DCB.

Mr. Wong (Abelar) moved to approve DCB #09-006-B as submitted based on staff recommendations provided that with the condition that no further extensions will be allowed and the sign must be removed on or before July 1, 2010 if no permanent signage has been installed. {Unanimous consent}

6. A. Withdrawn

7. Staff Reports

Ms. Miyamoto presented the staff reports.

Ms. Miyamoto stated that Regional Planning intends to present the County's Response to the Local Coastal Program Periodic Review at the February 17, 2010 DCB meeting and asked for the Board's opinion about changing the next meeting to an evening meeting in order to obtain public input.

Mr. Phinney said the Periodic Review was an important item for public input and stated his preference for changing the February 17, 2010 DCB meeting from 12:30 p.m. to 6:30 p.m.

The Board discussed Mr. Abelar's request to allow the public to speak for more than three minutes.

Mr. Faughnan stated that the Board of Supervisors' guidelines to Commissions allow up to three minutes per person, however, each commission may modify the speaking time as appropriate.

Mr. Abelar noted his desire to allow the public time to discuss the issues in roundtable format.

Ms. Miyamoto described the process to date with the LCP Periodic Review including the efforts of the working groups, Regional Planning Department's presentation of the working groups' comments to the Regional Planning Commission (RPC), and the future Regional Planning's presentations to the DCB, Small Craft Harbor Commission and RPC of the County's draft response to the Periodic Review in February 2010. In early April, the Periodic Review will go before the Board of Supervisors. The final County response to the Coastal Commission is due on April 29, 2010.

Mr. Phinney asked if an action would be required during the review of the LCP Periodic Review Presentation and Ms. Miyamoto replied "no."

Ms. Miyamoto stated the public would have an opportunity to provide written comments in conjunction with each of the upcoming presentations by Regional Planning.

Mr. Wong asked for confirmation that the Coastal Commission is the only body that may approve items to be implemented into the Local Coastal Program.

To address a question from Mr. Wong about the DCB's authority with respect to comments on the LCP, Mr. Faughnan replied that the Periodic Review is the County's response to the Coastal Commission's review of the Local Coastal Program and reiterated that plenty of public participation efforts have been implemented to gather public input.

Mr. Wong noted that he would also want to ensure that speakers get enough time to discuss the Periodic Review item and that the public should assemble in groups to have one presentation.

Mr. Abelar agreed and suggested that the public should prepare a collective presentation for 10-15 minutes rather than having individuals express repetitive comments.

Mr. Phinney noted that he would not have a problem extending the public speaking time from three to five minutes, but also wanted to avoid repetitive comments. He then invited Mr. Nahhas to provide comments about obtaining public input on the Periodic Review presentation.

Mr. Nahhas requested a second meeting to hear the Regional Planning presentation and a collective public comment on the Public Review.

Tim Riley noted that public outreach, discussion and involvement were implemented by Regional Planning.

Mr. Phinney stated that having multiple break-out or roundtable sessions could interfere with the DCB's responsibility to run orderly meetings and take minutes on all meeting discussions.

Various options were discussed for accommodating regular agenda items and the Periodic Review at the February meeting.

Mr. Tripp confirmed that the regular agenda items proposed for next month's DCB meeting can not be postponed due to future RPC meeting dates.

Mr. Phinney recommended that DCB ask schedule the Periodic Review for the February 17th meeting at a special meeting to commence at 6:30 p.m.

8. Public Comment

Mr. Phinney noted he would like to move the public comment period to the beginning of the meeting rather than at the end during future meetings and asked for County Counsel's opinion.

Mr. Faughnan noted that the order of the agenda is the prerogative of the Board.

Mr. Wong stated that members of the public might not be able to comment on agenda items if the Public Comment period was set at the beginning of the meeting.

Mr. Phinney clarified that the DCB meetings are already organized so that the public can comment on each of the agenda items as those items are taken up.

Mr. Faughnan confirmed that the purpose of the Public Comment period is to comment on non-agenda items.

Mr. Phinney asked that the subject of moving the Public Comment section to the beginning of the meeting be placed on the March 17, 2010 meeting agenda for further discussion.

Mr. Nahhas commented on the LCP Periodic Review Response, the Marina Design Guidelines and the current responsibilities of the DCB.

Ms. Miyamoto clarified that the County is preparing one response to the Coastal Commission's Periodic Review comments. Mr. Faughnan stated that the County's response would be made available, and Mr. Phinney explained that the document will be made available to the public prior to and at the February DCB meeting.

Mr. Faughnan stated that a presentation was made to the DCB in March 2009 about the recent Ordinances that affected the DCB's responsibilities. Mr. Phinney asked that the memo describing the new DCB responsibilities be made available at the February meeting for the public. Mr. Phinney reiterated his understanding that the recent Ordinances did not reduce the DCB's power, and rather removed an overlap in the efforts of the RPC and DCB.

Ms. Miyamoto said staff would locate the report and post it online if it wasn't posted already, and stated that more information about the MdR Design Guidelines would be available in the Ongoing Activities Report for the February DCB meeting. Mr. Phinney asked that more detail be given about the public input.

Adjournment

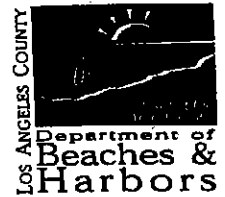
Mr. Wong (Abelar) moved to adjourn the Design Control Board meeting at 2:06 p.m.
{Unanimous consent}

Respectfully Submitted,

Teresa Young
Secretary for the Design Control Board



To enrich lives through effective and caring service



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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

February 17, 2010 @ 6:30 p.m.

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

Members Present: Peter Phinney, A.I.A., Chair, Fourth District
Simon Pastucha, Vice-Chair, Third District
Helena Lin Jubany, First District

Members Absent: Tony Wong, P.E., Fifth District
David Abelar, Second District

Department Staff Present: Santos Kreimann, Director
Gary Jones, Deputy Director
Charlotte Miyamoto, Chief, Planning Division
Kathline King, Planning Specialist
Ismael Lopez, Planner
Peter Dzewaltowski, Planner
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Gina Natoli, Department of Regional Planning
Sherman Gardner, Goldrich & Kest
Calvin Abe, Ahbe Landscape
John Kim, Poon Design for Mendocino Farms
Jason Ingber, The Cheescake Factory
Jon Nahhas
Robert "Roy" Van de Hoek
Marcia Hanscom
Andy Bessette
Nancy Vernon Marino
Carla Andrus
Dave Lumian
Dorothy Franklin
Larry Koch

Larry Koch
Dan Gottlieb
Gerald Sobel
Tim Riley, Marina del Rey Lessees Association

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

Mr. Phinney called the Special Meeting to order at 6:35 p.m., and Mr. Pastucha led the Pledge of Allegiance.

Mr. Pastucha (Jubany) moved to excuse Mr. Abelar and Mr. Wong from the meeting.
(Unanimous consent)

2. **Approval of the DCB minutes**

Minutes for the January 20, 2010 meeting will be considered at the next regularly scheduled meeting.

Mr. Phinney brought to the Board's attention an issue raised in a letter from a member of the public concerning the audio recordings of the DCB meetings. The letter, which was also sent to the Small Craft Harbors Commission, asked the Board to develop a mechanism to find specific agenda items. Mr. Phinney requested staff to record the exact time in the minutes to note the start time of each agenda item in order to make it easier for someone reviewing the tape. The Board agreed to try this for a couple of months to see if it solves the problem

3. **Design Control Board Reviews**

None

4. **Consent Agenda**

None

5. **Old Business**

A. **Parcel OT – Oceana Retirement Facility DCB #05-015-B**
Reconsideration of public amenity improvements.

Mr. Lopez provided an overview of the project.

Mr. Gardner stated their purpose in showing the DCB the enhancements incorporated into the project was at the direction from the Regional Planning Commission.

Mr. Abe, the project's landscape architect, described design enhancements to both the Oceana project on Parcel OT located along Admiralty Way and Washington Boulevard, as well as the Holiday Harbor project on Parcel 21 along Panay Way.

Public Comments

Ms. Marino spoke about the removal of the mature ficus trees on Washington Boulevard the transfer of a portion of Parcel P to the project site and the shadows on the park at Parcel 21.

Ms. Andrus commented about the public amenities of the Parcels OT and 21 projects.

Mr. Koch commented about the Parcel OT walkway and the Parcel 21 shading.

Mr. Van de Hoek opposes the projects.

(Time started: 01:30)

Board Comments

Mr. Phinney disclosed he met with the applicant two weeks before to review the plans and provide feedback. Ms. Jubany also met with the applicant for the same purpose.

Ms. Jubany asked about the comments from the public about the use of the land and whether these concerns are under the jurisdiction of the Board's current review. She understood that the DCB review at this meeting was limited to the quality of the pedestrian areas.

Mr. Tripp stated that the Regional Planning Commission is still considering the project but requested that the DCB look at the promenade for Parcel 21 to see if there are improvements that could be made to the amenities. The Commission is also looking for input on the Washington Boulevard elevations for Parcel OT and how they interacted with pedestrians.

Mr. Pastucha agreed that the development approval and environmental approval are not before the Board at this time.

Ms. Jubany noted that plans for Parcel OT should have more programmed space along Washington Boulevard, such as seating areas, to retain control over furnishings in this public space. The planters along Admiralty Way are too tall and should be lowered. She asked for additional shading devices that expand beyond the seawall on Parcel 21.

Mr. Tripp noted that the promenade is 28' wide and shading structures could be installed within the 8-foot pedestrian walk along the seawall.

Mr. Pastucha commented on the difficulties with retaining the ficus trees in the landscape plans for the Washington Boulevard elevation because of their extensive root system. He noted the enhancements made by the landscape architect to widen the pedestrian pathway around the Admiralty Way drop-off area. Simple differentiation is needed to distinguish between the drop-off drives and the public sidewalks. He asked to demarcate the path of travel for the pedestrian walkway along the edge of Parcel OT. For Parcel 21, he expressed appreciation for the building step-back at a 45 degree angle to eliminate shade problems. Improvements to lighting plans and the extension of paving materials from the park across the promenade were noted.

Mr. Phinney commented on including Washingtonia Palms in the landscape plans for Parcel OT and the iconographic value that these palms contribute to the area. In response to Mr. Phinney's question, Mr. Abe explained the function of the planters and the way in which they meet SUSMP requirements for handling roof run-off.

Mr. Abe noted that the planters meet Regional Water Quality Board standards to capture water and remove particulate matter through permeable soil as water filtration. He added that five shade structures were added to the project.

Mr. Phinney requested the Applicant consider creative ideas for the form of the shade structures in order to break away from having the promenade characterized in a strictly rectilinear architecture. Mr. Pastucha agreed that the developer be encouraged to pursue creative use of the edges of the shade structures.

Ms. Jubany requested specific sizes of the trees.

Mr. Abe said that sycamores would be a minimum of 36" box sizes. The palms will be 18' to 20' (brown trunk) in height.

Mr. Pastucha (Jubany) moved to approve DCB #05-015-B with changes that were shown by the consultant team to include the following: {Unanimous consent}

- 1) Increased planting on retail side, facing Washington Boulevard
- 2) Increased walkway around driveway, facing Admiralty Way
- 3) Reduced planter height around drop-off zone, facing Admiralty Way
- 4) Ability to use Washingtonia palm trees along Washington Boulevard as an iconic species that suits the area

Mr. Pastucha (Jubany) moved to approve DCB #05-16-B with changes that were shown by the consultant team to include the following: {Unanimous consent}

- 1) Improved paving design around the park area
- 2) Shading and combined seating options in park
- 3) Shade structure design should have curvilinear or curved form, and the size of the shading should extend beyond seating areas, if possible
- 4) Recommended box size for trees is 36" box and 18' minimum for palm trees

Time noted: 7:34 p.m.

6. New Business

- A. Parcel 22- The Cheesecake Factory – DCB #10-001
Consideration of replacement signage.

Mr. Lopez provided an overview of the project.

Public Comments

None

In response to a question by Ms Jubany, staff clarified the location of the second sign in the parking area which Mr. Lopez noted had already been removed, and would not be replaced.

Mr. Phinney inquired about the scrollwork along the edge of the sign. He noted the sign would be stronger, more in keeping with the other signs in the Marina and still establish the identity of The Cheesecake Factory without the scrollwork.

Mr. Pastucha concurred that the detailing of the sign could be simpler and more elegant without the circular scrollwork.

Mr. Phinney stated that the Board would approve the sign with modifications or the Applicant would have to come back if they wish to discuss the design.

Mr. Faughnan pointed out the sign face of the proposed replacement sign contains the word "Bar". The sign guidelines limit the size of signs that advertise alcoholic beverages to 720-square-inches. Use of the word "Bar" usually has to be on a separate panel similar to the design of the existing sign.

Mr. Ingber stated he is the sign company representative with no authority to make the decision about changing the design.

Ms. Miyamoto recommended that the DCB ask the Applicant to return next month and to continue the item.

Ms. Jubany provided more direction for the Applicant and reiterated that the Board wants the the filigree removed and a more contemporary sign design. Also, to think about the shape of the sign to reflect the contemporary nature of the re-clad sign base.

In response to a question from Mr. Pastucha, Mr. Tripp confirmed that the existing sign is legal and not a non-conforming sign. By removing the second sign, the lessee's parcel will be brought into conformance with current Codes. Mr. Pastucha stated the filigree should be removed and when the sign is re-designed (to move the word "Bar" down), the background material should be integrated into the design.

Mr. Tripp, in response to an inquiry from the sign company representative, confirmed that the 720-square-inch size limitation tied to alcohol service is for each side of the sign.

Mr. Phinney asked that the Applicant bring actual samples of the materials.

Time noted: 7:45 p.m.

- B. Parcel 50 – Waterside Marina del Rey – DCB #10-003 -
Consideration of new signage for Mendocino Farms, a new tenant at Waterside.

Mr. Lopez gave an overview of the project.

Public Comment

None

**Ms. Jubany (Pastucha) moved to approve DCB #10-003 sign as submitted.
{Unanimous consent}**

Time noted: 7:50 p.m.

C. Marina del Rey Local Coastal Program Periodic Review – Presentation of County's Proposed Response

Ms. Natoli of the Regional Planning Department described the Periodic Review process carried out by the California Coastal Commission for Local Coastal plans. She summarized the process carried out by the County to prepare responses to the Coastal Commission's recommendations, as well as public outreach and participation in preparing a response from the County. The County prepared responses to the Coastal Commission's 68 recommendations. Input is being sought from several advisory bodies, including the Design Control Board, which will be presented to the Board of Supervisors. A response is required to the Coastal Commission by April 29, 2010.

The Board agreed to take a break while members of the public organized a presentation.

Time noted: 8:02 p.m.

Public Comments

Mr. Nahas presented a slide show and video, and spoke about public input, noticing of the meeting, and ADA slips.

Mr. Bessette expressed concern about environmental sensitive habitat area and mistakes found in the Noble Consultant study.

Ms. Hanscom spoke about the responses concerning environmentally sensitive areas

Mr. Van de Hoek spoke about the cumulative impacts of projects and ESHA.

Ms. Marino commented on the County's Draft Response and the public participation process.

Mr. Lumian spoke about the abandonment of the funnel concept and expanding boater programs.

Mr. Gottlieb spoke about errors in the slip study report related to vacancies and demand for big boats rather than smaller ones.

Mr. Phinney offered Ms. Natoli the opportunity to respond to comments from the public. Ms. Natoli clarified that the LCP area does not contain Area A or the Ballona Wetlands and while there are natural habitats in the Marina, they do not rise to the level of ESHA as defined in the Coastal Act. In response to a comment about Marina resources being ESHA, the County only has jurisdiction of terrestrial resources and not over water areas since the Coastal Commission has kept jurisdiction over water areas. The County supports or supports with modifications 80% of the recommendations of the Coastal Commission. She reiterated that the County

supports Best Management Practices and other measures to implement the County's recommendation.

Board Discussion

In response to her request, Ms. Jubany received clarification from Mr. Kreimann that Board members may send by writing or by an e-mail any additional comments to Ms. Miyamoto as quickly as possible. Ms. Natoli stated that in addition to comments given tonight, the DCB members may submit their comments in writing to the Regional Planning Department by the end of February. Ms. Jubany stated that there was a lot of information to consider and she would like to prepare a conscious response.

In response to Mr. Pastucha's request, Ms. Natoli provided a description of the overall public involvement process including the working group and public outreach efforts.

Mr. Pastucha commented on the Periodic Review comments pertaining to storm water and BMP practices. Marina del Rey, as a man-made entity, had for a long period of time diverted all of the storm water run-off directly to the ocean. Now the County has made changes to that practice to capture the water in some way and is pro-actively reducing the level of pollutants. Mr. Pastucha sees that with the LID, BMPs, landscape ordinances and work with ecosystem refinements, the County is starting to implement changes. Specifically to Periodic Review recommendation #8, Mr. Pastucha doesn't believe that the LCP needs to be amended on this point and recommends that the County simply state that the ordinances are in place; and that as part of the development application process, projects must address the County's standards and rules that are part of the development approval process. Conformance to BMPs, etc. is something the County already does.

Mr. Phinney also stated that he wants more time to submit a written response. He stated a compelling need as a representative of the county public to summarize what the public said during public comment this evening. He heard a profound lack of trust in the process that should not be dismissed. He has interviewed a lot of people in the Marina over the years and the public trust does not exist, and this has arisen for a specific set of reasons. Marina del Rey was established as a public benefit for all of the residents of Los Angeles County to provide access to the water for people who would not otherwise have access to the water. The Board of Supervisors was the trustees of this asset, and the public perception is that this relationship has changed over time resulting in a focus on fueling an economic engine. There has been a dilution of this asset's value to the people of the County to provide access to the water. There needs to be a check against what the development community's objectives are doing to the natural resources. The County needs to recapture the focus on the recreational objectives.

Mr. Phinney understands that the smaller natural areas in Marina del Rey do not rise to the level of "ESHA." However, he wants us, as a society, to think about protecting wildlife and make that as high a priority as protecting economic resources. On the other hand, he believes that we must find ways of balancing the needs of nature; since any piece of property in the Marina may, if neglected, begin to re-establish as wetlands, this would in turn limit the potential for the Marina in terms of public recreation. There are big issues that can be addressed through the Periodic Review.

Mr. Phinney added the Asset Management Study is an unfortunate plan. Development of Marina del Rey is being driven by the development community and in ways that are not always the most appropriate to the Marina asset. The County needs to wait if less-than-ideal responses are received in response to RFPs.

Time noted: 9:22 p.m.

7. **Staff Reports**

Ms. Miyamoto provided a summary of the staff reports.

Public Comment

Ms. Marino spoke about the use of the term "LCP Amendment" in County documents and "open space" areas being misrepresented on maps.

Ms. Andres asked that when the Department removes projects from the status list, a note be made that there was a change.

Time noted: 9:32 p.m.

8. **Public Comment**

Ms. Marino cited Section 30006 of the California Coastal Act and public participation in the development of coastal plans, and returning the Marina to recreation and boating uses.

Ms. Andres expressed appreciation of Mr. Phinney's comments

Adjournment

Mr. (Abelar) moved to adjourn the Design Control Board meeting at 9:35 p.m.
{Unanimous consent}

Respectfully Submitted,

Teresa Young
Secretary for the Design Control Board



To enrich lives through effective and caring service



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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

March 17, 2010, 12:30 p.m.

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

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

Members Absent: Simon Pastucha, Vice-Chair, Third District
Helena Lin Jubany, First District

Department Staff Present: Santos Kreimann, Director
Gary Jones, Deputy Director
Charlotte Miyamoto, Chief, Planning Division
Kathline King, Planning Specialist
Ismael Lopez, Planner
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Jason Ingber, Cheesecake Factory
Teresa Kelly, Cheesecake Factory
Ron Wolter, Factory Signage
Jill Peterson, Pacific Ocean Management
Jules Doyle, Cafe Al Fresco
Gerald Sobel
Andi Culbertson, Culbertson, Adams & Associates
Robert Hamilton, Hamilton Biological, Inc.
Daniel Cooper, Cooper Ecological Monitoring, Inc.
Jon Nahhas
Nancy Vernon-Marino

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

Mr. Phinney called the meeting to order at 1:08 p.m., and Mr. Wong led the Pledge of Allegiance.

**Mr. Wong (Abelar) moved to excuse Mr. Pastucha and Ms. Jubany from the meeting
{Unanimous consent}**

Mr. Phinney requested changes to the Order of the Agenda including moving the Public Comment period to become Item 3 and moving the DCB Reviews to the Consent Agenda.

2. Approval of the DCB minutes

**Mr. Wong (Abelar) moved to approve the Minutes for January 20, 2010 and February 17, 2010
{Unanimous consent}**

Mr. Phinney noted a couple of corrections to be made to the January 20, 2010 Minutes including Item 7, Staff Reports.

In response to a request from the public, and after confirmation from Mr. Faughnan, Mr. Phinney invited public comment.

Public Comments

Mr. Nahhas commented on the January 20, 2010 meeting Minutes, and the cost of the copy of the audio recording of the meeting.

Ms. Vernon-Marino commented on the Minutes and the cost of the copy of the audio recording of the meeting.

Board Comments

In response to a question from Mr. Phinney, Mr. Faughnan confirmed that the Board could move to reconsider approval of the January 20, 2010 Minutes it had just approved and make any necessary changes and re-approve the Minutes.

Mr. Abelar (Wong) moved to reconsider the January 20, 2010 meeting Minutes {Unanimous consent}

Mr. Phinney stated it has never been the Board's intention to remove any transparency of the process, although the Board has worked hard during the last five to six years to improve and streamline the process for getting Minutes approved. Mr. Phinney asked staff to agendize a discussion of Minutes at a meeting when more Board members will be present.

Mr. Wong agreed with Mr. Phinney's comments and believes staff is doing the very best job that they can to capture the general discussion but has concerns about the cost of the CD.

Mr. Phinney expressed concern about the \$20 cost and asked staff to look at other Commissions' procedures on making audio copies of meetings available.

In response to a query by Mr. Phinney, Mr. Tripp stated he was not aware of any difficulties by the Regional Planning Commission in understanding the content of the DCB Minutes.

In response to Mr. Abelar's question, Ms. Miyamoto clarified that the \$20 fee for CD copies was approved by the Board of Supervisors and the Department is bound to implement the approved fees. However, the Department would look into available options for reducing the cost of recordings.

Mr. Phinney directed staff to review the audio recording for the January Minutes for comments made by Ms. Marino and Mr. Nahhas and revise the Minutes as necessary.

Ms. Miyamoto confirmed that staff would go back and review all public testimony in the January Minutes for consistency.

Mr. Wong (Phinney) moved that staff review the minutes of January 20th and Feb 17th and make the necessary corrections and resubmit them for the next meeting {Unanimous consent}

Public Comment Period

Mr. Phinney announced that in future meetings this portion of the agenda will be moved to the beginning of the meeting and speakers will be given three minutes to talk about anything under the purview of this Board except comments on agenda items which should be held until the agenda items come up.

Ms. Vernon-Marino commented on the \$8 cost per cassette of DCB meeting recordings, the DCB's review of projects for compliance with the certified LCP, and overall change in land use in the Marina.

Mr. Nahhas commented on night meetings, meeting notices in The Argonaut and the Local Coastal Plan Periodic Review.

Mr. Sobel commented on impacts to the wind from proposed developments and meeting noticing.

Board Comments

Mr. Wong commented on the staff's effort to provide information to the public and recalled the discussions in January confirming the Board's regular meeting days on the third Wednesday of the month. When the meeting time is changed, staff is following the rules for noticing the meeting time change. Mr. Wong advised that the issues outside of DCB's purview need to be raised to the appropriate body such as the Board of Supervisors or the Planning Commission.

Mr. Phinney agreed that there is no attempt on the part of the Department to withhold information on meeting Minutes or notice of meetings. He called for suggestions from the public as to ways of improving meeting notices for discussion at a future meeting. He reiterated that the Board, the Department and the Board of Supervisor have worked to improve involvement of the public.

3. Design Control Board Reviews

Moved to the Consent Agenda.

4. Consent Agenda

A. Parcel OT – Oceana Retirement Facility - DCB #05-015-B

Approval of the record of the DCB February 17, 2010 action approving pedestrian and streetscape components of the project.

B. Parcel 21 – Holiday Harbor Court - DCB #05-016-B

Approval of the record of the DCB February 17, 2010 action approving promenade improvements.

C. Parcel 50 – Waterside Marina del Rey - DCB #10-003

Approval of the record of the DCB February 17, 2010 action approving signage for Mendocino Farms, a new tenant.

Mr. Phinney moved to approve and move the DCB Reviews #05-015-B; #05-016-B and #10-003 to the Consent Agenda {Unanimous consent}

5. Old Business (1:30 p.m.)

A. Parcel 22 – The Cheesecake Factory - DCB #10-001

Consideration of replacement signage.

Mr. Lopez provided an overview of the project and design options 1 and 2.

Mr. Ingber stated the client's preference is for option 2.

Public Comments

None.

Board Comments

Mr. Phinney reiterated that he and Mr. Pastucha shared concerns during previous discussions about the proposed sign and scrollwork. He also pointed out that the night view illustration shows the word "Bar" on the base of the sign as well as on the main sign. The Applicant responded that the word "Bar" would be removed from the main view on the night view illustration.

Mr. Wong (Abelar) moved to approve option 1 for DCB #10-001 {Unanimous consent}

6. New Business (1:52 p.m.)

A. Parcel 50 – Waterside Marina del Rey – DCB #10-002

Consideration of signage and awing modifications for Massage Envy, a new tenant in the Waterside Marina del Rey shopping center.

Mr. Lopez provided an overview of the project.

Mr. Wolter stated that the lessee and new tenant requested a third sign along the Lincoln Boulevard elevation. Mr. Tripp clarified that the code only allows the façade mounted sign on the building in which the tenant is located. Massage Envy does not front on Lincoln and therefore are not allowed to have a sign on Lincoln.

Public Comments

None.

Board Comments

In response to Mr. Phinney's comments about evaluating the context for sign requests, Ms. Miyamoto advised that photographs of the other signs on both elevations were given to the Board to assist with this request.

Mr. Wong (Abelar) moved to approve the signs proposed for Massage Envy as submitted by staff {Unanimous consent}

B. Parcel 56 – Cafe Al Fresco – DCB #10-004 (2:10 p.m.)

Consideration of exterior patio furniture modifications by Cafe Al Fresco, a new tenant in the Fisherman's Village development.

Mr. Lopez provided an overview of the project.

Public Comments

Mr. Nahhas suggested that the seating upgrade would not appear to be available to the public.

Board Comments

Mr. Wong asked who owned the furniture and if the public will be able to use the furniture even if they don't purchase anything from Cafe Al Fresco.

Mr. Doyle stated he would place some signs or indicators welcoming the public to use the furnishings. Seat cushions, however, would be removed for storage after business hours.

In response to a question from Mr. Abelar, Mr. Doyle commented that the furniture would be placed in the common area of the food court. The furnishings would be more comfortable and numerous than that which exists and consist of 10 tables, 44 chairs and eight umbrellas.

In response to a question from Mr. Phinney, Ms. Peterson advised that the lessee maintains the existing tables in the common area. It is uncertain who purchased them originally.

Discussion ensued concerning whether some of the fixed table units could remain in addition to the proposed new furnishings. Mr. Doyle clarified that the four existing table units have to be relocated in order to place the proposed new furnishings and he would store the existing furnishings. He also stated that there are five other bench units existing in other parts of the food court that will remain.

Mr. Kreimann requested the application be returned to the Department for further consideration of lease provisions and the formulation of signage for the public.

Mr. Wong (Abelar) moved to continue this item DCB #10-004 to the next regular meeting after staff reviews the plan {Unanimous consent}

C. Presentation of the Conservation & Management Plan for Marina del Rey (2:32 p.m.)

Ms. Miyamoto introduced the County's Coastal Consultant, Ms. Culbertson, and the authors of the Plan Robert Hamilton and Daniel Cooper.

Ms. Culbertson provided a brief overview of the Plan and presented the backgrounds of Mr. Hamilton and Mr. Cooper.

Mr. Cooper presented the draft Marina del Rey Conservation & Management Plan for the birds that nest in Marina del Rey, including colonial waterbirds.

Ms. Culbertson added that many of the recommendations in the Plan are already being implemented including Mr. Kreimann's decision to expand the tree pruning policy that is currently being enforced on County-maintained property to be applicable to all leasehold properties.

Public Comments

None.

Board Comments

In response to Mr. Wong's inquiry about disturbances to birds if tree removal occurs during the non-nesting season, Mr. Cooper stated it had to be considered on a case-by-case basis depending upon the existence of nests in the trees and whether the nest persists during the non-nesting season since some species tend to return to their nests.

In response to a question by Mr. Phinney about nesting patterns, Mr. Cooper commented that each of the five colonial species has a different nesting strategy and are attracted to and settle near food sources. Typically, the birds remain in certain areas year after year, such as Admiralty Way near Oxford Basin, while the Burton Chace colonies just appeared this year. Mr. Cooper said it seems like the Great Blues nest mostly near Mariners Village, Bora Bora Way area and Villa Venetia. The Black Crowns seem to favor Oxford Basin.

Mr. Cooper reported that in terms of 2009 counts, there is over one hundred nesting pairs of these urban adapted birds.

In response to a question from Mr. Phinney about the impact of noise from construction activities, Mr. Hamilton stated the birds are adaptable but more observation would be helpful.

Public Comments

Mr. Nahhas commented on ESHA designation, turnover of the birds, and eco-tourism in the Marina.

Mr. Hamilton and Mr. Cooper both stated the habitat does not meet the Coastal Act definition of ESHA.

Board Comments

Mr. Kreimann stated that the presentation of the Plan today was for information purposes.

Mr. Phinney requested recommendations to Public Works to consider habitat and public trail opportunities, and visual access by the public to the foraging activities at Oxford Basin.

The Conservation & Management Plan will be posted on the Department's website and public comments will be solicited for 21 days.

Mr. Phinney announced that Mr. Abelar left the meeting at 2:45 p.m. and a quorum no longer exists.

D. Agenda Order Modification

Consideration to relocate Agenda Item 8 (Public Comment) to the beginning of the meeting.

In response to a query from Mr. Phinney, Mr. Faughnan stated that changing the order of the Agenda does not require a vote.

7. Staff Reports (2:51 p.m.)

Ms. Miyamoto provided a summary of staff reports.

Mr. Phinney offered clarification on his comments at the February 17, 2010 DCB meeting during discussion on the Periodic Review and added his opinion that there is no nefarious intent on the part of the County, in general, or the Department, specifically, or any individual to diminish transparency of the public process. He stated that more is being done to support public involvement today than five years ago. Mr. Kreimann stated that the Board's comments and public information on the Periodic Review were transmitted to Regional Planning. The County's response to the Periodic Review was placed on the Department's website.

Mr. Phinney commented that he wanted to get the individual Commissioner's comments on the website, both individual submissions and meeting discussion.

Mr. Phinney commented on the Redevelopment Project Status matrix and requested that recent changes be noted within a month.

8. Public Comments (3:16 p.m.)

Mr. Nahhas commented on the County's response to the LCP Periodic Review and the electronic notice of DCB meetings.

Mr. Phinney reiterated that he was able to convey all of his comments on the Periodic Review during the meeting. He asked Mr. Nahhas to send any mark-ups or suggested corrections to him and the Department.

Adjournment

Mr. Phinney moved and the meeting was adjourned at 3:29 p.m. {Unanimous consent}

Respectfully Submitted,

Teresa Young
Secretary for the Design Control Board



To enrich lives through effective and caring service

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

April 21, 2010 @ 6:30 p.m.

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



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Members Present: Peter Phinney, AIA, Chair, Fourth District
Simon Pastucha, Vice-Chair, Third District
Helena Lin Jubany, First District
David Abelar, Second District
Tony Wong, P.E., Fifth District

Department Staff Present: Gary Jones, Deputy Director
Charlotte Miyamoto, Chief, Planning Division
Ismael Lopez, Planner
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning

Guests Testifying: Ron Wolter, Charla's Place
Brian Colacarro, Caruso Affiliated
Jules Doyle, Cafe Al Fresco
Maria Rosario, Gruen Associates
Elaine Carbrey, Gruen Associates
Jon Nahhas
Nancy Vernon-Marino
Liz Greenberger

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order at 6:35 p.m., and Mr. Abelar led the Pledge of Allegiance.

Mr. Phinney requested a change to the order of the agenda to move item 6A (New Business) to follow the Consent Agenda.

2. Approval of the DCB minutes

Approval of minutes postponed until the May 2010 Design Control Board meeting.

3. Public Comment 6:43 p.m.

Ms. Marino commented on Minutes for public review and the Department's website links to meeting materials.

Mr. Nahhas commented on special night meeting notices and audio recordings.

Ms. Greenberger described a new non-profit program called Row LA in the Marina.

Mr. Doyle noted the bell and loading areas at Fisherman's Village. Mr. Jones agreed to report back.

In response to a request from Mr. Phinney, Mr. Faughnan stated that the Board could take up a full discussion about a new topic raised by the public in a future DCB meeting.

Mr. Phinney asked to have a discussion next month to discuss plans for the Department website, as well as e-mail blasts for meeting notices and the possibility for members of the public to sign-up or subscribe through the website for electronic notices.

Mr. Jones agreed to schedule a DCB presentation on the website design.

Ms. Jubany inquired about the Department's notification and outreach process regarding meeting notices.

Ms. Miyamoto described the mail-out of meeting materials on the Thursday prior to the Wednesday DCB meeting and the electronic distribution of notice to all persons who have subscribed, including notification to the Argonaut. Also, the meeting materials are available at four different locations: Chace Park, DBH Building on Fiji Way, the Library, and online.

In response to Mr. Abelar's request for additional information about meeting notices, Ms. Miyamoto and Mr. Faughnan clarified that the County has a 72-hour meeting notice requirement. The DCB's monthly meeting schedule is approved and announced at the beginning of the year.

4. Consent Agenda

None.

5. New Business (7:03 p.m.)

A. Parcel 50 – Waterside Marina del Rey – DCB #10-005

Consideration for new permanent signage for Charla's Place.

Mr. Lopez gave an overview of the project.

Mr. Wolter, the applicant, requested that the Board consider an additional sign for the tenant to be placed on the Lincoln Boulevard elevation of the Waterside retail complex.

Public Comments

None.

Board Comments

Mr. Phinney opened the Board discussion on their opinions about allowing an additional sign for Charla's Place on the rear of the tenant space on Lincoln Boulevard.

Mr. Pastucha asked for clarification of the dimensions of the proposed additional signs, and Mr. Wolter responded that the sign is 14" (+/-) high.

Ms. Jubany (Wong) moved to approve DCB #10-005 with the additional sign on the back (Lincoln Boulevard) of the property at 14" high and 7' long as submitted by the Applicant at the meeting {Unanimous consent}

Mr. Lopez suggested that the Board add a condition regarding the hours of illumination for the signage, specifically until 11:30 pm or one hour after closing the last restaurant for the front sign and until midnight for the rear sign.

Mr. Pastucha (Wong) moved to reconsider and amend the first motion with the additional condition limiting hours of illumination {Unanimous consent}

B. Parcel 56 - Fisherman's Village - DCB #10-008
Consideration of signage modifications for Cafe Al Fresco.

This item was withdrawn from the agenda 24 hours prior to the meeting.

6. Old Business 7:15 p.m.

A. Marina beach Concept Plan Update – Briefing by Maria Rosario, Gruen Associates

Ms. Rosario introduced Ms. Carbrey, an Associate Partner with Gruen Associates, and provided an overview of the proposed Marina Beach Concept Plan.

Public Comments

Ms. Marino spoke about the March 31, 2010 workshop and legislation guiding development in the Marina.

Mr. Nahhas commented on the Concept Plan.

(audio recording is indecipherable)

Board Comments

In response to an inquiry from Mr. Pastucha about future steps with the plans for Marina Beach, Ms. Miyamoto replied that when funding is secured the project details will be refined, programming will be developed, and improvements can be completed similar to the process with Chace Park Master Plan.

In response to a question from Mr. Abelar about the adequacy of the improved Beach for swimmers, Ms. Rosario pointed out the buoy line which delineates the current area where swimmers are allowed; this area will not change with the improved Beach. Ms. Carbrey commented that the larger boats will be able to maneuver to use the proposed new Landing similar to the way in which the water taxi currently accesses the existing pier at Marina Beach.

Mr. Pastucha asked about shallow water areas near the Overlook and commented on their functionality for showering, and Ms. Rosario described how these are incorporated.

Ms. Jubany objected to the Admiralty Way realignment and possible loss of parking. Ms. Rosario commented that parking spaces are being eliminated by both the re-alignment and the project, and a bay of parking is lost for drainage purposes. Discussion ensued about the under-utilization of the parking on Parcels IR and GR. More parking areas are being added to GR along with additional charcoal grills.

Ms. Jubany asked for clarification on the Landing structure and how the stage would be used. Discussion ensued about the pier option and expanded ADA compliant access to the water.

Mr. Pastucha praised the plans that were presented and that crosswalks were depicted at intersections.

(audio recording is indecipherable)

Ms. Jubany praised the plans to locate the restroom facilities within the sloping grade that wraps around Marina Beach.

Mr. Phinney agrees with the design aspects of tucking the restroom facilities under the grade, however, he has concerns about the security of the restrooms when they are not in full view of the active areas of the beach. He likes the programming opportunities for the Outlook portion of the Concept Plan, but cautions the planners to make sure the programming is strong. The Oasis portion of the Concept Plan is interesting, but should be developed further, particularly the sustainability of using palms. He stressed the importance of maintaining facilities, like the picnic shelters and barbeques, for large scale events.

Mr. Phinney objected strongly to the proposed Admiralty Way realignment project and proposed that the Board write a letter expressing their concerns. Ms. Miyamoto offered to make a presentation at an upcoming Board meeting.

Mr. Phinney described an area encompassing the Oxford Basin to Panay Way in which an integrated plan could be developed to highlight Marina Beach and maximize the potential of this area for recreation.

Mr. Pastucha agreed about making the connections between the parcels to improve navigation and way-finding opportunities.

Ms. Jubany encouraged staff to watch for opportunities for inter-connectivity as projects are proposed throughout the Marina.

Mr. Wong asked the Board to take formal action on the inter-connectivity opportunities and Ms. Miyamoto agreed to report back to the Board.

7. Staff Reports 8:40 p.m.

Ms. Miyamoto provided a summary of staff reports.

(audio recording is indecipherable)

Following an inquiry about the continuation of the project on Parcels OT/21 before the Regional Planning Commission, Mr. Phinney requested a discussion about the consistency between reports going to the Small Craft Harbor Commission and the DCB.

Mr. Doyle spoke about visitors to Marina Beach parking at Holiday and Dolphin Marinas and that 22-foot boats are able to come into Marina Beach.

8. **Design Control Board Reviews 8:46 p.m.**

A. Parcel 22 – The Cheesecake Factory – DCB #10-001

Approval of the record of the DCB March 17, 2010 action approving replacement signage.

Mr. Wong (Jubany) moved to approved DCB #10-001 as submitted {Unanimous consent}

B. Parcel 50 – Waterside Marina del Rey – Massage Envy – DCB #10-002

Approval of the record of the DCB March 17, 2010 action approving signage and awning Modifications.

Mr. Wong (Jubany) moved to approve DCB #10-002 as submitted {Unanimous consent}

C. Parcel 50 – Waterside Marina del Rey – Charla's Place – DCB #10-005

Approval of the record of the DCB April 21, 2010 action approving signage.

Mr. Wong (Jubany) moved to approve DCB #10-002 as submitted {Unanimous consent}

Adjournment

**Mr. Wong (Abelar) moved to adjourn the Design Control Board meeting at 9:00 p.m.
{Unanimous consent}**

Respectfully Submitted,

Teresa Young
Secretary for the Design Control Board

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of July 7, 2010

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	Massing -- 3 stories, 36'-7" in height Parking -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS consideration pending.	No Variance proposed
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	Massing -- Two 3-story residential buildings over parking; 41' and 48' Parking -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. Regulatory -- DCB conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08. BOS certified MND on 12/8/09. CDP application for new docks filed with CCC on 4/5/10.	No Variance proposed
3	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Ben Ryan	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story parking structure containing 360 spaces * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS and meeting date to be determined.	CDP required from from CCC for waterside improvements
4	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. Regulatory -- RPC approval June 2006; BOS heard appeal February 2006; and approved project March 2007. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08; Plan check application filed	Variance for enhanced signage
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	Massing -- Single story buildings Parking -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
7	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	Massing -- Two 3-story buildings, 42' and five 1-story bungalows, 22' Parking -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. BOS consideration pending.	No Variance proposed
8	OT -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	33/NR -- The Waterfront	Ed Czucker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated. Regulatory -- DCB conceptual approval on August 2004; revised project considered by DCB on August 2008 and December 2008 where it was continued.	Change zoning for Pcls 33 and NR to Residential V with a Waterfront Overlay Zone. Parking permit to allow some replacement public parking off site. No Variance proposed
10	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor/community park Parking -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Option has expired. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
11	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation and dock replacement	Massing -- 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10.	No Variance proposed
12	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised.	Shared Parking Agreement No Variance proposed
13	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. Countyboatwright facility	Massing -- 81.5' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB disapproved project on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
14	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extention Option approved by BOS December 2005. Option expired Regulatory -- DCB conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
15	64 -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold renovation	Massing -- Existing 224 units in 3 stories with portions over parking Parking -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10 Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND being recirculated and 30-day public review period is 7/5/10 through 8/4/10.	No Variance proposed

PROJECT STATUS REPORT - KEY

Map showing the project area with numbered locations (1-15) and street names. The map includes a north arrow and a scale bar (0 to 2000 Feet).

Streets shown include: Lincoln Blvd, Via Marina, Ballona Creek, Bora Bora Way, Jami Way, Marquesas Way, Pahr Way, Palawan Way, Palmyra Way, and Fiji Way.

Numbered locations (1-15) are marked on the map.

Scale: 0 to 2000 Feet.

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