



*To enrich lives through effective and caring service*



## MARINA DEL REY DESIGN CONTROL BOARD

### AGENDA

**Wednesday, December 15, 2010, 12:30 p.m.**

**Santos H. Kreimann**

Director

**Kerry Silverstrom**

Chief Deputy

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

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

2. **Approval of the November 17, 2010 Minutes**

3. **Public Comment**

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

4. **Consent Agenda**

*The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.*

5. **Old Business**

None

6. **New Business**

A. Parcel 50 – Marina Waterside Shopping Center - DCB #10-019 – Irene's Story - Consideration of proposed new signage, awning and Design Control Board review thereto

B. Parcel 7 – Tahiti Marina and Apartments - DCB #10-020

Consideration of proposed renovation details and Design Control Board review thereto

7. **Staff Reports**

A. Temporary Permits Issued by the Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Coastal Commission's Calendar
- Local Coastal Program Periodic Review Update

- Small Craft Harbor Commission Minutes
- Marina Design Guidelines Update
- Redevelopment Project Status Report

C. Marina del Rey and Beach Special Events

8. **Adjournment**

**PLEASE NOTE**

1. 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).
2. 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 Design Control Board 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.
3. All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations:

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



# Marina del Rey Design Control Board

December 15, 2010

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



# Public Comment Period

(Three (3) minute limit per speaker)



**Old Business**  
**NONE**



# New Business

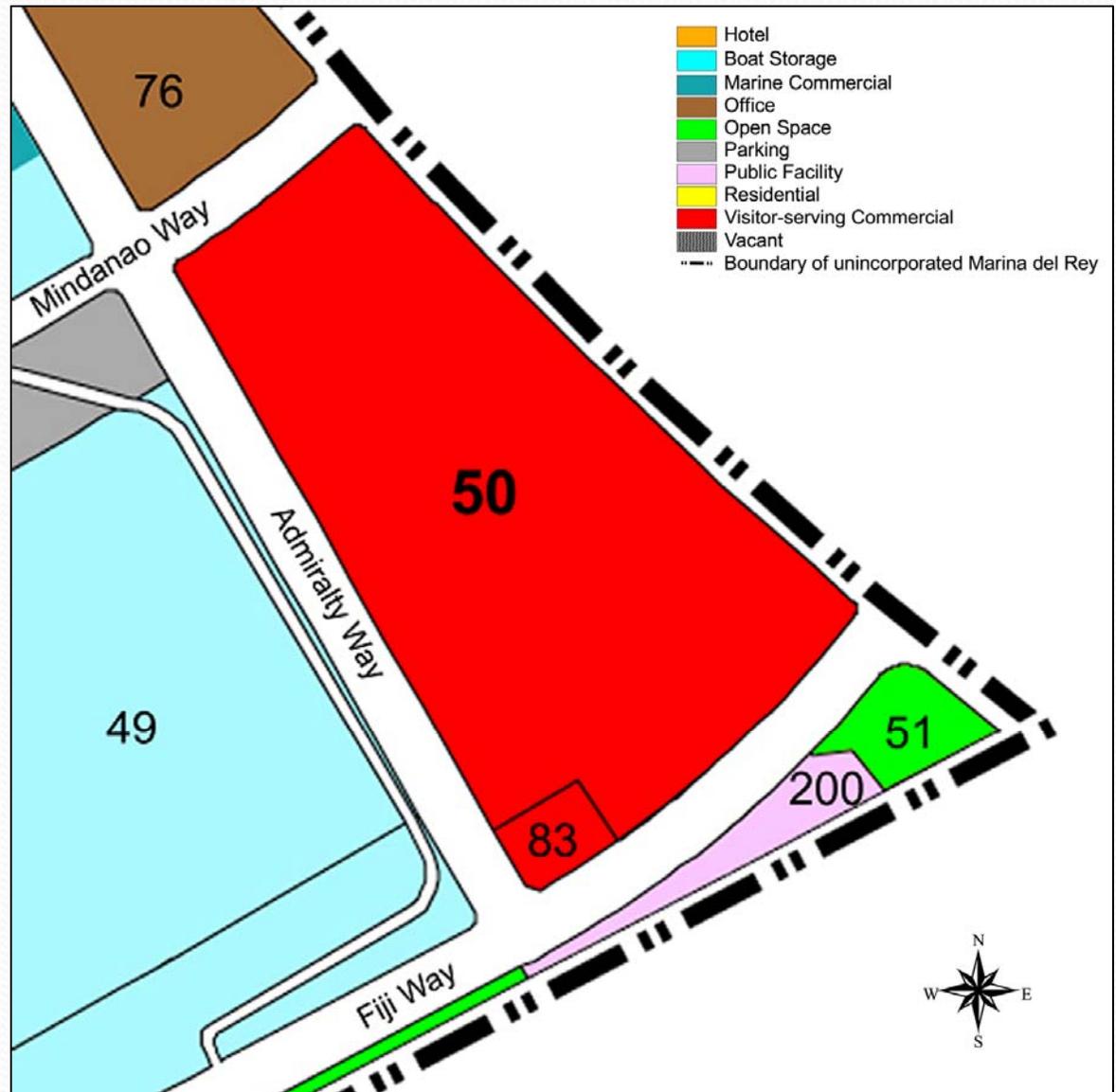


## **New Business Item 6A:**

Parcel 50 – Marina Waterside Shopping  
Center, Irene's Story (DCB #10-019)

Consideration of new signage

# Land Use



# Site Plan / Sign Location

**KBJ**  
**SIGN Inc.**  
Your 1-Stop Sign Shop, For all your signs needs.  
1800 W. Adams Blvd.  
Los Angeles, CA 90018  
Tel : (213) 385-1258  
Fax : (213) 385-1030  
Chris@KBJSign.com

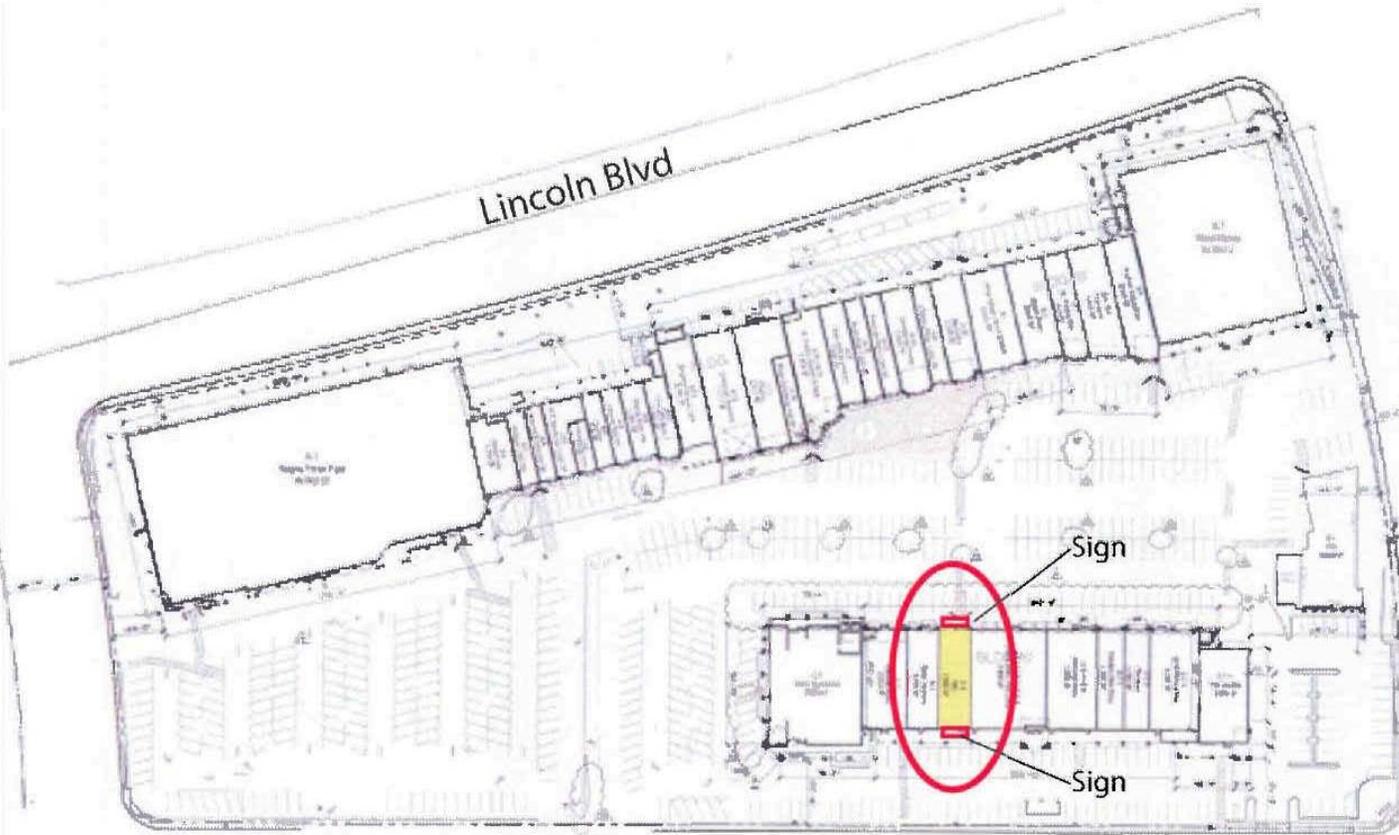
THE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS ARE SHALL REMAIN THE PROPERTY OF THE DESIGNER. NO PART THEREFORE SHALL BE COPIED OR USED IN CONNECTION WITH ANY WORK OF PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.  
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## PROJECT

**Irene Story-Marina Del Rey**  
4762 Admiralty Way  
Marina Del Rey CA 90292  
TEL: 714-397-3381

DATE:  
SCALE:  
APPROVED BY:

SHEET NO.  
**A-5**



Admiralty Way



Front  
Façade  
(looking north)

Rear  
Façade



# Front Façade (looking south)



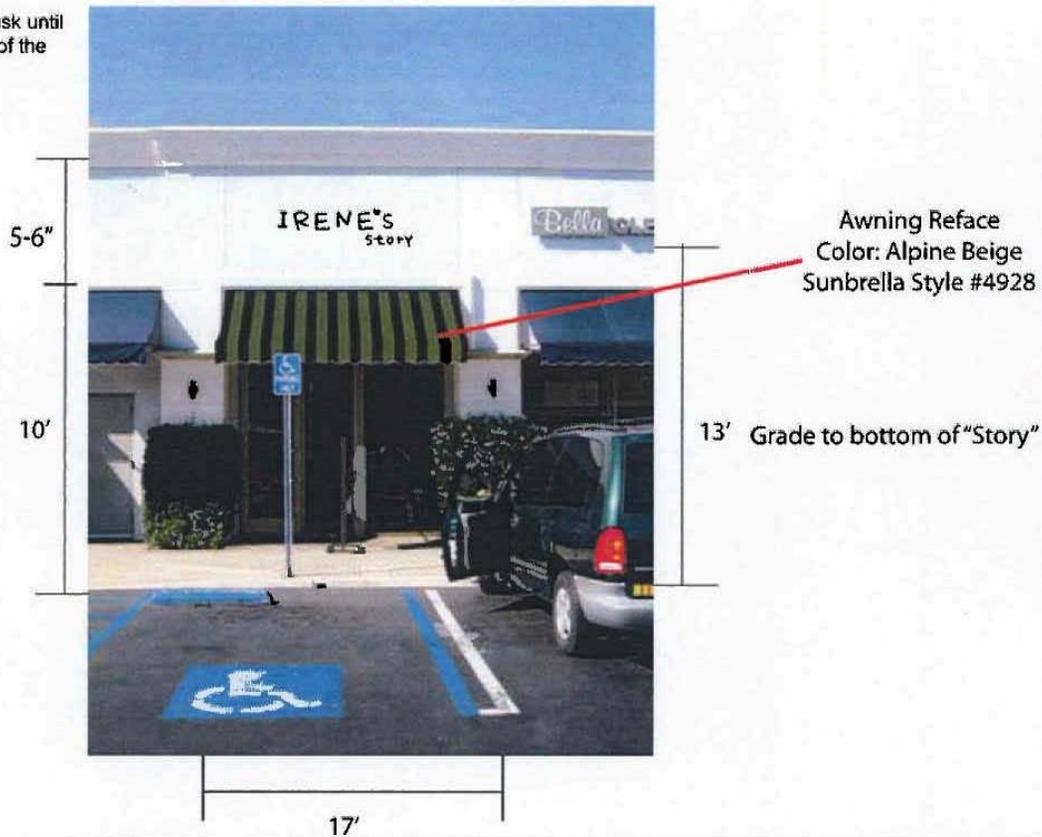
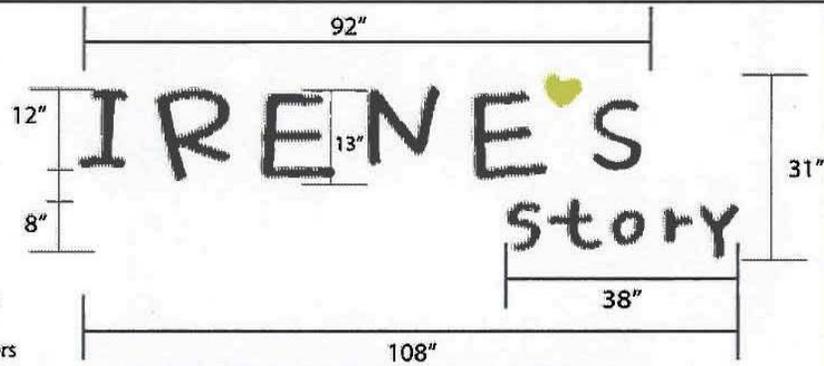
# Sign A

\*Color of Irene's Story=  
To match Dark Bronze

\*Color of Heart=  
Light Mustard Green-Pantone #616u

\*Pin Mounted Reverse Channel Letters

\*The signs will be illuminated from dusk until  
11:30 p.m., or one hour after closing of the  
last restaurant, whichever is earlier.



1800 W Adams Blvd.  
Los Angeles, CA 90018

Tel: (213) 385-1258

Fax: (213) 385-1030

Chris@KBJSign.com

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PROJECT

Irene Story-Marina Del Rey  
4762 Admiralty Way  
Marina Del Rey CA 90292  
TEL: 714-397-3381

DATE:

SCALE:

APPROVED BY:

SHEET NO.

**A-1**

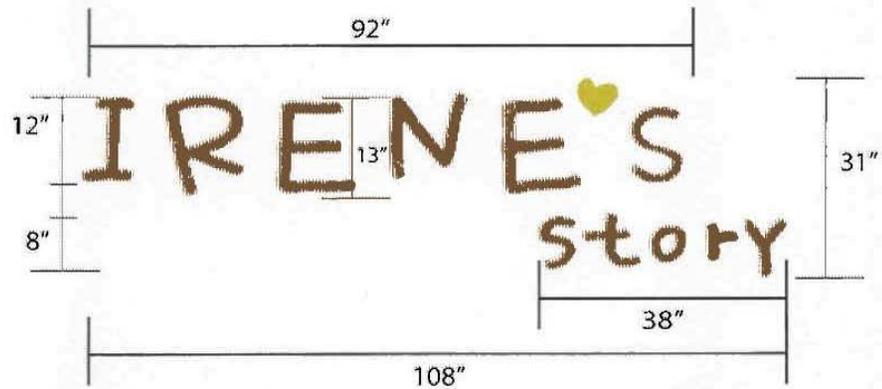
# Sign B

\*Color of Irene's Story=  
To match Dark Bronze

\*Color of Heart=  
Light Mustard Green-Pantone #616u

\*Pin Mounted Reverse Channel Letters

\*The signs will be illuminated from dusk until  
11:30 p.m., or one hour after closing of the  
last restaurant, whichever is earlier.



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**PROJECT**  
**Irene Story-Marina Del Rey**  
4762 Admiralty Way  
Marina Del Rey CA 90292  
TEL: 714-397-3381

DATE:  
SCALE:  
APPROVED BY:

SHEET NO.  
**A-2**

**\*\*Landlord does not review for code,  
Code is the Sign Contractors responsibility\*\***

22Ga. SHEET METAL CHANNEL LETTER  
with Painted Finish

6"x1/4" SCREW SUPPORT & NUTS

Clear Lexan Plastic

FLEXIBLE CONDUIT

POWER SUPPLY

SIGN SWITCH

WHITE LED.  
3500k White

**UL Listed**

3" 2"

-This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

"All UL Labels will be applied in factory before the sign goes out in the field",  
"UL Labels will not be sent/installed after the sign goes out from factory with out notifying UL to request a field inspection or return the sign back to the factory to place on the UL listing mark).

**LANDLORD'S/OWNER'S SIGN APPROVAL**

Landlord/Owner of the building hereby approves this sign plan.

NAME & TITLE: \_\_\_\_\_

Print

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

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**SIGN Inc.**  
The 1800 Sign Shop. For all your signage needs.  
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**PROJECT**

**Irene Story-Marina Del Rey**  
4762 Admiralty Way  
Marina Del Rey CA 90292  
TEL: 714-397-3381

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

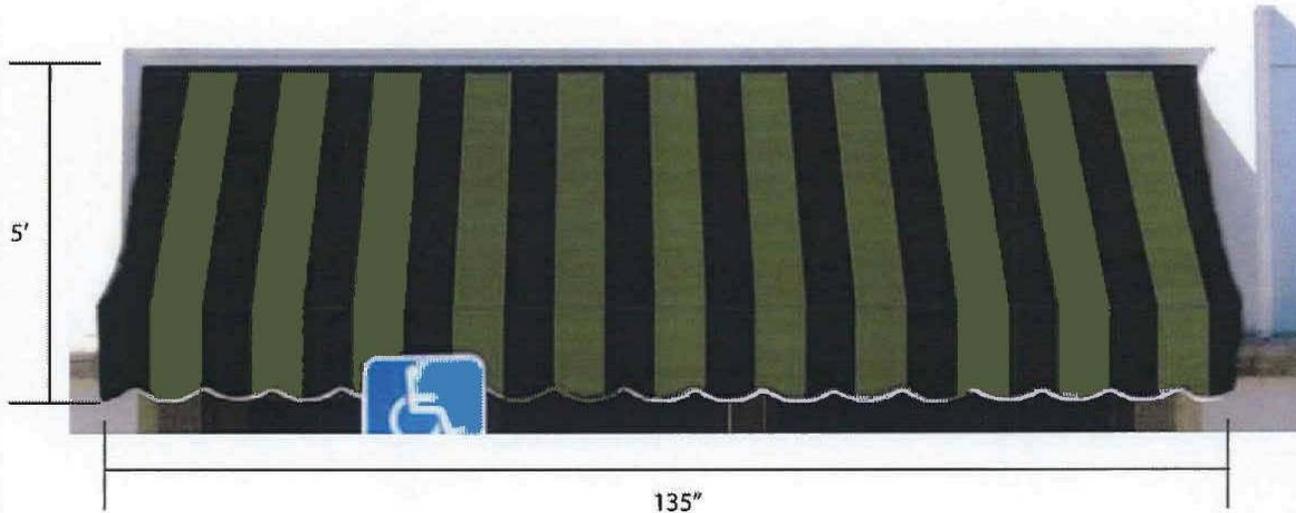
APPROVED BY: \_\_\_\_\_

SHEET NO.

**A-3**

# Awning

New Awning Face over Existing Awning Frame



Refacing Awning Cover with a Sunbrella  
Color: Alpine/Beige  
Style #4928

**KBJ**  
**SIGN Inc.**

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Los Angeles, CA 90018  
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Fax: (213) 385-1030

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PROJECT

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Marina Del Rey CA 90292  
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DATE:

SCALE:

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SHEET NO.

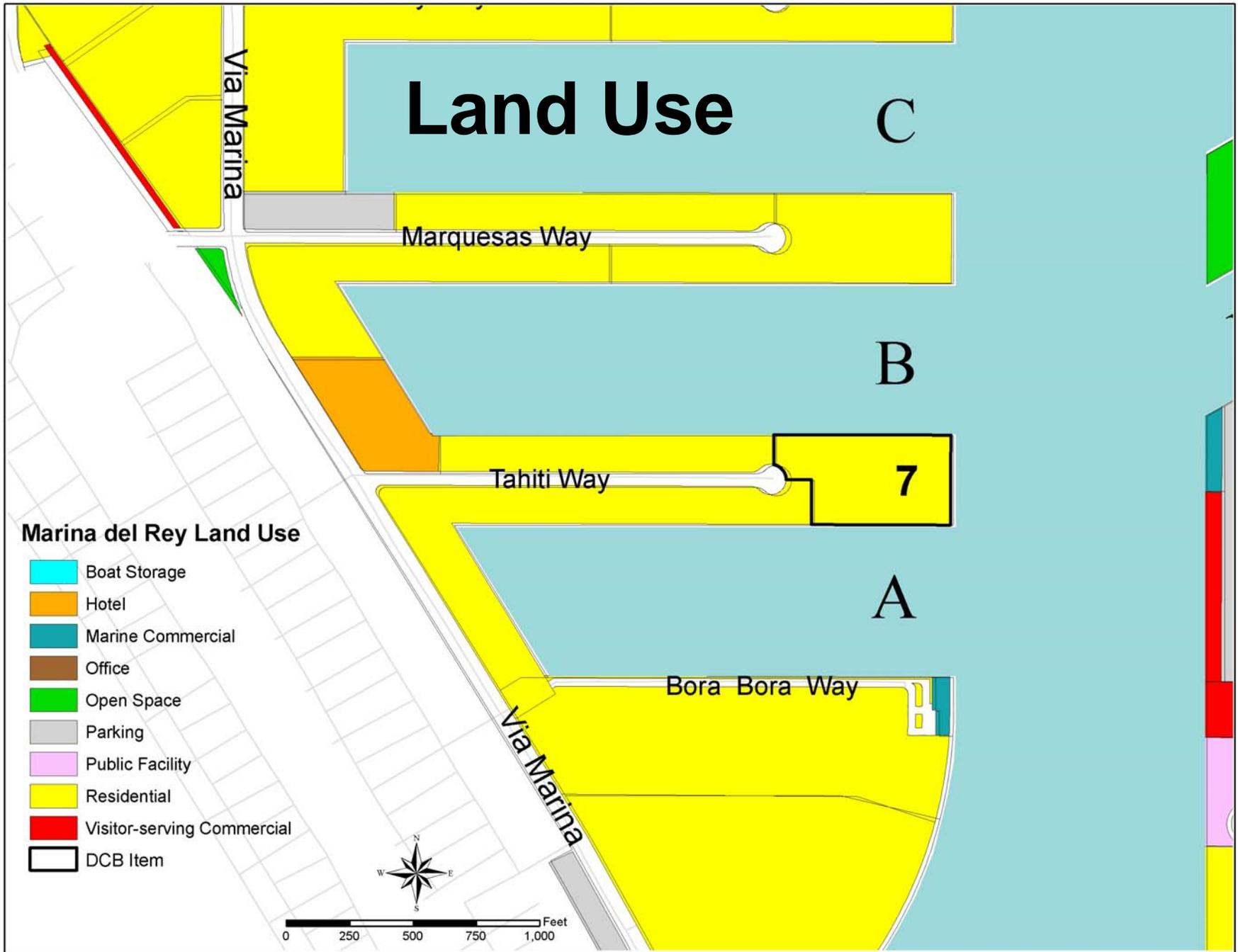
**A-4**



**New Business Item 6B:**

**Parcel 7 – Tahiti Marina  
Apartments, (DCB #10-020)**

**Consideration of Final Design Improvements**





PARCEL 07

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

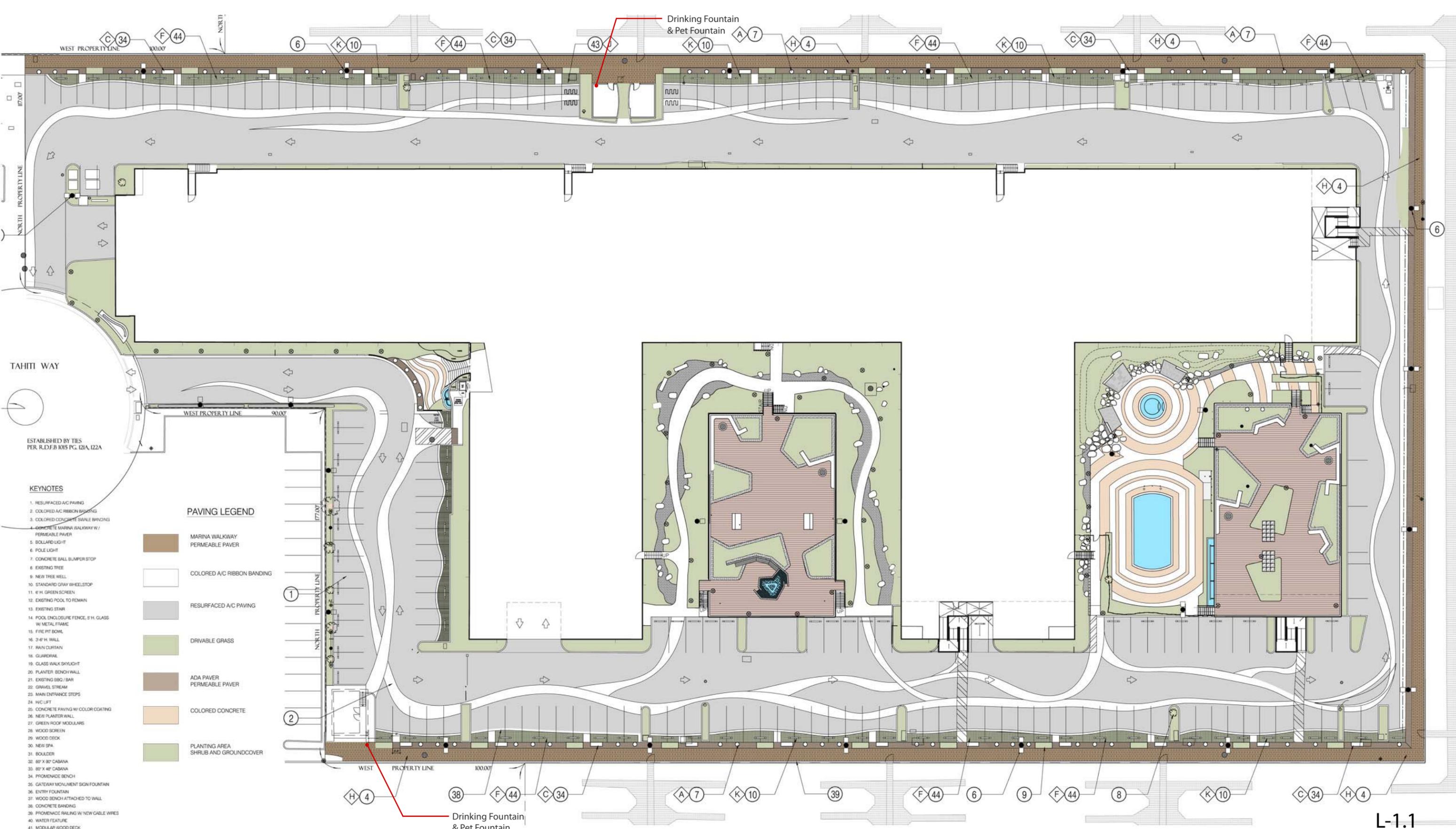
Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

## Design Control Board Presentation



- KEYNOTES**
1. RESURFACED A/C PAVING
  2. COLORED A/C RIBBON BANDING
  3. COLORED CONCRETE SWALE BANDING
  4. CONCRETE MARINA WALKWAY W/ PERMEABLE PAVER
  5. BOLLARD LIGHT
  6. POLE LIGHT
  7. CONCRETE BALL BUMPER STOP
  8. EXISTING TREE
  9. NEW TREE WELL
  10. STANDARD GRAY WHEELSTOP
  11. 6" H. GREEN SCREEN
  12. EXISTING POOL TO REMAIN
  13. EXISTING STAIR
  14. POOL ENCLOSURE FENCE, 5'H. GLASS W/ METAL FRAME
  15. FIRE PIT BOWL
  16. 3'-6" H. WALL
  17. RAIN CURTAIN
  18. GUARDRAIL
  19. GLASS WALK SKYLIGHT
  20. PLANTER BENCH WALL
  21. EXISTING BBQ / BAR
  22. GRAVEL STREAM
  23. MAIN ENTRANCE STEPS
  24. H/C LIFT
  25. CONCRETE PAVING W/ COLOR COATING
  26. NEW PLANTER WALL
  27. GREEN ROOF MODULES
  28. WOOD SCREEN
  29. WOOD DECK
  30. NEW SPA
  31. BOULDER
  32. 80" X 80" CABANA
  33. 80" X 48" CABANA
  34. PROMENADE BENCH
  35. GATEWAY MONUMENT SIGN FOUNTAIN
  36. ENTRY FOUNTAIN
  37. WOOD BENCH ATTACHED TO WALL
  38. CONCRETE BANDING
  39. PROMENADE RAILING W/ NEW CABLE WIRES
  40. WATER FEATURE
  41. MODULAR WOOD DECK

**PAVING LEGEND**

|  |                                     |
|--|-------------------------------------|
|  | MARINA WALKWAY PERMEABLE PAVER      |
|  | COLORED A/C RIBBON BANDING          |
|  | RESURFACED A/C PAVING               |
|  | DRIVABLE GRASS                      |
|  | ADA PAVER PERMEABLE PAVER           |
|  | COLORED CONCRETE                    |
|  | PLANTING AREA SHRUB AND GROUNDCOVER |

PARCEL 07

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

Landscape Architect: SQLA

Architect: Grace Partnership Inc.

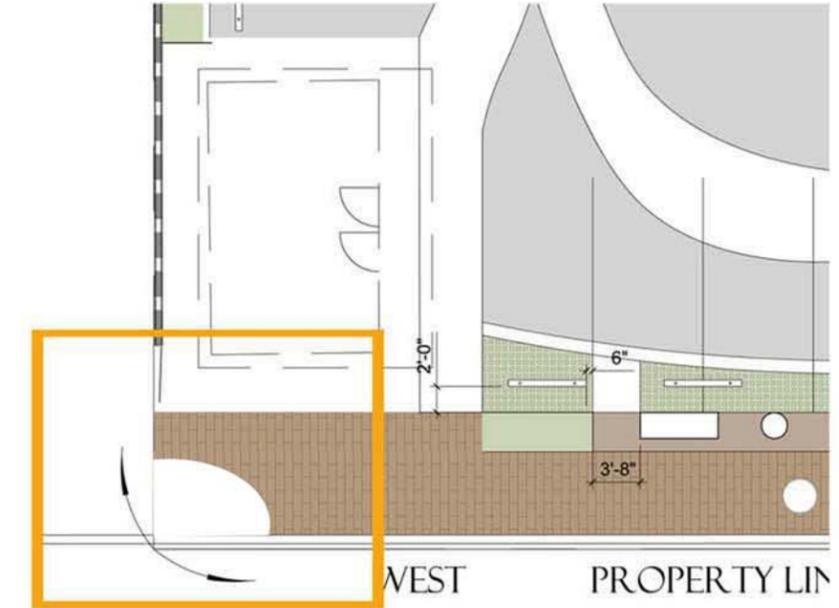
Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

L-1.1  
**Preliminary Hardscape Plan**



KEY PLAN



BOARDWALK SERIES 2.25" x 9" x 2.25"



ADA PAVERS 4" x 8" x 2.25"

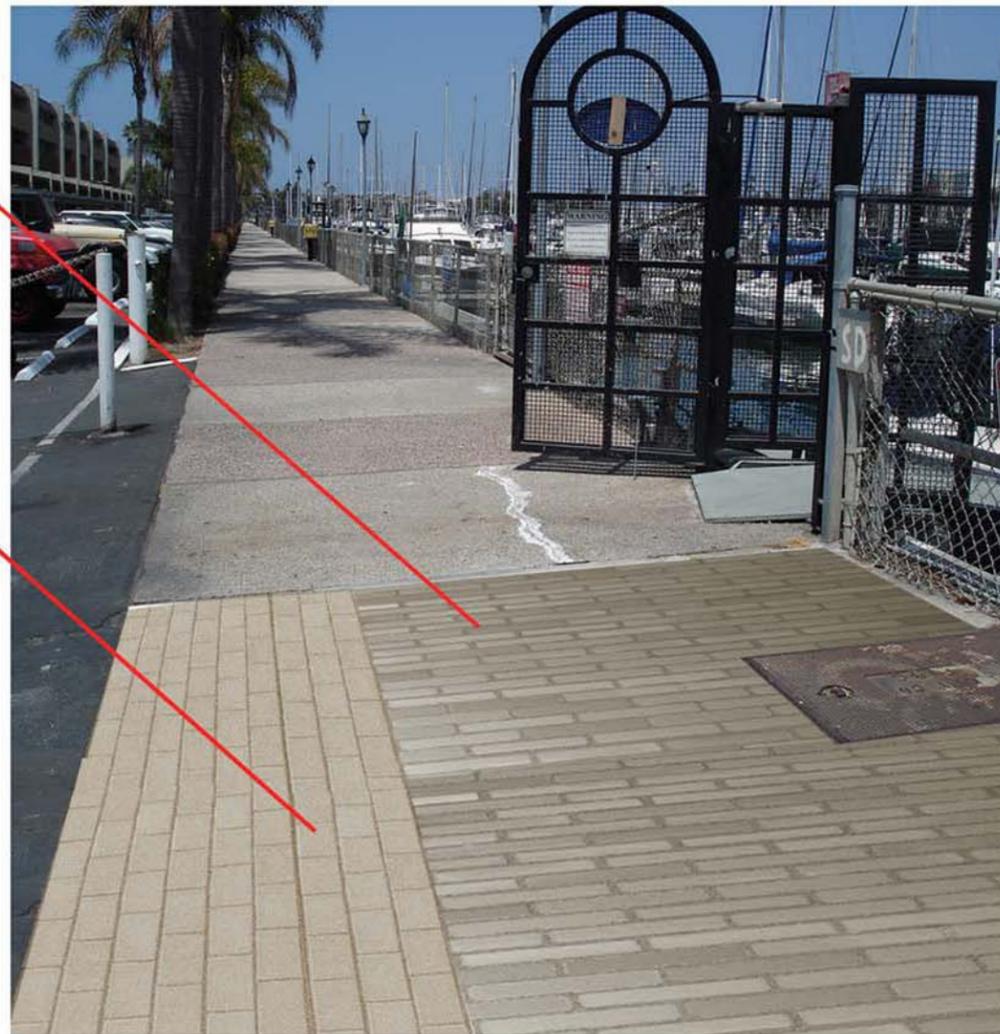


MAJESTIC #52 COLOR

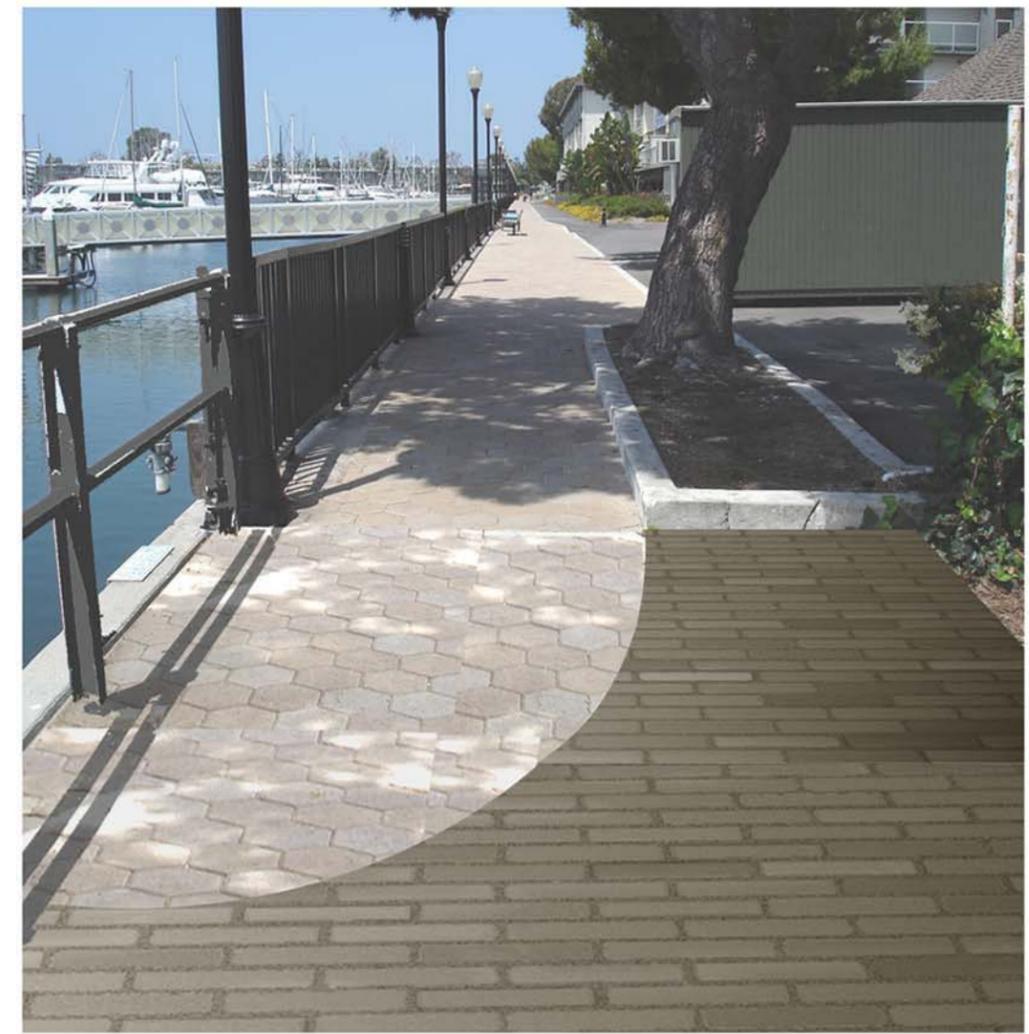


CIMMERIAN #53 OR CHOCOLATE #54 COLOR

PERMEABLE PAVER  
WHITEACRE-GREER PAVERS  
www.wgpaver.com



Northwest



Southwest

PARCEL 07

TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

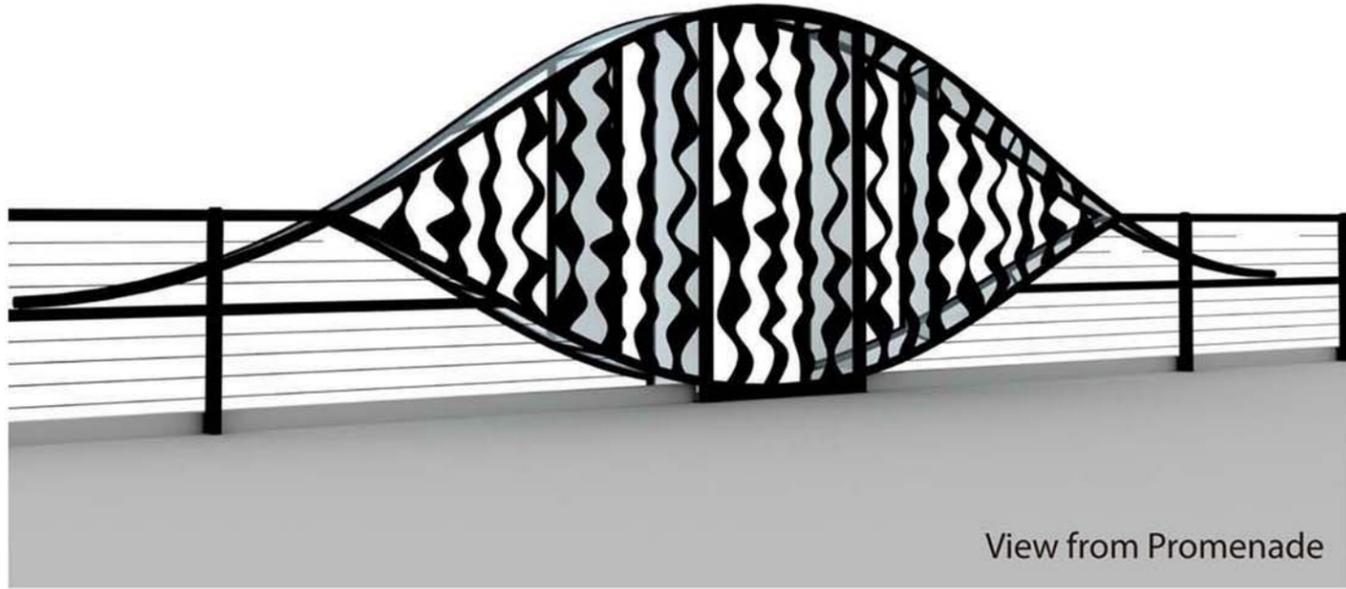
Landscape Architect: SQLA

Architect: Grace Partnership Inc.

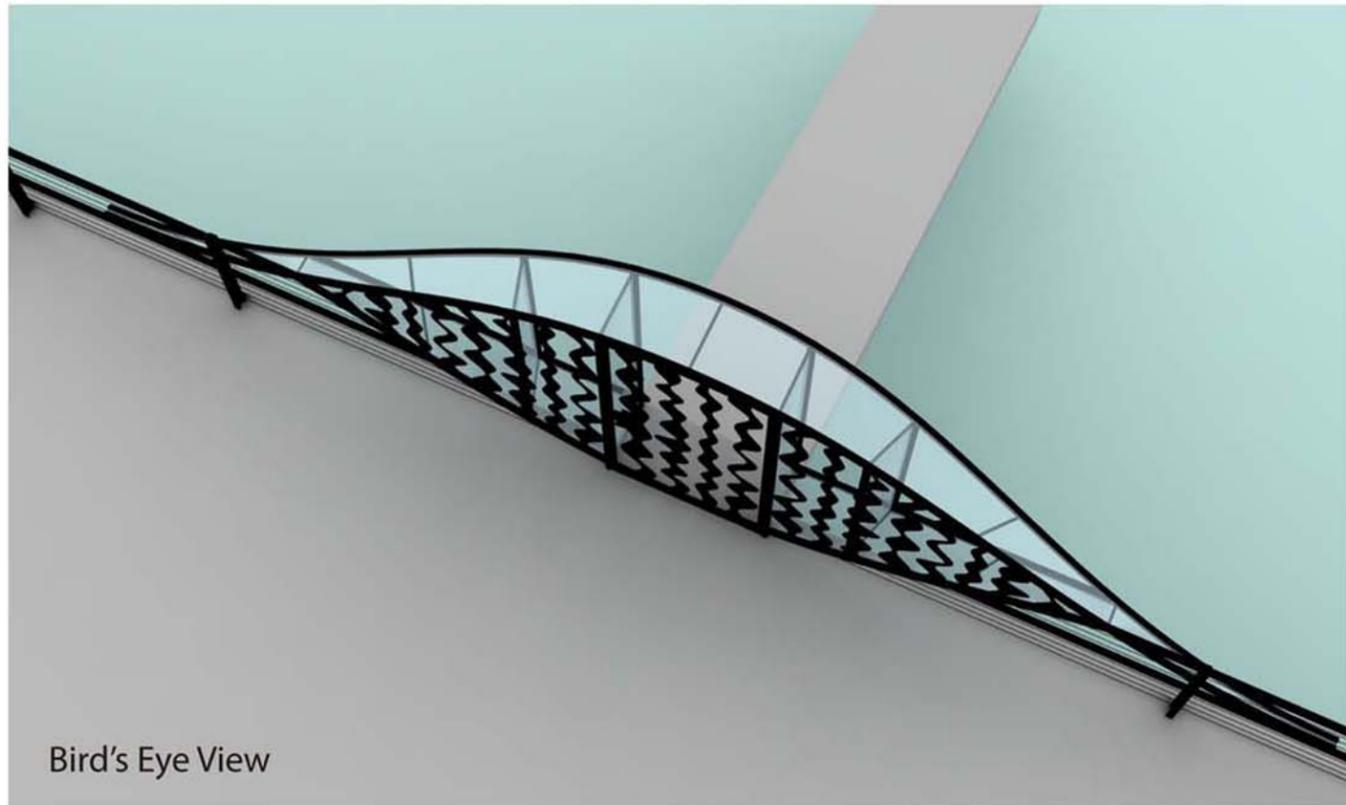
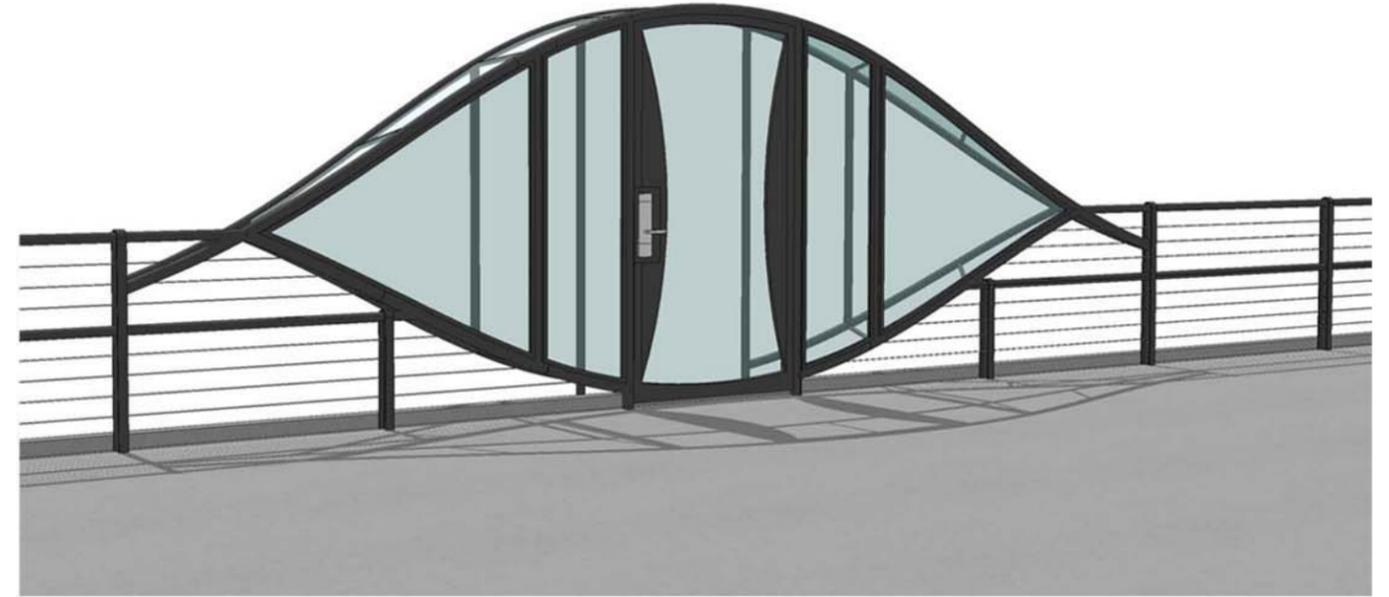
Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

L-2.3  
Promenade Transition

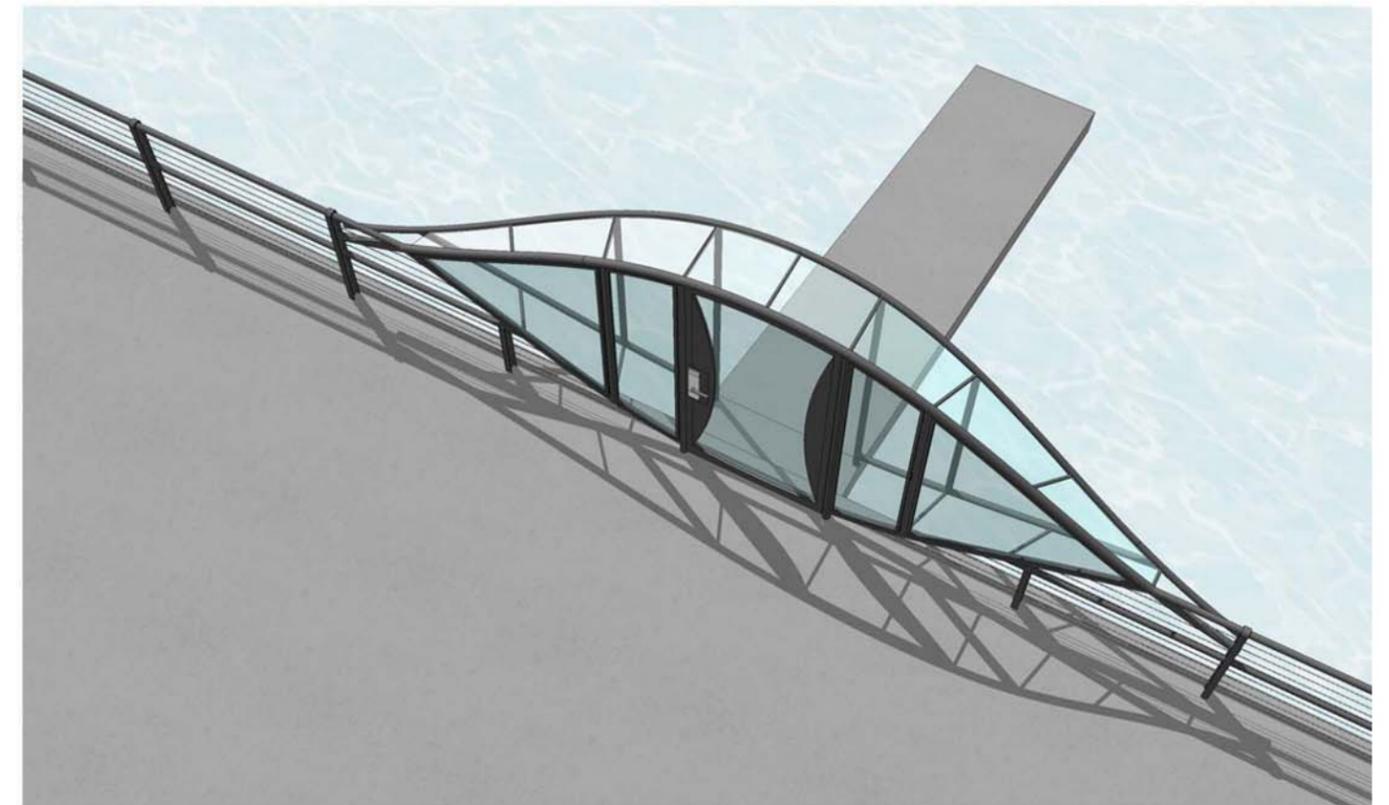


View from Promenade



Bird's Eye View

Previous Scheme



New Scheme

PARCEL 07

TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

L-8.2  
Promenade Gangway Gate Rendering



BEFORE



AFTER

PARCEL 07

TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

L-3.1

Courtyard - A Landscape Sketch



Before



PARCEL 07

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

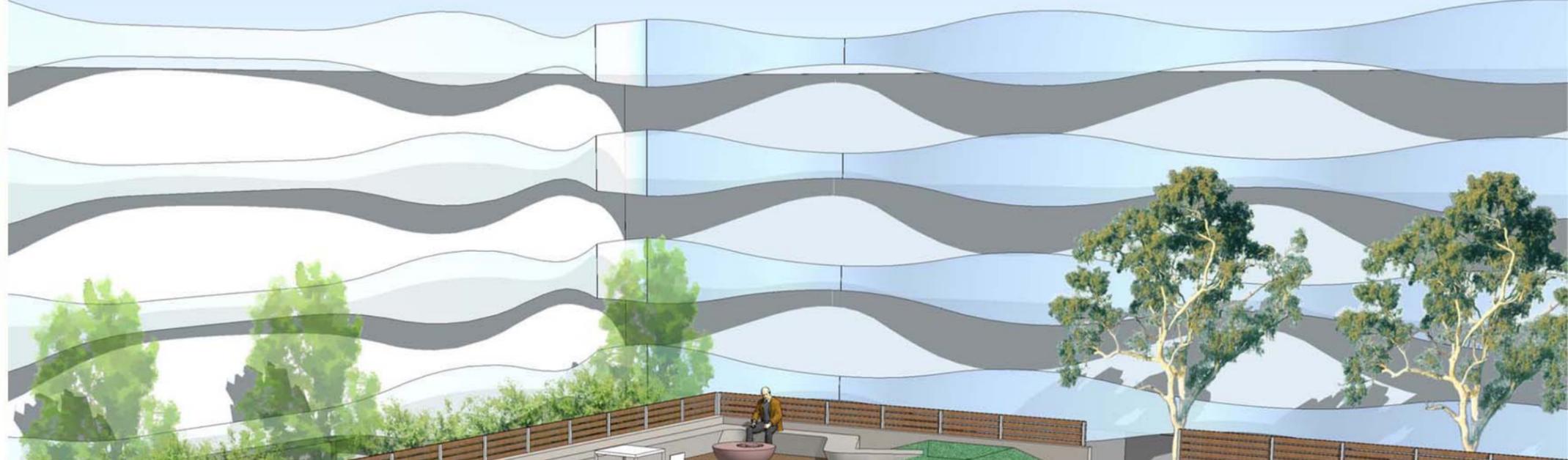
Designer: Building Inc.

L-3.1

## Courtyard - A Landscape Sketch



Before



After

PARCEL 07

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

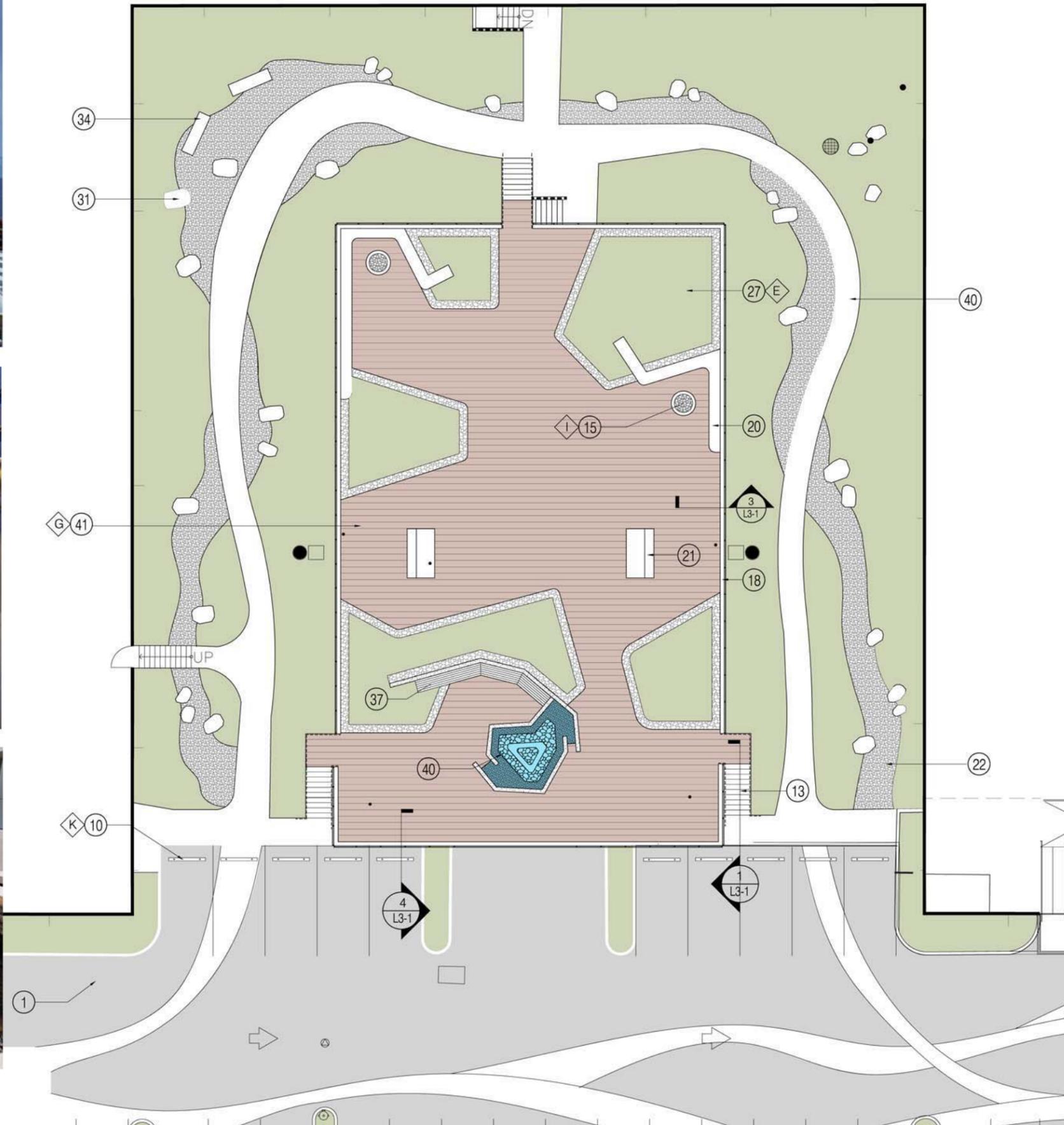
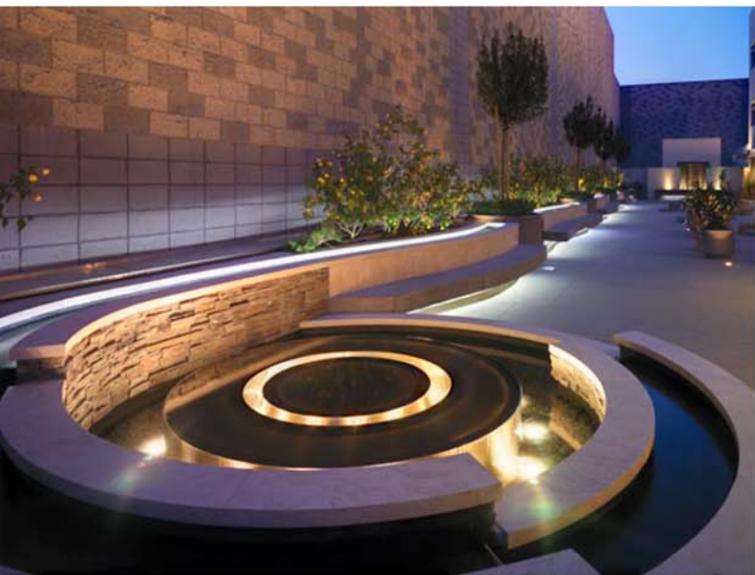
Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

## L-3.2 Courtyard - A Landscape Sketch



- KEYNOTES**
1. RESURFACED A/C PAVING
  2. COLORED A/C RIBBON BANDING
  3. COLORED CONCRETE SWALE BANDING
  4. CONCRETE MARINA WALKWAY W/ PERMEABLE PAVER
  5. BOLLARD LIGHT
  6. POLE LIGHT
  7. CONCRETE BALL BUMPER STOP
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  15. FIRE PIT BOWL
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  35. GATEWAY MONUMENT SIGN FOUNTAIN
  36. ENTRY FOUNTAIN
  37. WOOD BENCH ATTACHED TO WALL
  38. CONCRETE BANDING
  39. PROMENADE RAILING W/ NEW CABLE WIRES
  40. WATER FEATURE
  41. MODULAR WOOD DECK
  42. SYNTHETIC GRASS
  43. BIKE RACK
  44. DRIVABLE GRASS

PARCEL 07

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

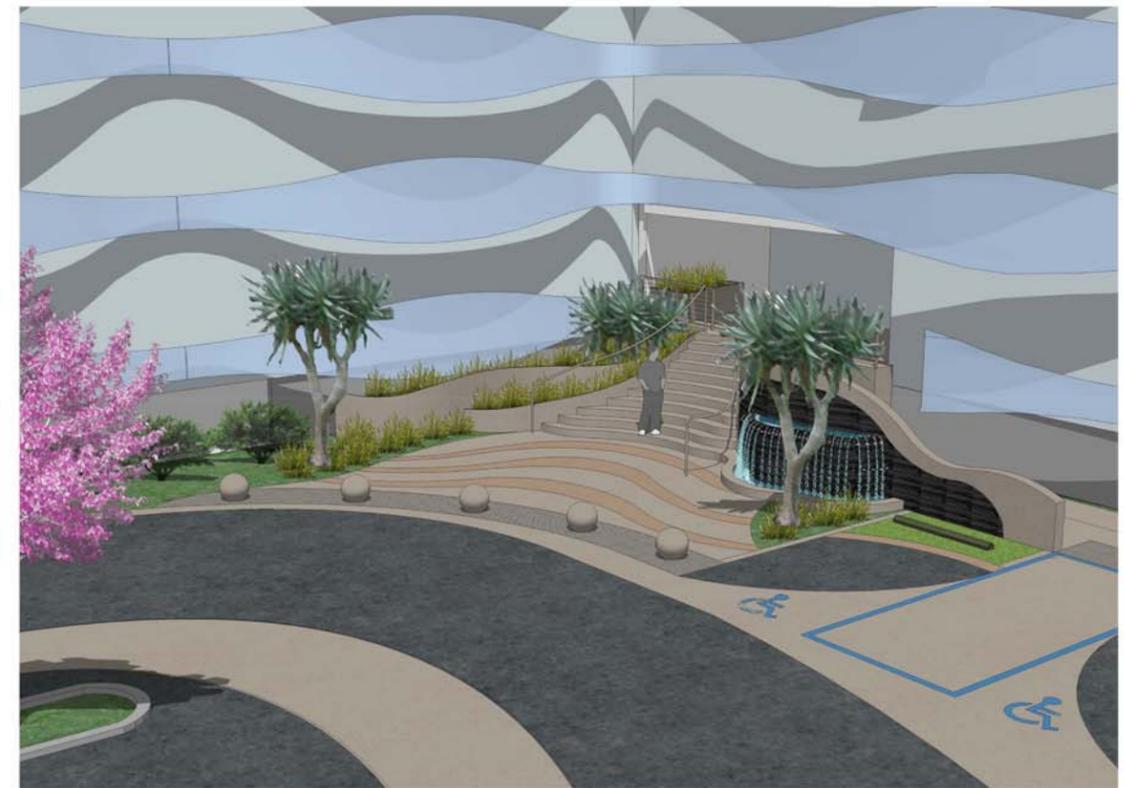
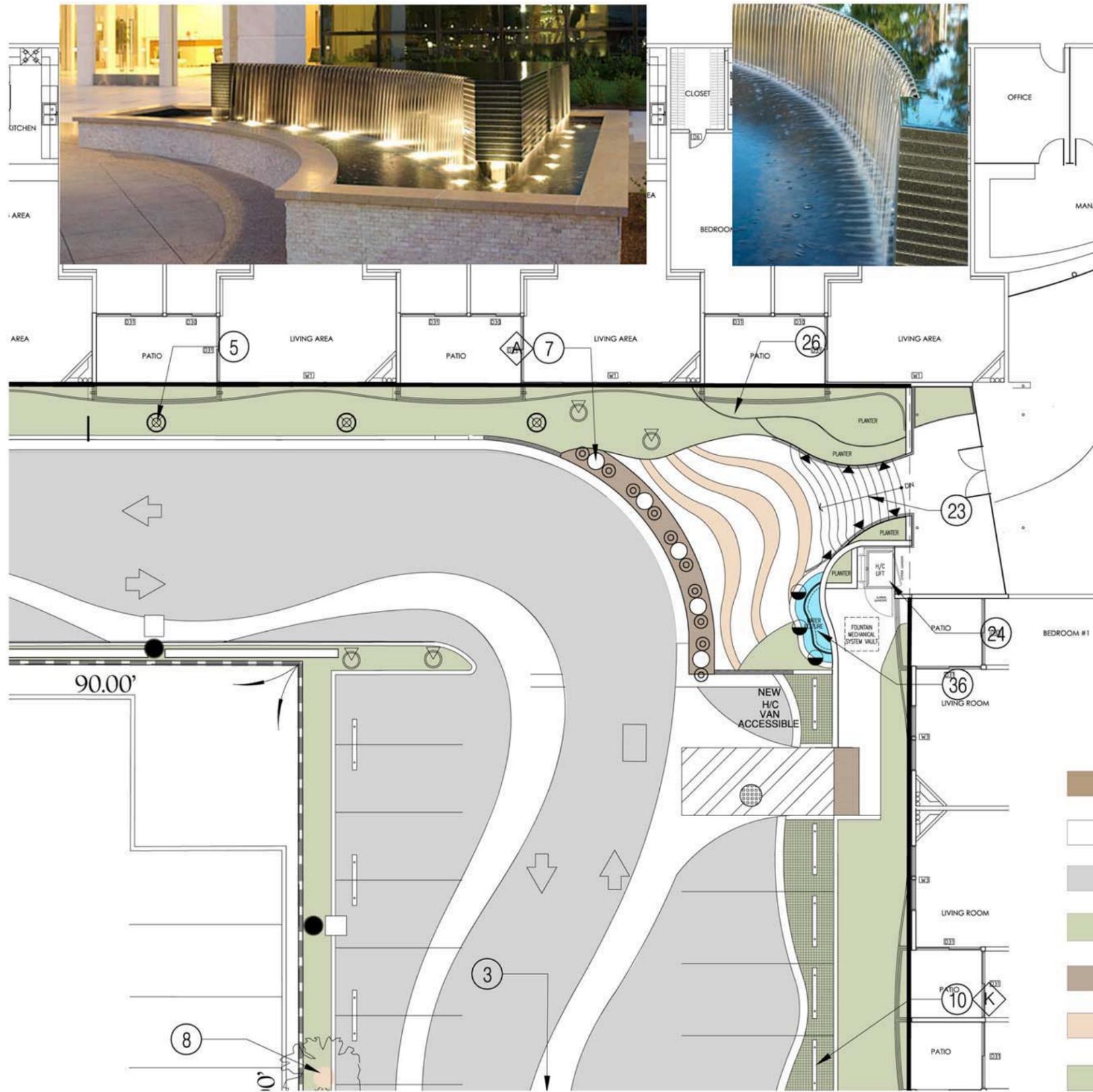
Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

## L-3 Courtyard - A Landscape Plan



PARCEL 07

L-2.1  
Entrance Area

**TAHITI MARINA**

13900 Tahiti Way, Marina Del Rey, CA

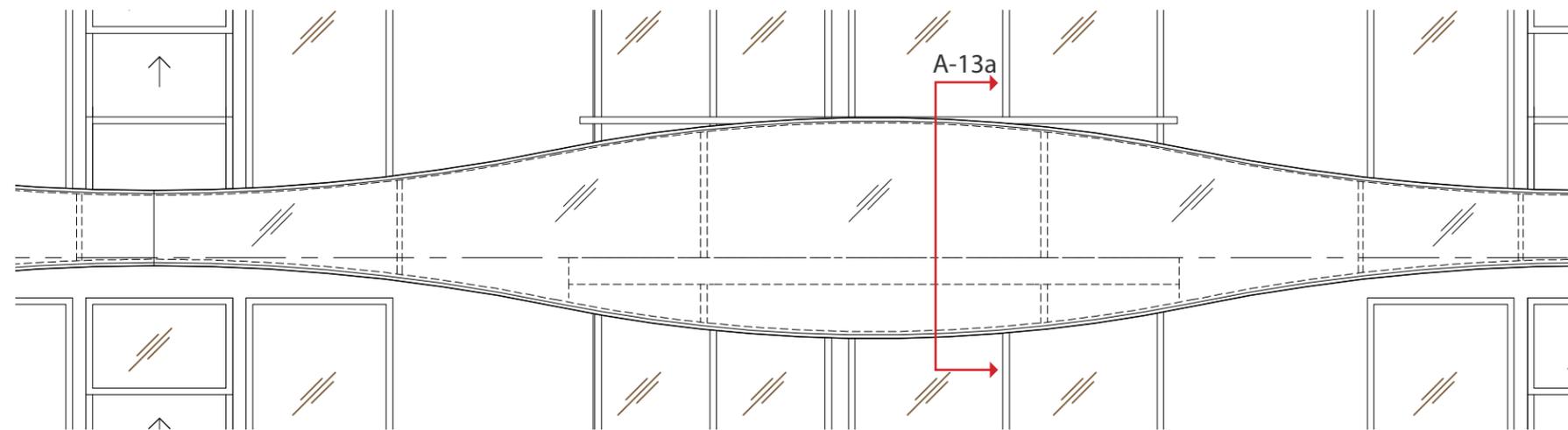
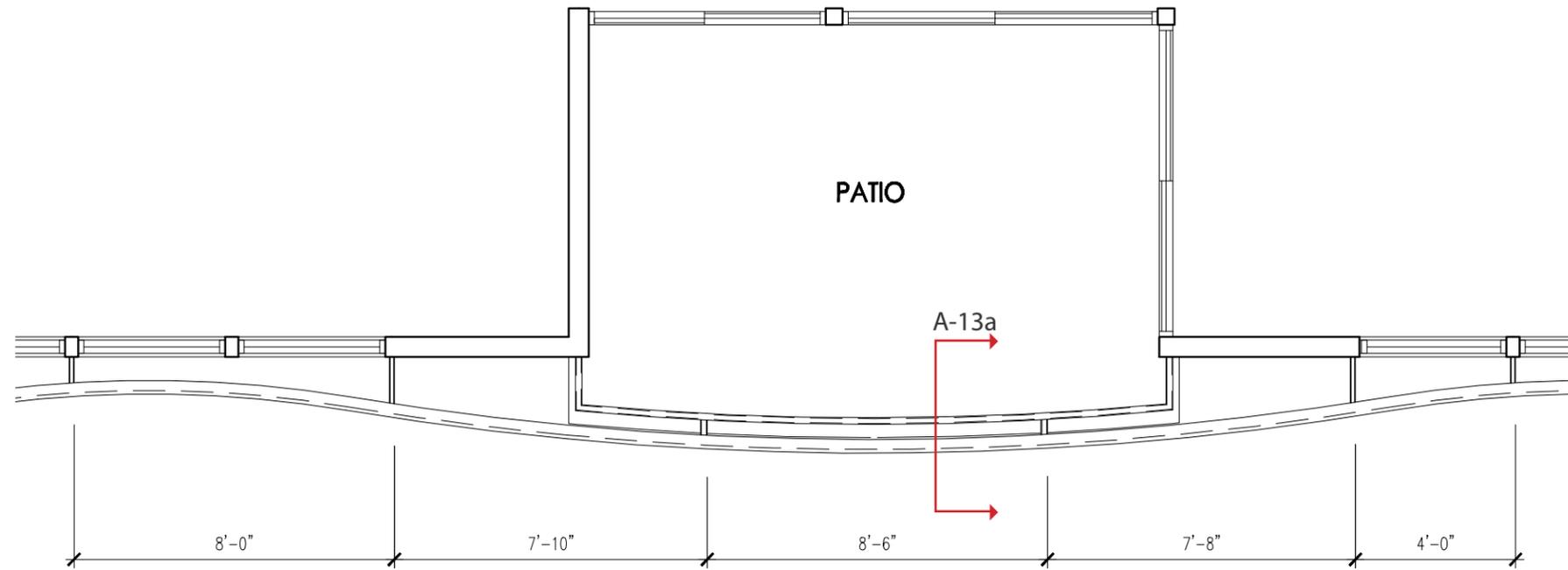
Design Control Board Presentation

Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.



PARCEL 07

**TAHITI MARINA**

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

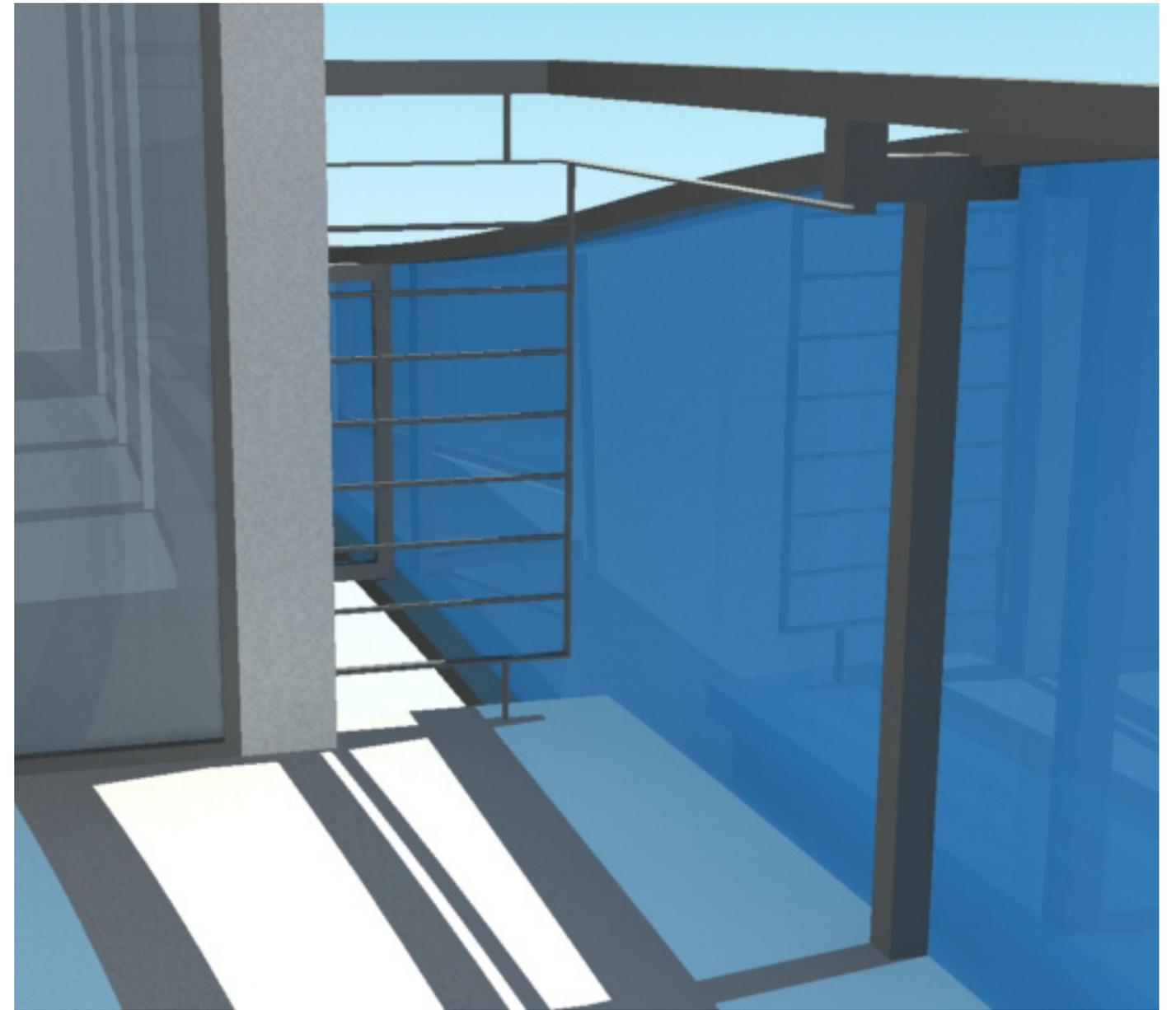
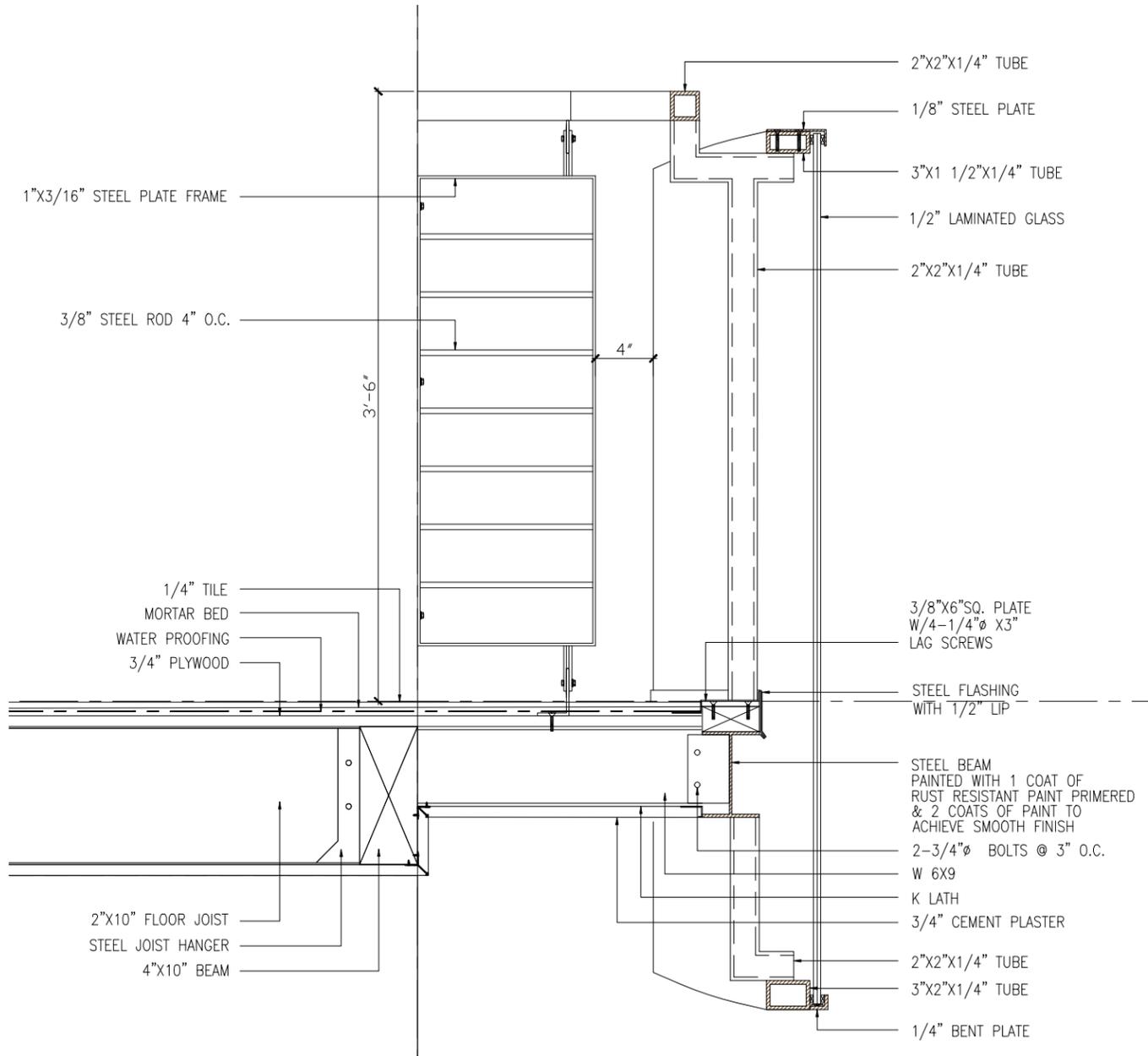
Landscape Architect: SQLA

Architect: Grace Partnership Inc.

**A-13**  
**Proposed Glass Railing Plan & Elevation**

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.



PARCEL 07

TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

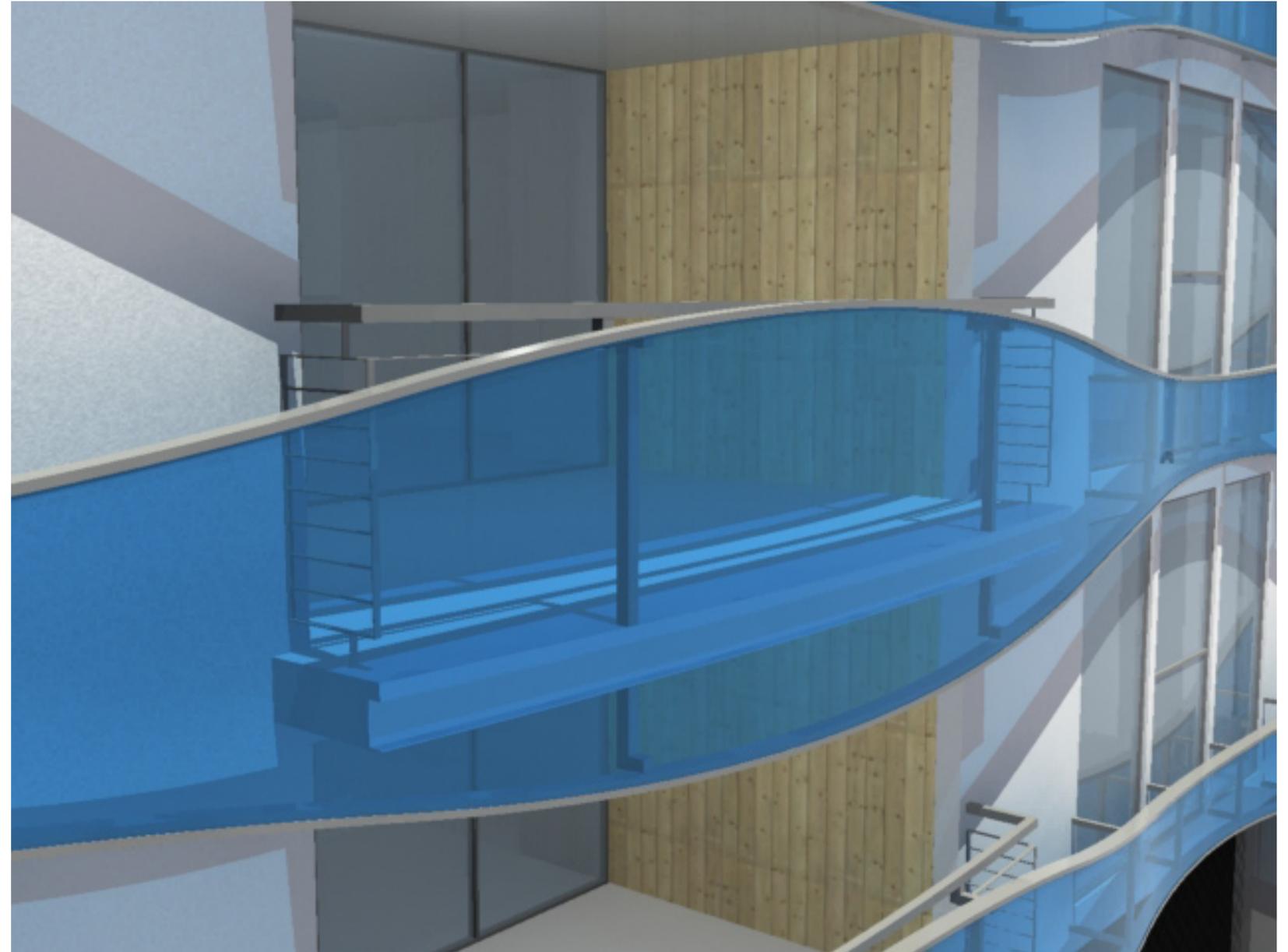
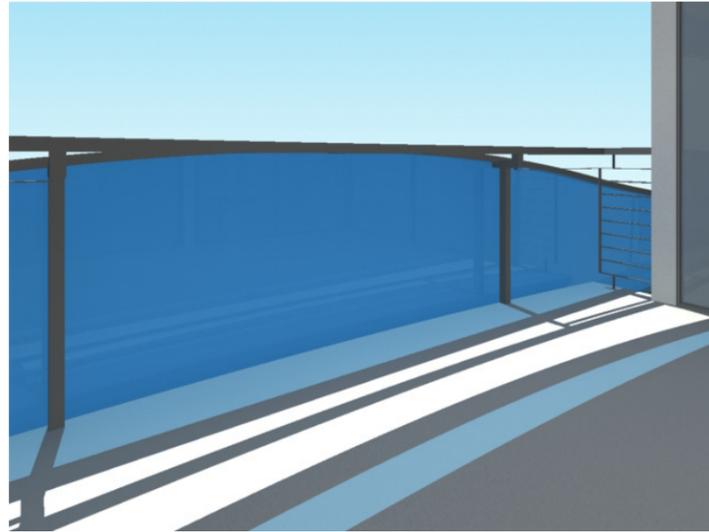
Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

A-13a  
Proposed Glass Railing Detail



PARCEL 07

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

A-13b

## Proposed Glass Railing Rendering



PARCEL 07

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

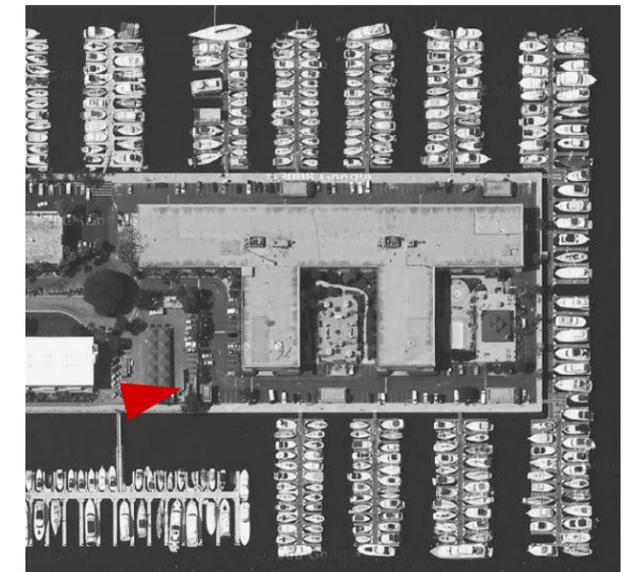
Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

A-15c  
Perspective View



PARCEL 07

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

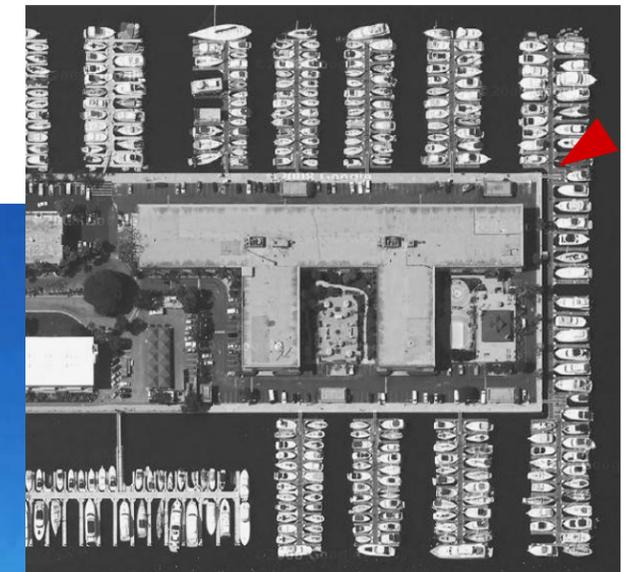
Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.

A-15cc  
Perspective View



PARCEL 07

A-15d  
Perspective View

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

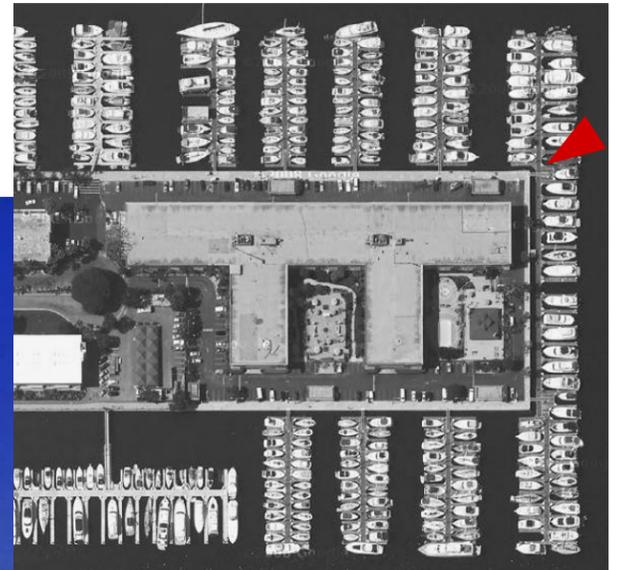
Design Control Board Presentation

Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.



PARCEL 07

A-15dd  
Perspective View

# TAHITI MARINA

13900 Tahiti Way, Marina Del Rey, CA

Design Control Board Presentation

Landscape Architect: SQLA

Architect: Grace Partnership Inc.

Applicant/Leaseholder: 13900 Tahiti Harbor Ltd.

Designer: Building Inc.



# Staff Reports

A. Temporary Permits Issued by the Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission Calendar
- Local Coastal Program Periodic Review Update
- Small Craft Harbor Commission Minutes
- Marina Design Guidelines Update
- Redevelopment Project Status Report

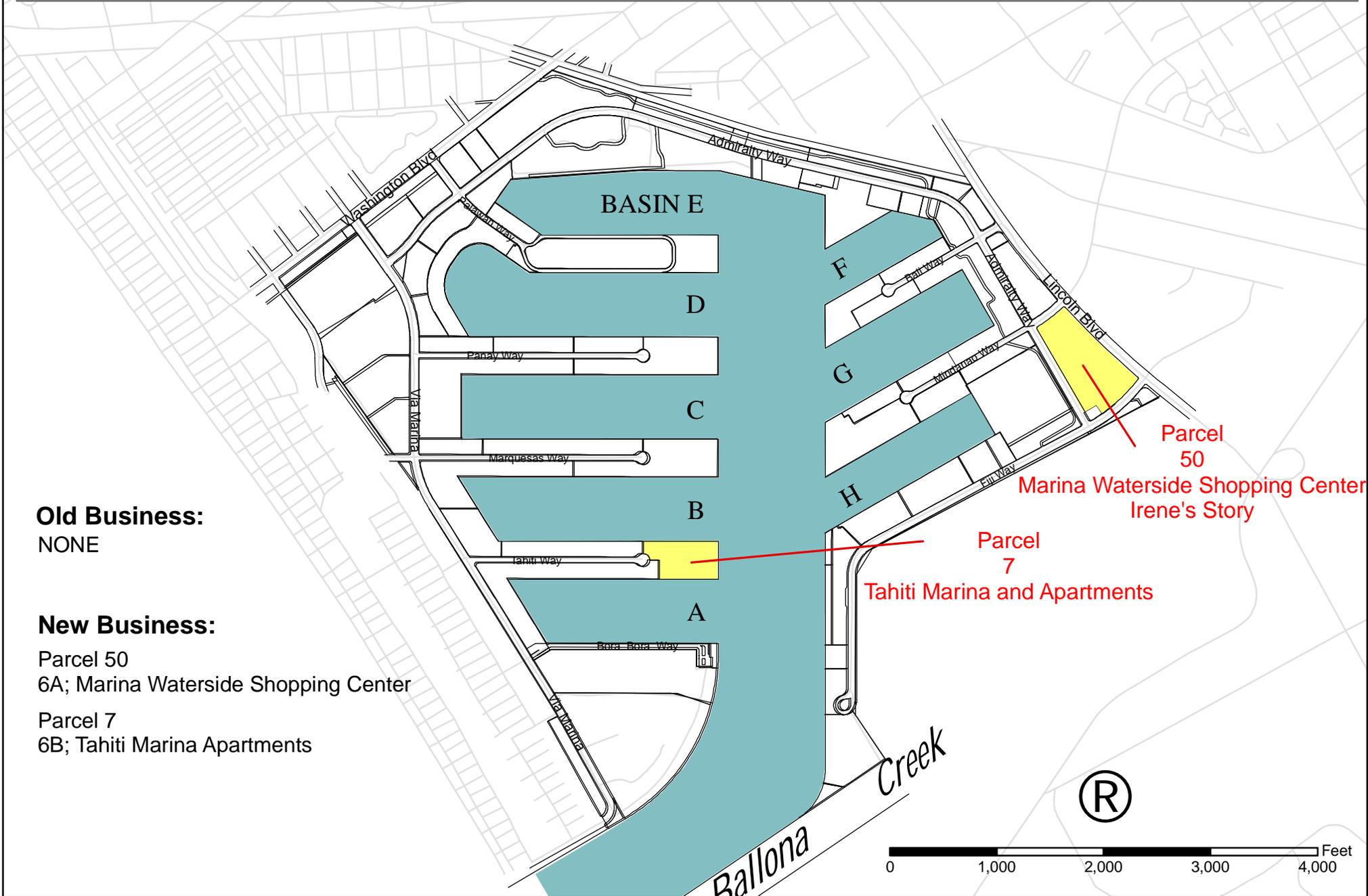
C. Marina del Rey and Beach Special Events



# Adjournment



# Locations of December 15, 2010 DCB Items



**Old Business:**  
NONE

**New Business:**  
Parcel 50  
6A; Marina Waterside Shopping Center  
Parcel 7  
6B; Tahiti Marina Apartments



# Marina del Rey Land Use Map



## Marina del Rey Land Use

- Boat Storage
- Hotel
- Marine Commercial
- Office
- Open Space
- Parking
- Public Facility
- Residential
- Visitor-serving Commercial



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December 9, 2010



Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: PARCEL 50 - MARINA WATERSIDE SHOPPING CENTER - DCB #10-019  
- IRENE'S STORY - CONSIDERATION OF NEW SIGNAGE, AWNING AND  
DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from Caruso Affiliated (Applicant) seeking approval to erect two new façade-mounted business identification signs and a new awning within the Waterside Shopping Center at 4774 Admiralty Way.

**Business Identification Signs**

The signs are of identical reverse illuminated channel letter design, built from sheet metal with a clear Lexan backing measuring 1'-8" high by 9' long. One sign will be located on the front façade, the other located on the rear façade. The sign is 14.9 square feet in area and will be centered and mounted upon the front and rear façade at 13' above grade level. The following lettering is proposed:

Line 1 - "IRENE'S" in Charleston Brown custom font, with exception of the heart apostrophe logo which is Light Mustard Green.

Line 2 - "STORY" in Charleston Brown custom font.

The sign is proposed to be internally illuminated with white Light-Emitting Diode (LED) lights, which will cast a halo through each letter's Lexan backing and onto the façade surface. Each of the letters in the sign will be affixed to the facade with screw anchors. The letters will be mounted 2" from the façade and will have a return depth of 3".

**Awning**

The existing blue-colored awning will be replaced with an Alpine and Beige striped Sunbrella awning of the same size. Both the existing solid blue, and the proposed multi-colored awning, are currently utilized in other locations within the shopping center. The awning will be mounted in the same location upon the front façade, above the entrance and below the sign.

**STAFF REVIEW**

The subject sign application is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. Staff finds that the dimensions and materials of the requested permanent sign meet the standards set forth in Sections 4 & 5, Permitted Permanent Signs, of the *Sign Controls*.

Design Control Board  
December 8, 2010  
Item 6A  
Page 2

**The Department recommends APPROVAL of DCB #10-019, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning before installation.**

SHK:KK:pjd



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December 9, 2010

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: PARCEL 7 - TAHITI MARINA AND APARTMENTS - DCB #10-020 -  
CONSIDERATION OF PROPOSED FINAL DESIGN DETAILS AND  
DESIGN CONTROL BOARD REVIEW THERETO**

Item 6B on your agenda is a final design submittal from Parcel 7, Tahiti Marina (Applicant), for the rehabilitation of existing buildings and other landside improvements and amenities. The project is located at the easterly terminus of Tahiti Way at 13900 Tahiti Way.

The DCB approved the conceptual design of the proposed project at the July 21, 2010 meeting. The current submittal contains additional information and refinement to the proposed colors and materials for each of the exterior alterations. Also, a few changes have been made in response to the July conceptual design review related to DCB requests for:

- Details of marina walk transition with neighboring parcels;
- Plans for gangway gates and balcony;
- Additional podium views; and
- Nighttime renderings.

The Applicant's project schedule anticipates completion of Department of Regional Planning permitting by the end of December 2010, after which the Applicant will return to the DCB for approval of their signage program.

#### **Existing Facility**

Parcel 7 is comprised of a total of five land acres and about six acres of water area. As constructed in 1967, the existing apartment building contains 149 residential dwelling units on three floors over partially-subterranean parking. The various landside amenities include a pool, gym, sun deck, barbeque area, and 465 parking spaces.

Tahiti Marina waterside amenities include 214 boat slips, nine end-tie spaces, and nine gangway entrances. Each of the nine gangway access gates were approved by your Design Control Board (DCB or Board) in November 2009.

Boaters' facilities are located landside in four peripheral outbuildings, each including restrooms, lockers, and showers.

### **Proposed Improvements & Design Alterations**

The proposed rehabilitation will improve the performance of the existing building systems and upgrade the image of the site and building. The current submittal includes the following specific building and site renovations:

**New Façade** – The proposed façade is unchanged from the conceptual submittal, however, additional details have been provided for the glass railing feature which will be used as a balcony railing and incorporated into the roofline, replacing the existing linear wood parapet. New energy efficient glass doors and windows will be provided. Interior wall surfaces of the balconies will be covered with TimberTech Tropical Walnut colored composite wood slats.

In response to conceptual submittal comments, additional framing details have been provided to illustrate the glass railing design and how it encloses with the building patios. These drawings show how the steel tube framing is affixed to the building and highlights the steel plate features located on each end of the patio where an opening exists due to the protrusion of the patio.

**New Main Entry Features** – The site's main entrance will be clearly defined by a water feature and sign (forthcoming submittal) located on the left side of the entrance driveway. A ribbon-like gateway design will attach to the sign structure and span the entrance. It will be crafted from steel and finished with red paint. The height of the gateway feature is 16 feet at the lowest point to allow for emergency service access.

A revised front building entrance eliminates the Americans with Disabilities Act (ADA) accessible ramp and replaces it with an ADA lift in order to maximize the efficient use of space.

**Boaters' Facilities, Dock Office, and Gym** – Three existing boaters' facilities will be relocated inside the main building near the east and south entrances. The fourth boater facility, which is located on the north side of the parcel, will be rehabilitated in the existing location. The exterior treatment for this facility will be a horizontal lattice pattern of wood-like material, which has been slightly modified to eliminate the parapet and skirt features.

The existing dock office, located near the main apartment complex entrance, will be renovated with the same horizontal lattice pattern of wood-like material as the fourth boater facility to distinguish it from the main building.

The existing gym building located next to the swimming pool will be demolished and rebuilt directly underneath courtyard "B" in the location of the existing subterranean parking area. In place of the existing gym, a wood-decked patio garden will be constructed with a green roof treatment, which will expand ocean views from the dwelling units. The Applicant has replaced the steel wire fencing around the podium deck with wood fencing to help soften the appearance of the structure's foundation. Cabanas, water features, a glass screen, and wooden decks will be added to the area near the existing pool. The 22 displaced parking spaces will be relocated to the surface parking lot in the location of the three demolished boaters' facilities and parallel to the eastern Marina Walk.

**Marina Walk** – Parcel 7 is bounded by Marina waters on three sides. There is an existing concrete Marina Walk along the water's edge that will be replaced with permeable pavers colored cimmerian or chocolate and accented with majestic-colored ADA pavers with truncated domes. The Marina Walk is difficult to widen due to the existing building footprint and surface parking area. However, it will have a wider feel due to the treatments that are proposed adjacent to the Marina Walk. The existing curbing separating the Marina Walk from the parking lot will be removed and contribute to a more open appearance.

In response to comments from your Board, the Applicant has provided an interlocking paving pattern that incorporates the neighboring southwest parcel's paving design and acts as a transition between the two paving materials. A similar application to the northwest transition will not be pursued since that adjoining Marina Walk segment is planned for replacement in the near term.

For the north and south segments, there will be a three-foot wide buffer strip accented by Pink Trumpet trees intermingled with hardscape that supports 22 aluminum seating benches and more than 100 spherical beige-colored concrete wheel stops, which will prohibit vehicles from trespassing onto the Marina Walk. Next to the buffer strip is the parking area. The first three to six feet of the parking lot will be improved with a wave-shaped bio-filtration feature which has a surface comprised of a grey-colored precast concrete mat that is surrounded with grass and designed to capture runoff from the project site. The eastern portion of the Marina Walk along the main channel will also have an adjacent three-foot wide buffer strip; however, it will not contain landscaping or other structures. This area together with the adjacent driveway area must be kept clear for emergency vehicle access. Drainage patterns do not warrant a bio-filtration strip on the eastern Marina Walk, as runoff will be directed to the north and south edges of the parcel.

Dual-purposed, pet and people, drinking fountains are proposed to be installed along the Marina Walk in two locations replacing the separate fixtures initially proposed. The Marina Walk railing at the top of the seawall will be refurbished in a dark color that

matches the main building's grey railing and enhanced with stainless steel cables. The Applicant is proposing to alter their recently-approved gangway gates with a new design that incorporates the same glass railing feature as is proposed for the apartment building. This revision will maintain the same wave-like shape of the gate but will replace the solid pickets with the tempered colored glass to increase visibility of the ocean and complement the building.

**Renovation to Parking, Landscaping, and Lighting** - The Applicant proposes to maintain 465 parking spaces within surface lots encircling the primary building and in the partially-subterranean lower level. Bicycle parking is proposed in two locations, one set of stainless steel racks to the left of the boaters' facility and another set on the left side. The surface parking areas will be resurfaced and incorporate a nautical wave pattern of inset concrete.

Detailed landscaping and lighting plans are included for your Board's consideration. These plans will include many of the existing mature trees (Ash, Ficus, Eucalyptus, and Pine trees). All groundcover landscaping will be replaced with drought-tolerant species. New lighting will illuminate the parking lot, pedestrian pathways and Marina Walk. Most of the lighting emanates from pole mounted fixtures. Note that the Applicant has replaced some of the initially proposed pink trumpet trees that were located on the parking lot medians with New Zealand Christmas Trees in order to provide more variation in the landscaping palette.

**Interior improvements** - Phased rehabilitation of all apartment interiors and common areas is proposed. New appliances and fixtures will be included, as well as the addition of washers and dryers in each dwelling unit. An improved gym, yoga center and business center are also included in the interior common area.

**Waterside** - The proposed project includes upgrades to the electrical, lighting and water utility systems throughout the anchorage. Complete anchorage replacement will occur within 12 years following commencement of the apartment renovations.

Note that a signage package will be submitted to the DCB post-entitlements for final review and decision.

## **STAFF REVIEW**

Staff finds the design of the proposed renovation to be consistent with contemporary development styles within the harbor. The Marina Walk improvements are consistent with the *1998 Marina Walk Design Guidelines* and the applicable development standards in the *Specifications and Minimum Standards of Architectural Treatment and Construction*.

Design Control Board  
December 9, 2010  
Item 6B  
Page 5

The Department recommends FINAL REVIEW APPROVAL of DCB #10-020, per Section 22.46.1110.D.2 of Title 22.

SHK:pjd



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December 9, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board  
FROM: Santos H. Kreimann, Director

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

Item 7A on your agenda provides an opportunity to advise the Board of permits issued by the Department for temporary banners, signs and canopies. Since our November 2010 report, the Department issued the following three permits, copies of which are attached:

- TP 10-010** Install one 25' x 20' temporary tent located on the patio of 13723 Fiji Way, Sapori Restaurant (Parcel 56). The tent is permitted from December 5, 2010 through January 4, 2011.
- TP 10-011** Install two 3' x 5' temporary grand opening banners mounted on the parking lot light poles at 4175 Admiralty Way; one upon the Admiralty Way frontage and the other on Palawan Way, Jamaica Bay Inn (Parcel 27). The banners are permitted from November 20, 2010 through December 19, 2010.
- TP 10-012** Install one 3' x 6' temporary business identification banner, façade-mounted in the Waterside Shopping Center, 4762 Admiralty Way, Irene's Story (Parcel 50). The banner is permitted from November 24, 2010 to December 23, 2010.

SHK:pjd  
Attachments (3)



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November 17, 2010

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

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

**TEMPORARY TENT AT SAPORI RESTAURANT (PARCEL 56)  
(TP 10-010)**

Dear Ms. Peterson:

By means of this letter, Sapori Italian Restaurant is permitted to place one tent on their patio area at 13723 Fiji Way, Marina del Rey, provided that the required permits from the County of Los Angeles Department of Public Works Building and Safety Division (310-534-3760) and the Fire Department (310-358-2380) are obtained prior to the erection of the tent. The tent will be 20-foot by 25-foot in size and will be a white canopy-style with one transparent sidewall on the east side. It will be 13 feet high at the center and eight feet high at the edges, secured with 70-pound bases at each leg. The tent will be located according to the attached site plan.

The tent is permitted from December 5, 2010 through January 4, 2011. The tent must be removed by noon on January 5, 2011. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at your expense. Please note: during this event, public access along the waterfront promenade must be maintained. If you have any further questions or requests, please contact Peter Dzewaltowski at 310-578-6448.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

*Paul Wong* EK  
Paul Wong, Chief  
Planning Division

SHK:PW:PJD

Cc: Wayne Schumaker  
Mark Spiro  
Ken Edson  
Seth Curtis  
Dona Kordich  
Bob Nickens



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November 18, 2010

Mr. Fred Adriance  
Jamaica Bay Inn  
4175 Admiralty Way  
Marina del Rey, CA 90292

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

**TEMPORARY GRAND OPENING BANNERS AT JAMAICA BAY INN (P-27)  
(TP-10-011)**

Dear Mr. Adriance:

By means of this letter, Jamaica Bay Inn is permitted to mount two 3' by 5' wide brown and gold colored banners upon Parcel 27's existing pole-mounted parking lot lights; one along Palawan Way and the other facing upon Admiralty Way. The banners will state "NOW OPEN" in custom white font, located directly underneath is the corporate logo, followed by "Jamaica Bay Inn" in custom white font. The sign must be maintained securely affixed to Jamaica Bay Inn's parking lot light poles.

The sign is permitted from November 20, 2010 through December 19, 2010. The sign must be removed by noon on December 20, 2010. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request is made in writing to the Department before the original permit expires.

If you have any questions, please contact Peter Dzewaltowski at (310) 578-6448.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Paul Wong, Chief  
Planning Division

SHK:PW:pjd

cc: Wayne Schumaker  
Mark Spiro  
Ken Edson  
Seth Curtis  
Dona Kordich  
Arthur Salmonson



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November 23, 2010

Irene's Story  
4762 Admiralty Way  
Marina del Rey, CA 90292

Santos H. Kreimann  
Director  
Kerry Silverstrom  
Chief Deputy

**TEMPORARY GRAND OPENING BANNER AT IRENE'S STORY (P-50)  
(TP-10-012)**

To Whom It May Concern:

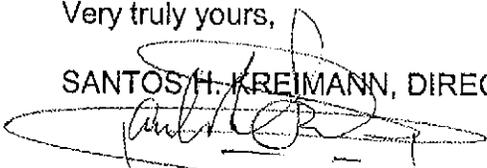
By means of this letter, Irene's Story is permitted to mount one 3' by 6' wide, light-mustard green colored banner upon their existing front façade at The Waterside Shopping Center. The banner will state "IRENE'S STORY" in custom brown font with a heart-shaped apostrophe. The sign must be maintained securely affixed to the front facade.

The sign is permitted from November 24, 2010 through December 23, 2010. The sign must be removed by noon on December 24, 2010. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request is made in writing to the Department before the original permit expires.

If you have any questions, please contact Peter Dzewaltowski at (310) 578-6448.

Very truly yours,

  
SANTOS H. KREIMANN, DIRECTOR

Paul Wong, Chief  
Planning Division

SHK:PW:pjd

cc: Wayne Schumaker  
Mark Spiro  
Ken Edson  
Seth Curtis  
Dona Kordich  
Myla Wyatt



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December 9, 2010



**Santos H. Kreimann**  
Director

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**Kerry Silverstrom**  
Chief Deputy

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

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

On November 16, 2010, the Board of Supervisors certified the Environmental Impact Report in support of the proposed single-use carryout plastic bag ban, and directed appropriate county departments to complete various work to implement the new policy.

On December 7, 2010, the BOS approved an agreement with the Marina del Rey Convention and Visitors Bureau. The vote approved a five-year term for services commencing on January 1, 2011 through December 31, 2015. This agreement includes \$227,400 for promotional services, \$30,000 for seven-day-a-week staffing of the Marina del Rey Visitor Center, and up to \$10,000 for joint promotional projects with the County; and authorized the Director of Beaches and Harbors to increase the Marina del Rey Convention and Visitors Bureau's annual promotional service payment by the lesser of either the average salary movement granted to County employees, or by the increase in the Consumer Price Index for Los Angeles, Riverside and Orange Counties as determined by the U.S. Bureau of Labor Statistics.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

On December 15, 2010, the Regional Planning Commission (RPC) will hold the second public hearing on the Marina del Rey Local Coastal Program Major Amendment.

Also on December 15, the RPC will hear the continued variance request from Caruso Affiliated to allow signage at the Waterside Shopping Center (Parcel 50) in excess of what is permitted by the signage regulations established by the Marina del Rey Local Coastal Program. The request, continued from November 3, 2010, is to allow five freestanding signs and to allow each subtenant one additional Design Control Board approved permanent window-mounted business identification sign, whether mounted upon a glass door or window.

On December 1, 2010, the RPC approved three permits requested by FantaSea Yachts: 1) Coastal Development Permit to increase its occupancy load from 280 to 299 persons to accommodate the existing charter boat business, 2) a Conditional Use Permit to allow the continued sale of alcohol, and 3) a Parking Permit to authorize the continued use of off-site parking facilities and increase the number of parking spaces

from 93 to 100, conditional upon a parking plan to be arranged between FantaSea, Department of Regional Planning, and Department of Beaches and Harbors.

**COASTAL COMMISSION'S CALENDAR**

The Commission's December 15-17, 2010 meeting will be located at the City Hall in the City of San Francisco. The coastal development permit application by the County of Los Angeles and Parcel 8 lessee, NF Marina LP, to demolish an existing 230 boat slip marina and construct a 207 boat slip marina is on this agenda. The matter relating to the United States Army Corps of Engineers' consistency determination for maintenance dredging and disposal operations at Marina del Rey Harbor entrance channels is also on this agenda.

**LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE**

A public hearing date for the Marina del Rey Local Coastal Program Periodic Review remains undetermined. Staff will provide an update once information is available.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

No Small Craft Harbor Commission meeting minutes are available at this time.

**MARINA DESIGN GUIDELINES UPDATE**

Staff continues to complete the directed amendments to the draft design guidelines.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

SHK:PW:pjd

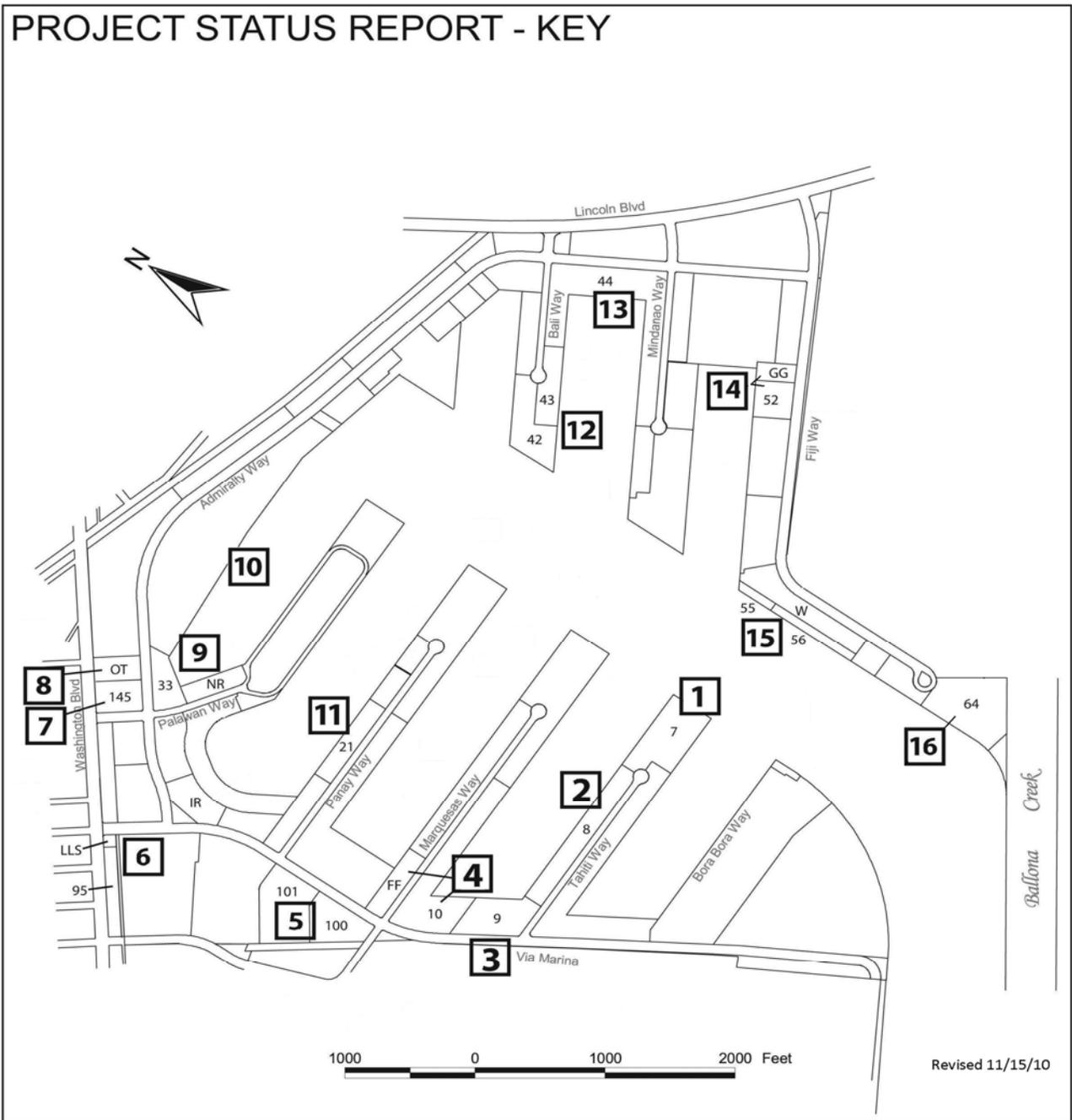
Attachments (2)

**Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of November 30, 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<br>* Relocate landside boater facilities<br>* 214 slips + 9 end ties will not be reconstructed at this time                                                                                                                                           | <b>Massing</b> -- 3 stories, 36'-7" in height<br><b>Parking</b> -- 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.<br>Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept will be considered on 12/15/10.                                                                                                                            | No Variance proposed                                                                                                                                                                                                                                                                                                                                          |
| 2       | 8 -- Bay Club/ Decron Properties                                | David Nagel                       | * Building renovation; 205 apartments<br>* 207 slips + 11 end ties will be reconstructed                                                                                                                                                                                                                 | <b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48'<br><b>Parking</b> -- 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.<br>Regulatory -- DCB conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks will be included in the Department's waterside CDP.                                                                                                   | No Variance proposed                                                                                                                                                                                                                                                                                                                                          |
| 3       | 9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels | Ron Nehring                       | * 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites)<br>* 6-story parking structure containing 360 spaces<br>* New public transient docks<br>* 28 foot-wide waterfront promenade<br>* Wetland park                                                                                      | <b>Massing</b> -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half<br><b>Parking</b> -- All project required parking to be located on site                                                                                                                                    | Proprietary -- Term sheet action by BOS February 2007<br>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<br>* 161-slip marina + 7 end-ties<br>* 28 foot-wide waterfront promenade<br>* Replacement of public parking both on and off site                                                                                                                                                        | <b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor<br><b>Parking</b> -- 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<br>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<br>Parking permit to allow 103 replacement public parking spaces off site<br>Variance for enhanced signage and reduced setbacks                                                                                   |
| 5       | 100/101 -- The Shores/ Del Rey Shores                           | Jerry Epstein/<br>David Levine    | * 544-unit apartment complex<br>* 10 new public parking spaces                                                                                                                                                                                                                                           | <b>Massing</b> -- Twelve 75' tall 5-story residential buildings<br><b>Parking</b> -- 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.<br>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/<br>David Taban   | *23,500 square feet of commercial/retail/restaurant and public park component.                                                                                                                                                                                                                           | <b>Massing</b> -- Single story buildings<br><b>Parking</b> -- All parking required of the project to be located on site                                                                                                                                                                                                                                                | Proprietary -- New Term sheet to be negotiated.<br>Regulatory -- To be determined.                                                                                                                                                                                                                                                                                                                                                                         | No Variance proposed                                                                                                                                                                                                                                                                                                                                          |
| 7       | 145 -- Marina International Hotel/ IWF Marina View Hotel        | Dale Marquis                      | * Complete renovation of 134 rooms                                                                                                                                                                                                                                                                       | <b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22'<br><b>Parking</b> -- 208 parking spaces.                                                                                                                                                                                                                                                  | Proprietary -- BOS action on term sheet on 2/16/10.<br>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 certification of MND pending.                                                                                                                                                            | No Variance proposed                                                                                                                                                                                                                                                                                                                                          |
| 8       | OT -- Oceana Retirement Facility/ Goldrich & Kest Industries    | Jona Goldrich/<br>Sherman Gardner | * 114-unit congregate care units plus ancillary uses<br>* 3,500 square feet of retail space<br>* Replacement of 92 public parking spaces on site<br>* Public accessway from Washington to Admiralty                                                                                                      | <b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall<br><b>Parking</b> -- 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.<br>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<br>Parking permit for senior retirement facility and to allow some replacement public parking off site.<br>No Variance proposed |
| 9       | 33/NR -- The Waterfront                                         | Ed Czucker/Derek Jones            | * 292 apartments<br>* 32,400 square-foot restaurant/retail space<br>* Rooftop observation deck<br>* Replacement public parking both on and off site                                                                                                                                                      | <b>Massing</b> -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor<br><b>Parking</b> -- 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.<br>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      | 125 -- Marina City Club                                         | Karen Seemann                     | * 282 slip marina will be reconstructed<br>* Marina Walk and fire access improvements with new pavers, railing, landscape and pedestrian amenities.                                                                                                                                                      | <b>Massing</b> -- No modifications to existing buildings proposed.<br><b>Parking</b> -- Existing 361 shared parking spaces will remain unchanged.                                                                                                                                                                                                                      | Proprietary -- Lease amendment adopted by BOS on 7/6/10.<br>Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement is included in the County's master waterside CDP application to CCC. Reconstruction of Marina Walk and docks is anticipated from September 2011 through August 2013.                                                                   | CDP for waterside is needed from Coastal Commission<br>No Variance proposed                                                                                                                                                                                                                                                                                   |
| 11      | 21 -- Holiday Harbor Courts/ Goldrich & Kest Industries         | Jona Goldrich/<br>Sherman Gardner | <u>Phase 1</u><br>* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office)<br>* 92-slip marina<br>* 28 foot-wide waterfront promenade and pedestrian plaza<br><u>Phase 2 (Parcel C)</u><br>* Westernmost portion of land to revert to County for public parking | <b>Massing</b> -- One 56' tall commercial building with view corridor/community park<br><b>Parking</b> -- 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><br>Proprietary -- Lease option documents approved by BOS July 2008. Option has expired.<br>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.<br><u>Phase 2 (Parcel C)</u><br>DCB hearing March and April 2006 on transfer of leasehold to County. Item continued. | CDP for landside from Regional Planning<br>CDP for waterside from Coastal Commission<br>No Variance proposed                                                                                                                                                                                                                                                  |
| 12      | 42/43 -- Marina del Rey Hotel/ IWF MDR Hotel                    | Dale Marquis                      | * Complete renovation of existing 154-room hotel and new 277-slip marina.                                                                                                                                                                                                                                | <b>Massing</b> -- 36' tall hotel building<br><b>Parking</b> -- 372 Parking spaces                                                                                                                                                                                                                                                                                      | Proprietary -- Term sheets initiated; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09.<br>Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. Agency review of Initial Study from 9/28/10 through 10/28/10. MND public review period from 11/19/10 through 12/20/10.                                                                                                                                                    | No Variance proposed                                                                                                                                                                                                                                                                                                                                          |
| 13      | 44 - Pier 44/Pacific Marina Venture                             | Michael Pashaie/<br>David Taban   | * Build 5 new visitor serving commercial and dry storage buildings<br>* 91,090 s.f. visitor serving commercial space<br>* 143 slips + 5 end ties and 234 dry storage spaces                                                                                                                              | <b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed<br><b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)                                                             | Proprietary -- Term sheet to be negotiated.<br>Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised.                                                                                                                                                                                                                                                                                                              | Shared Parking Agreement<br>No Variance proposed                                                                                                                                                                                                                                                                                                              |
| 14      | 52/GG -- Boat Central/ Pacific Marina Development               | Jeff Pence                        | * 345-vessel dry stack storage facility<br>* 30-vessel mast up storage space<br>* 5,300 s.f. Countyboatwright facility                                                                                                                                                                                   | <b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor<br><b>Parking</b> -- 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.<br>Regulatory -- DCB disapproved project on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR received 10/14/10 is currently being prepared for Agency review.    | LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel.<br>Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead                                                                                                                                   |
| 15      | 55/56/W -- Fisherman's Village/ Gold Coast                      | Michael Pashaie/<br>David Taban   | * 132-room hotel<br>* 65,700 square foot restaurant/retail space<br>* 30-slip new marina<br>* 28 foot-wide waterfront promenade                                                                                                                                                                          | <b>Massing</b> -- 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<br><b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52 | Proprietary -- Lease extension Option approved by BOS December 2005. Option expired<br>Regulatory -- DCB conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.                                                                                                                                                                                                                                                     | Shared Parking Agreement<br>Variance for reduced setbacks (side and waterfront)                                                                                                                                                                                                                                                                               |
| 16      | 64 -- Villa Venetia/ Lyon                                       | Peter Zak                         | * Complete leasehold renovation                                                                                                                                                                                                                                                                          | <b>Massing</b> -- Existing 224 units in 3 stories with portions over parking<br><b>Parking</b> -- All parking located on site                                                                                                                                                                                                                                          | Proprietary -- BOS action on term sheet on 2/2/10<br>Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND was recirculated with 30-day public review period 7/5/10 through 8/4/10. SCHC reviewed MND on 9/08/10. BOS certified MND on 9/14/10. Site Plan application in DRP currently under review. DCB final concept approved 11/17/10.                                                     | No Variance proposed                                                                                                                                                                                                                                                                                                                                          |

Note: Height information for projects will be shown as information becomes available.

# PROJECT STATUS REPORT - KEY





*To enrich lives through effective and caring service*

December 9, 2010



TO: Design Control Board

FROM: Santos H. Kreimann, Director

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

SUBJECT: **ITEM 7C - MARINA DEL REY AND BEACH SPECIAL EVENTS**

### **MARINA DEL REY**

#### **48<sup>th</sup> ANNUAL HOLIDAY BOAT PARADE**

Saturday, December 11

6:00 p.m. – 8:00 p.m.

Fireworks kicking off the start of the parade will be shot off the south jetty at 5:55 p.m. Beautifully lighted and decorated boats will participate in the event that is free to the public. The theme of this year's parade is "Rock-n-Roll Christmas". Boat owners will compete for numerous prize packages.

Best spots for viewing the boat parade are Burton Chace Park, located at 13650 Mindanao Way and Fisherman's Village on Fiji Way where spectators can see and hear the parade free of charge. Free parking is available in County lots throughout Marina del Rey.

For more information call: The Holiday Boat Parade at (310) 670-7130 or visit the website at [mrdboatparade.org](http://mrdboatparade.org)

#### **FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

Sponsored by Pacific Ocean Management, LLC

All concerts from 2:00 p.m. - 5:00 p.m.

Saturday, December 11 (1-5:45 pm)

Eric Ekstrad Band, playing Swing, Jump, Jazz & Christmas Music

Sunday, December 12

2 Azz 1 Body & Soul Band, playing Smooth Jazz with Vocals & Sax

Saturday, December 18

Blue Breeze, playing Contemporary Jazz

Sunday, December 19

Bernie Meisinger Band, playing American Song Book & Jazz Standards

Saturday, December 25  
No Band Performing

Saturday, December 26  
Susie Hansen Latin Jazz Band, playing Latin Jazz

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

**NEW YEAR'S EVE FIREWORKS SHOW**

Burton Chace Park  
13650 Mindanao Way, Marina del Rey  
Friday, December 31  
11:59:30 p.m. – 12:05 a.m.

The New Year's Eve fireworks show will start at 11:59:30 p.m. with a special 30 second countdown. Best spots for viewing the fireworks are Burton Chace Park and Fisherman's Village on Fiji Way where spectators can see the fireworks free of charge. Parking is available in County lots throughout Marina del Rey.

For more information call: The Holiday Boat Parade at (310) 670-7130 or visit the website at [mdrboatparade.org](http://mdrboatparade.org)

**BEACH EVENTS**

**MANHATTAN BEACH HOLIDAY FIREWORKS FESTIVAL**

City of Manhattan Beach  
Manhattan Beach Pier  
Sunday, December 12  
4:00 p.m. - 8:00 p.m.

This year's Holiday Fireworks Festival will include a snow park, bounce park, local bands singing holiday songs, Santa's arrival and a Fireworks show choreographed to seasonal music. Bring blankets and beach chairs to pick a spot for the show.

For more information call: (310) 802-5000