



To enrich lives through effective and caring service



SMALL CRAFT HARBOR COMMISSION

AGENDA

February 9, 2011

10:00 A.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**

Small Craft Harbor Commission Meeting of December 14, 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)
- c. Marina del Rey Convention and Visitors Bureau (PRESENTATION)

5. **OLD BUSINESS**

- a. Approval of Dock Redevelopment Plan (RECOMMEND TO BOARD OF SUPERVISORS)
Parcels 44 (portion), 47, EE, 48, 77 and 49
(Water areas surrounding Chace Park peninsula),
preparation of dock plans, soliciting a Request for
Proposals to design-build the docks, and endorsing
the concept to aggregate public and leasehold dock
redevelopment projects in a single coastal development
permit application

6. **NEW BUSINESS**

None

7. **STAFF REPORTS**

(DISCUSS REPORTS)

- 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
 - Public Access on Strip of Land between Ocean Front Walk and the Beach
 - Follow-up from December 14, 2010 Meeting:
 - MdR Vacancy Report by Slip Size
 - Regional Marinas Slip Vacancy Report

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
December 14, 2010 – 6:00 p.m.

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; Charlotte Miyamoto, Chief of Asset Management Division; Matthew Kot, Section Head of Asset Management Division; Paul Wong, Chief of Planning Division; Kathline King, Planning Specialist of Planning Division; Dusty Crane, Chief of Community and Marketing Services Division.

County: Thomas Faughnan, Principal Deputy County Counsel; Lieutenant Dan Beringer, Sheriff's Department.

Call to Order and Pledge of Allegiance:

Chairman Lesser called the meeting to order at 6:00 p.m. followed by the Pledge of Allegiance.

Chairman Lesser asked for a motion to approve an excused absence for Commissioner Delgado. **Moved by Chairman Lesser; unanimously approved.**

Approval of Minutes:

Chairman Lesser asked for a motion to approve the September 8, 2010 minutes. **Moved by Commissioner Alfieri; seconded by Commissioner Rifkin; unanimously approved.**

Chairman Lesser asked for a motion to approve the November 10, 2010 minutes. **Moved by Commissioner Rifkin; seconded by Commissioner Alfieri; unanimously approved.**

Item 3 - Communication from the Public

Jon Nahhas commented about advertising the meetings and that the Marina has 499 slip vacancies due to fee increases.

Chairman Lesser asked staff if other marinas are having problems with vacancies. Mr. Wong replied that slip vacancies are occurring everywhere and the majority of vacancies are in the smaller slip sizes.

Chairman Lesser requested to have a report of the vacancy by slip sizes to be reported at the next meeting; he also stated he was not sure of what this commission could do to drive demand.

Commissioner Alfieri requested that staff provide vacancy and price variance information for marinas in Long Beach, Newport Beach, King Harbor, and Oxnard. This information is to be reported at the next meeting. Ms. Miyamoto clarified that commissioners are only requesting information on vacancies to be reported at next meeting. Commissioner Alfieri stated that the price comparison will be presented at a later time.

Daniel Gottlieb spoke about parking lots and passed out Video Blog #91 DVD to the Commissioners and staff.

Nancy Vernon Marino objected to night meetings without having a large redevelopment project on the agenda.

Chairman Lesser responded that the public requested to have quarterly night meetings scheduled.

Item 4 – Regular Reports

Lieutenant Dan Beringer gave the monthly crime and liveaboard reports.

Dusty Crane presented the Marina del Rey and Beach Special Events Report.

Jon Nahhas spoke about parking and slip fees affecting public attendance at events held in the Marina.

Mr. Kreimann commented that the Board of Supervisors waived all parking fees for the Boat Parade Events and that event was well attended.

Nancy Vernon Marino asked for a more participatory environment and replacing the fireworks with a light show to reduce disturbance to birds.

Chairman Lesser asked how many fireworks shows are held each year. Mr. Kreimann responded there are three events; New Years, Fourth of July and the Holiday Boat Parade.

Chairman Lesser allowed Besim Bellman, Vice Commodore of the Santa Monica Windjammers Yacht Club (SMWYC) to speak on the subject of the Anchorage 47 Dock Redevelopment plan ahead of the staff giving its report. Mr. Bellman stated that SMWYC looked at the Departments two versions and he is working on a new dock plan to be presented to the Department of Beaches and Harbors.

Item 6a – New Business (taken out of Agenda order and discussed after Item 6b)

Item 6b – Approval of Dock Redevelopment Plan Parcels 45, 47, EE, 48, 77 and 49 (Water areas surrounding Chace Park peninsula)

Kathline King provided a brief presentation of the proposed Dock Replacement Plan.

Commissioner Rifkin stated this commission has been concerned with loss of small vs. medium vs. large boat slips. Mr. Wong responded that the loss of the 50 slips is principally due to the elimination of 22 double slips.

Mr. Kreimann stated the original plan with larger slips that was shared with the commission was based on the trend of longer and wider boats and past discussions with the SMWYC who indicated that their membership needed larger slips than existed. After presenting that plan to the Anchorage 47 slip tenants, the response had changed. Subsequently a plan showing in-kind replacement, except double slips, was shared with the SMWYC Commodore and he expressed that such a plan would not work for their members or help attract new members. He offered to provide an alternate plan. Mr. Kreimann stated that the Master Waterside CDP must continue to move forward in a timely fashion in order to meet the Coastal Commissions schedule.

Commissioner Rifkin asked about the increase from 23 to 32 transient boat slips. Ms. King replied that the transient slips are planned for Parcels EE, 48 and 77 as part of the Chace Park expansion plan which allows for more public recreational boating.

Darrell Steffey suggested a pitchfork slip configuration to minimize slip loss and provide larger slips.

Chairman Lesser thought the idea should be looked at. Mr. Wong thought the slips would encroach into the main channel.

Commissioner Alfieri suggested that staff could look into the idea with Noble (County's consultant).

Daniel Gottlieb stated that he did not see the dock plan on-line. Ms. King stated that the Power Point presentation showed the dock plan that the Department wanted to present to the Commissioners.

Nancy Vernon Marino commented that there was no information or public hearing on the Dock Plan and that the lack of notice for the meeting the Department had with the Anchorage 47 tenants was illegal. Mr. Faughnan replied that the Department did not do anything illegal and they can hold meetings with tenants.

Chairman Lesser asked if the meeting was properly noticed. Mr. Kreimann stated that meetings the Department holds with the tenants are not public meetings requiring notice.

Jon Nahhas stated that this meeting was in violation of the Brown Act and spoke about boating demand.

Mr. Faughnan stated that there was no violation of the Brown Act.

Chairman Lesser asked for a motion to continue this item until a revised plan is presented and distributed to the public. **Moved by Commissioner Rifkin; seconded by Commissioner Alfieri; unanimously approved.**

Item 6a – Approval of Option for Amended and Restated Lease to Facilitate Renovation at Parcel 145 (Marina International Hotel)

Matthew Kot presented an overview of the project. The proposed 39-year lease extension option provides for an expiration date of December 31, 2067 and the extensive renovation of the 134-room hotel parcel.

Aaron Clark of Armbruster, Goldsmith & Delvac, Paul Altomare of Kollin Altomare Architects Firm and Daniel Hyde of Pacifica Hotel Company gave a Power Point presentation of the exterior and interior renovation plan.

John Rizzo spoke on affordable hotel rooms.

Darrell Steffey expressed his concern about fees paid by the developer that are passed onto the public.

Nancy Vernon Marino spoke about lack of demand on high end visitor services.

Commissioner Alfieri spoke briefly on room rent.

Daniel Hyde commented that there are various ways to get different room rates.

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

Mr. Kreimann commented that Marina del Rey generates revenue for the operation and maintenance of the beach and its facilities which provides recreational opportunities for 50 million visitors per year.

Commissioner Alfieri stated that he appreciated that even though the lease extension is for 39 years, there is a clause that states every ten years the Department can re-negotiate the percentage lease payment to the County.

Item 7a – Staff Reports

Nancy Vernon Marino spoke about population increases over the next 20 years, and recreational opportunities in the Marina.

Chairman Lesser adjourned the meeting at 7:44 p.m.

The recording of the meeting is now posted on-line at the DBH website.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES DECEMBER 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								1		1
Robbery: Weapon								1	2	3
Robbery: Strong-Arm										0
Aggravated Assault		1						1	3	5
Burglary: Residence	1				1		2	5	8	17
Burglary: Other Structure		1			1		1	2		5
Grand Theft	9	1				2	3		1	16
Grand Theft Auto	4							1	1	6
Arson					1		1			2
Boat Theft										0
Vehicle Burglary	3						3	1	2	9
Boat Burglary				1						1
Petty Theft	4	2				1	1	2		10
REPORTING DISTRICTS TOTALS	21	5	0	1	3	3	11	14	17	75

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

Source- LARCIS, **Date Prepared** January 04, 2011
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- DECEMBER 2010



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	0
Aggravated Assault	0	0
Burglary: Residence	1	2
Burglary: Other Structure	1	1
Grand Theft	0	3
Grand Theft Auto	0	0
Arson	1	1
Boat Theft	0	0
Vehicle Burglary	0	3
Boat Burglary	0	0
Petty Theft	0	1
Total	3	11

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

Source- LARCIS, **Date Prepared** January 04, 2011
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- DECEMBER 2010



Part I Crimes	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Homicide	0	0
Rape	0	1
Robbery: Weapon	0	3
Robbery: Strong-Arm	0	0
Aggravated Assault	1	4
Burglary: Residence	1	16
Burglary: Other Structure	1	4
Grand Theft	10	6
Grand Theft Auto	4	2
Arson	0	2
Boat Theft	0	0
Vehicle Burglary	3	6
Boat Burglary	1	0
Petty Theft	6	4
Total	27	48

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

Source- LARCIS, **Date Prepared –** January 04, 2011
CRIME INFORMATION REPORT - OPTION B



**LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES JANUARY 2011**



	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
Burglary: Residence		1			2		5	2	5	15
Burglary: Other Structure	3						2	2		7
Grand Theft	4	1		2			1	1		9
Grand Theft Auto								2	3	5
Arson										0
Boat Theft										0
Vehicle Burglary	2	1					1	6	3	13
Boat Burglary				1						1
Petty Theft	9	2					3	3		17
REPORTING DISTRICTS TOTALS	19	5	0	3	3	0	12	17	11	70

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

Source- LARCIS, **Date Prepared** February 01, 2011
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES- JANUARY 2011



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	1	0
Aggravated Assault	0	0
Burglary: Residence	2	5
Burglary: Other Structure	0	2
Grand Theft	0	1
Grand Theft Auto	0	0
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	0	1
Boat Burglary	0	0
Petty Theft	0	3
Total	3	12

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

Source- LARCIS, **Date Prepared** February 01, 2011
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- JANUARY 2011



	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	0	1
Aggravated Assault	1	0
Burglary: Residence	1	14
Burglary: Other Structure	3	4
Grand Theft	7	2
Grand Theft Auto	0	5
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	3	10
Boat Burglary	1	0
Petty Theft	11	6
Total	27	43

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

Source- LARCIS, **Date Prepared – February 01, 2011**
CRIME INFORMATION REPORT - OPTION B



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2011



Liveaboard Permits Issued

	DEC	Jan
New permits Issued:	2	4
Renewal Issued:	13	19
<hr/>		
Total:	15	23
Notices to Comply Issued:	13	20

Totals: January February

Liveaboard:	302	300
Current Permits:	232	223
Expired Permits:	60	66
No Permits:	10	11

Total reported vessels in Marina del Rey Harbor:

4690

Percentage of vessels that are registered liveaboards

6.40%

Number of currently impounded vessel:

11



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February 3, 2011

Santos H. Kreimann
Director

TO: Small Craft Harbor Commission

FROM: *Gary Jones*
for Santos H. Kreimann, Director

Kerry Silverstrom
Chief Deputy

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

MARINA DEL REY EVENTS

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
All concerts are from 1:00 p.m. – 4:00 p.m.

Saturday, February 5

Upstream, playing Caribbean Style

Sunday, February 6

The Kid & Nic Show, playing American Pop

Saturday, February 12

Friends, playing Rhythm & Blues

Sunday, February 13

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

Saturday, February 19

Iliana Rose Band, playing Cuban Jazz

Sunday, February 20

Sullivan Hall Band, playing Soul Review

Saturday, February 26

Jimbo Ross & The Bodacious Blues Band, playing Jazz & Blues

Sunday, February 27

Bob Desena Latin Jazz Band, playing Latin Jazz

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

HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP

Saturday, February 26, 2011
9:00 a.m. – 3:00 p.m. (approximately)
Dock 52 Parking Lot – 13483 Fiji Way

The County of Los Angeles Department of Public Works and the Sanitation Districts of Los Angeles are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information call: Los Angeles County Sanitation District at (800) 238-0172 or visit their website at www.lacsd.org.

BEACH EVENT

BEACH NATURE WALKS

Dockweiler Youth Center
12505 Vista del Mar ♦ Los Angeles, 90245
Saturdays: 8:00 a.m. - 10:00 a.m.

The Los Angeles County Department of Beaches and Harbors is teaming up with the Los Angeles Audubon Society to provide free guided nature walks on Dockweiler Beach. In particular, you will look for the Western Snowy Plovers, a tiny bird that spends its life on the beach eating, sleeping, resting and laying its eggs right in the sand! You will be walking on the beach so dress appropriately and bring plenty of water. Space is limited so please call to pre-register at (310) 726-4128. A parking pass is available for \$2 at the Dockweiler Youth Center office.

Walk Dates: February 5, February 12, March 12 and March 26

For more information call: (310) 726-4128

2011 POLAR PLUNGE

Saturday, February 26, 2011 - 10:00 a.m.
Zuma Beach ♦ Lifeguard Tower 9
29700 Pacific Coast Hwy, Malibu

Participate in the Polar Plunge to benefit Special Olympics Southern California athletes. Brave men, women and children will take the plunge to raise money, win rewards, and have a good time. Registration begins at 8:00 a.m.

For more information call: Eloise Crawford at (310) 400-3120 or visit ecrawford@sosc.org.

GI JOE PIER-TO-PIER WALK/RUN

Hermosa Beach Pier
Saturday, March 5, 2011
7:00 a.m. – 10:00 a.m.

Approximately four-mile sand run or walk from Hermosa Beach to the Manhattan Beach Pier and back. Participants will receive a Pier to Pier Run t-shirt, goodie bag and prizes. Bring your family and friends to experience the challenge and fun together.

For more information visit: Joe Charles at jc@mbbootcamp.com

SHK:DC:cm



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February 3, 2011

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: *for* *Gary Jones* Santos H. Kreimann, Director

SUBJECT: **ITEM 5a – APPROVAL OF DOCK REDEVELOPMENT PLAN - PARCELS 44 (portion), 47, 48, 49, 77 AND EE (WATER AREAS SURROUNDING CHACE PARK PENINSULA) AND ENDORSEMENT OF AGGREGATING DOCK REPLACEMENT PLANS INTO ONE MASTER WATERSIDE COASTAL DEVELOPMENT PERMIT APPLICATION – PARCELS 10, 21, 42/43, 44, 47, 53 AND 125 – MARINA DEL REY**

Item 5a pertains to a draft Board letter requesting approval from the Board of Supervisors of a plan to redevelop County of Los Angeles owned and operated docks adjacent and proximate to Burton Chace Park (Parcels 44 (portion), 47, 48, 49, 77 and EE) in Marina del Rey, and authorization for the Director of the Department of Beaches and Harbors to issue a Request for Proposals (RFP) to solicit for a design-build contract to construct these docks; and your Board's endorsement of the concept to aggregate various Marina del Rey public and private leasehold dock reconstruction proposals, including a minor adjustment to Parcels 42/43 leasehold's water boundary, into one master waterside coastal development permit application to the California Coastal Commission for approval.

On July 8, 2009, a presentation of an earlier plan for the Chace Park Docks was made to your Commission and public input was received. No comments were received on the public docks at Parcels EE, 48, 77 and 49. A meeting was held on November 29, 2010 with the Anchorage 47 slip tenants and the Santa Monica Windjammers Yacht Club to present the same plan. There were concerns expressed regarding the 144 slips that would be lost with the Parcels 47 and 44 (portion) plan. As a result of comments received, an alternative plan was developed that showed a loss of 50 slips.

On December 15, 2010, a presentation of the revised plan resulting in a loss of 50 slips was made to your Commission and public input was received. Additional meetings with the Santa Monica Windjammers Yacht club were held to further revise the dock plan and have resulted in the submission of five configurations being presented to your Commission. After considering five alternative plans for these docks, the Department of Beaches and Harbors (the Department) is requesting your approval of a plan that provides for a total of 254 slips. This represents a reduction of 78 slips. This plan retains the greatest number of small boat slips while addressing the needs of the slip

tenants at Parcel 47 to have some larger-sized slips available. This plan also features a tiered-dock with lowered reach that is more convenient for personal craft launching and handicap-accessibility. The loss of 78 slips is due to the elimination of double slips and the requirement to provide modern dock configurations in compliance with Department of Boating and Waterways standards, and the Americans with Disabilities Act.

Your Commission's endorsement of the recommendations to the Board of Supervisors to approve the proposed plan for the docks adjacent and proximate to Chace Park affecting Parcels 44 (portion), 47, 48, 49, 77 and EE; and authorize the Director to issue a design/build RFP in the attached draft Board letter is requested. Furthermore, your Commission's endorsement of the concept of aggregating various public and private leasehold dock reconstruction plans, including the docks adjacent and proximate to Chace Park, into a single application to the California Coastal Commission for a master waterside coastal development permit as detailed in the attached draft Board Letter is requested. Staff will inform your Commission should there be any material change made to this draft prior to submitting it to the Board of Supervisors for approval.

SHK:mk



DRAFT

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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Dear Supervisors:

**APPROVAL OF DOCK REDEVELOPMENT PLAN –
PARCELS 44 (portion), 47, 48, 49, 77 AND EE (WATER AREAS
SURROUNDING CHACE PARK PENINSULA) – AND ENDORSEMENT OF
AGGREGATING DOCK RECONSTRUCTION PLANS INTO ONE MASTER
WATERSIDE COASTAL DEVELOPMENT PERMIT APPLICATION –
PARCELS 10, 21, 42/43, 44, 47, 53 AND 125 – MARINA DEL REY
(4th District - 4 Votes)**

SUBJECT

This is a request for approval of a plan to redevelop County of Los Angeles owned and operated docks adjacent and proximate to Burton Chace Park (Parcels 44 (portion), 47, 48, 49, 77 and EE) in Marina del Rey, and authorization for the Director of the Department of Beaches and Harbors to issue a Request for Proposals to solicit for a design-build contract to construct these docks; and your Board's endorsement of the concept to aggregate various Marina del Rey public and private leasehold dock reconstruction proposals, including a minor adjustment to Parcels 42/43 leasehold's water boundary, into one master waterside coastal development permit application to the California Coastal Commission for approval.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that your approval of the reconstruction of the docks adjacent and proximate to Chace Park and your authorization for the issuance of a Request for Proposals are categorically exempt under the California Environmental Quality Act pursuant to classes 2(a) and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines;
2. Approve the proposed plan for the docks adjacent and proximate to Chace Park affecting Parcels 44 (portion), 47, 48, 49, 77 and EE;
3. Authorize the Director of the Department of Beaches and Harbors to issue a Request For Proposals (RFP) for a design-build contract to reconstruct the docks adjacent and proximate to Chace Park;

4. Endorse the concept of aggregating various public and private leasehold dock reconstruction plans, including the docks adjacent and proximate to Chace Park, into a single application to the California Coastal Commission for a master waterside coastal development permit.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Burton Chace Park Water Areas and Anchorage 47

The County owns and operates the docks and the public launch ramp adjacent and proximate to Burton Chace Park in Marina del Rey located on Parcels 47, 48, 49, 77 and EE. In addition, the County has exercised an option and opened the escrow to acquire a portion of Parcel 44's leasehold waterside, containing 159 slips. The Department of Beaches and Harbors ("Department") will be returning to your Board as a separate matter requesting approval to close the escrow on the Parcel 44 waterside portion. Collectively, the aforementioned docks are referred to as the "Chace Park Docks" and they include a variety of uses. Parcel 47 and the portion of Parcel 44 contain a total of 332 for-rent boat slips. Parcels 48 and EE are improved with transient guest slips and provide berthing for the Sea Scouts and the County's Water Awareness, Training, Education and Recreation (W.A.T.E.R.) program. The dock at Parcel 77 provides temporary docking for the FantaSea charter vessel, and Parcel 49 contains the public boat launch ramp docks. With the exception of the launch ramp docks, portions of the Chace Park Docks have exceeded their useful lives or can be reconfigured to provide improved operation and utility.

The County tasked Noble Consultants, Inc. (Noble), one of the Department's consulting harbor engineers, to prepare the attached plan for the Chace Park Docks. All of the existing docks are to be replaced with new modern docks in a phased replacement over several years. Due to the poor condition of the existing slips, the first phase will begin at the westerly end of the Parcel 47 docks and continue in phases to the easterly end of the Parcel 44 waterside portion, with the transient slips on Parcels EE and 48 to follow. The new recreational floating dock at Parcel 77 for storage of small boats will commence prior to, or concurrent with, the first phase, so this public benefit project will come to fruition as early as possible to satisfy the increased needs of recreational boaters. The construction of an additional public dock at Parcel 49 is contingent on securing grant funding from the California Department of Boating and Waterways (DBAW).

Parcel EE contains 23 County-operated transient slips, which will be reconfigured and expanded to 32 slips. An additional 190 feet of side-tie docking space for a total of 550 feet of side tie is planned that will allow greater flexibility in accommodating larger transient boats. The County-operated docks at Parcels 48 and 77 will be reconfigured and expanded for small recreational boating uses. Parcel 48 will increase from 10 slips, 18 feet in size, to 12 slips that are 32 feet in

size. Parcel 77's current 14-slip dock will be replaced with a 485-foot floating dock, which will be able to accommodate 20 storage racks capable of holding personal watercraft (kayaks, dinghies, rowing shells, etc.) up to 65 feet long. Based on a maximum 18-foot long vessel, the storage racks will have capacity for 162 small boats. The design of the dock will allow for easy launching and retrieval of small watercraft. In addition, a fourth dock will be added to the launch ramp (Parcel 49) for visiting dingy tie-up and staging. When finished, the four public transient anchorages surrounding the to-be-expanded Burton Chace Park (Parcels 48, 49, 77, and EE) will contain 44 public boat slips, 2,050 feet of linear docks and dry storage for up to 162 small boats and personal watercraft.

Noble's plan for Parcel 47 was presented at a meeting held by the Department on November 29, 2010, to which all Parcel 47 tenants, including Santa Monica Windjammers Yacht Club (SMWYC) members, were invited. Based on the constructive suggestions and comments received, changes were made and there are now five alternative plans. The Department is requesting your approval of a plan for Parcels 47 and 44 (portion), hereinafter referred to as "Anchorage 47", that will contain a total of 254 slips, which represents a reduction of 78 slips. Overall, the Department believes this plan, Design A-3, proves to be the best option for this County-owned and operated anchorage, as it retains the greatest number of small boat slips and provides for some additional mid-size slips that will serve SMWYC's present and future needs. This plan also features a tiered-dock with lowered reach that is more convenient for personal craft launching and disabled-access. The proposed reduction of 78 slips is not expected to result in any permanent displacement of boats at Anchorage 47, as there are 90 vacant slips (as of September 2010) and Marina del Rey as a whole has a 14% vacancy rate, or 670 slips. Dry storage is also available and will help mitigate slip reductions.

The other alternative Anchorage 47 reconstruction plans considered by the Department included: an "in-kind" replacement of a proportionate mix of slip sizes that would result in the loss of 50 slips; a slip configuration containing no slips under 30 feet (in keeping with the 2009 Slip Sizing Study) that would result in the loss of 144 slips; Design A-1 (elimination of end-ties) that would result in the loss of 77 slips; and Design A-2 (elimination of one dock) that would result in the loss of 106 slips. Slip loss generally occurs at rebuilt anchorages as a result of adherence to Americans with Disabilities Act (ADA) requirements; DBAW guidelines calling for wider fairways, gangways and fingers for safer vessel turning; and the elimination of docks built to outdated standards and (obsolete) double slips.

Due to the condition of the Chace Park Docks, an accelerated replacement schedule is desirable, with the first step being completion of the required plans and specifications. Following your Board's approval of the attached dock plans, a design-build Request for Proposals (RFP) will be issued. Upon review of the

bids, the Department will return to your Board to seek approval of a contract with the successful bidder and funding to proceed with replacement of the docks.

Master Waterside Coastal Development Permit Application

In addition to the contemplated replacement of the Chace Park Docks, there are a number of anchorages throughout the Marina that currently have plans to replace their aging docks within the next several years, namely Parcels 10, 21, 42/43, 44, 53 and 125. Many of these anchorages are over 40 years old and contain unsafe, seriously-deteriorated docks. In addition to a refreshed look, reconstruction will offer application of the latest safety and ADA-accessibility standards for commercial and public facilities and compliance with DBAW guidelines (wider fairways, gangways, fingers and slips). As mentioned earlier, implementing these standards and guidelines within dock design and planning often results in the reduction of the number of slips that can fit within the confines of the existing water property lines. Slip loss will also occur because reconstruction will also include replacing features that have become obsolete by today's standards, such as double-wide slips, which were feasible 40+ years ago when slimmer boats were being manufactured.

Staff of the California Coastal Commission (CCC), which retains original jurisdiction over the waterside areas of Marina del Rey, suggested that the County and leasehold marina operators, as co-applicants, present these individual dock reconstruction projects in a single coastal development permit application, hereinafter referred to as the "Master Waterside Coastal Development Permit" or "Master Marina CDP", which is more efficient than multiple applications and also enables a comprehensive review and evaluation of the projects in toto. The six leaseholds, plus the Chace Park Docks, involve the reconstruction of nearly 1,300 for-rent boat slips, public and transient docks, and dry storage for personal watercraft. A proposal to construct a new nine-slip transient dock at the end of Basin B adjoining the proposed new wetland park at Parcel 9 is also included in the Master Marina CDP application.

The Master Marina CDP application proposes certain permit conditions in order to gain the CCC's approval. Lessees will be required to cooperate in a transition plan to phase construction and assist temporarily displaced boaters to locate appropriate berthing, which will enable the Department to coordinate all Marina dock reconstruction projects to ensure the supply of smaller boat slips (under 38 feet) will be at or above 46% of the total number of slips in the Marina and, thus, eliminate or minimize transitional displacement. The proposed conditions also include the implementation of best management practices for environmental protection. Reconstruction of these marinas will bring about other structural improvements, including new vessel pump-out stations, new WaterBus boarding stops and safer, ADA-accessible gangways and boat slips.

When completed, it is anticipated the seven for-rent marinas, including Anchorage 47, will have 432 fewer slips, all in sizes 35 feet and below. However, the reduction in slips is not expected to cause any major displacement of boats from the Marina, as there was a Marina-wide average monthly vacancy of 585 wet slips in calendar 2010 (increased to an average of 622 slips during 4th quarter of 2010) across the various slip sizes, but predominantly in sizes 35 feet and below. Additionally, small boat owners have the option to store their vessels in land-based mast-up storage or power boat storage facilities. In such County-operated facilities, there were 101 spaces and 89 spaces, respectively, available for rent in January 2011. In addition, there are additional dry stack storage facilities proposed for development in the Marina.

The projects included in the Master Waterside CDP will retain boat slips in all of the existing size ranges. The distribution of these boat slip sizes will conform to the recommendations of the 2009 Slip Sizing Study for right-sizing a distribution of slip sizes to more closely meet today's boating demand for berths that accommodate modern power and sail boat features. A chief objective of the proposed dock reconstruction projects is to curtail the persistent high vacancy rate recorded amongst the small boat slips for many years.

Implementation of Strategic Plan Goals

The recommended action will enable the County to replace the current docks around Burton Chace Park in a timely manner and thereby provide new, modern, and safer docks for recreational use by the public, in furtherance of Strategic Plan Goal No. 1, "Operational Effectiveness", Strategy No. 1, "Fiscal Sustainability", and Goal No. 3, "Community and Municipal Services", Strategy No. 1, "Cultural and Recreational Enrichment".

FISCAL IMPACT/FINANCING

The County shall pay an approximate fee of \$45,000 to the CCC for processing the Master Marina CDP, for which we will seek pro rata reimbursement from the six lessees involved. We will return to your Board at a later date to request approval to fund the design-build contract and dock construction.

Operating Budget Impact

Replacing the Chace Park Docks will eliminate the constant repair work necessary to keep the existing docks in operation.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The County assumed control of the Parcel 47 leasehold on March 25, 2008, when the lessee chose to terminate its holdover lease with the County, whereupon the County took over the management and maintenance responsibilities for the Anchorage 47 docks.

With respect to the County's interest in a portion of Parcel 44's waterside area, on November 9, 2005, your Board approved the exercise of an option agreement to acquire this area. The Department will be returning to your Board at a later date to close the transaction. Thereafter, the County will be responsible for the operation, repair, maintenance and replacement of the docks.

At its meeting of February 9, 2011, the Small Craft Harbor Commission, by a vote of ____ to ____, endorsed/did not endorse the Director's recommendations that your Board approve the proposed plan for the Chace Park Docks and the concept of aggregating various public and private leasehold dock reconstruction plans into a Master Waterside CDP application to the California Coastal Commission.

ENVIRONMENTAL DOCUMENTATION

Approval of the Chace Park Docks plan and your authorization to issue an RFP for a design-build contract are categorically exempt under the California Environmental Quality Act pursuant to classes 2(a) and 3(b) of the County's Environmental Document Reporting Procedures and Guidelines.

CONTRACTING PROCESS

The design-build RFP is contemplated as a means to find the most qualified manufacturer of modern docks to prepare plans for approval by Building and Safety for construction and installation of the new Chace Park Docks. The plans and specifications that will be used in the RFP are to be developed by the one of the Department's consulting harbor engineers.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The actions contemplated by this Board letter will provide the public with new and safer docks by replacing the existing deteriorated public and private docks that are in constant need of repair, and in fact, are sometimes taken out of service until repairs can be made. In addition, the new Chace Park Docks will provide greater flexibility for visiting vessels of a wide range of types and sizes over the current dock systems.

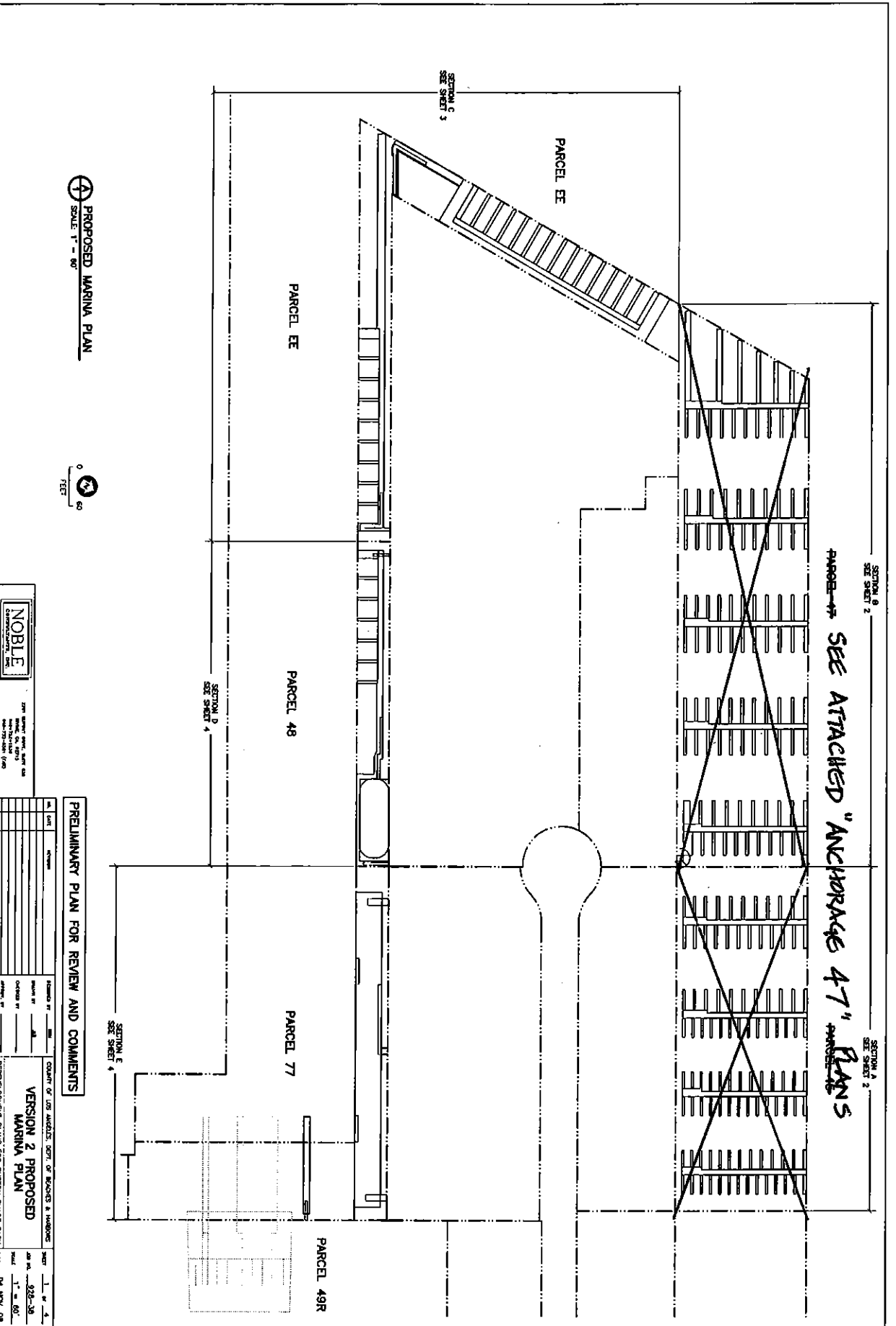
CONCLUSION

Instruct the Executive Officer of the Board of Supervisor to send a copy of the adopted Board letter to the Department of Beaches and Harbors.

Respectfully submitted,

Santos H. Kreimann
Director

SHK:GJ:ks



PROPOSED MARINA PLAN
SCALE 1" = 60'

0 60
FEET

NOBLE
CORPORATION, INC.

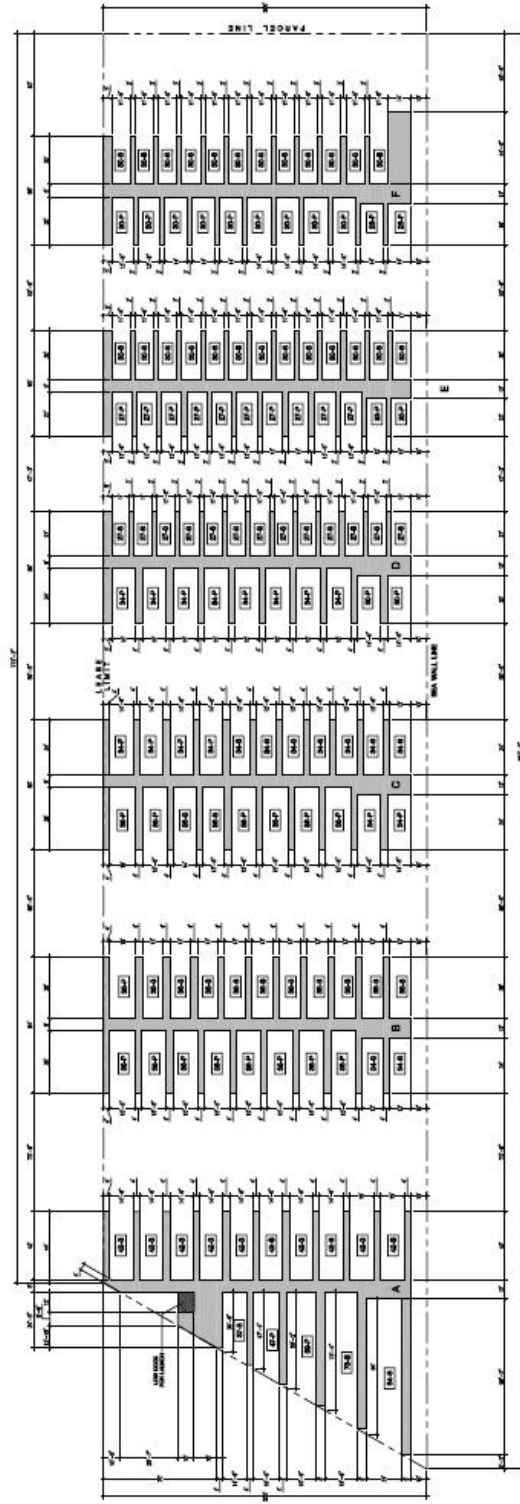
2000 BROADWAY, SUITE 200
NEW YORK, NY 10006
212-691-1000

NO.	DATE	REVISION
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3	10/1/00	ISSUED FOR PERMITTING
4	10/1/00	ISSUED FOR PERMITTING
5	10/1/00	ISSUED FOR PERMITTING
6	10/1/00	ISSUED FOR PERMITTING
7	10/1/00	ISSUED FOR PERMITTING
8	10/1/00	ISSUED FOR PERMITTING
9	10/1/00	ISSUED FOR PERMITTING
10	10/1/00	ISSUED FOR PERMITTING

PRELIMINARY PLAN FOR REVIEW AND COMMENTS

VERSION 2 PROPOSED
MARINA PLAN
PRELIMINARY PLAN FOR BAYVIEW CHASE PARK

SHEET 1 OF 4
DATE 10/1/00
BY J. M. O'NEILL
CHECKED BY J. M. O'NEILL
DATE 10/1/00



END TEST		Std. / POWER
L (Power)	10	1
	20	1
	30	1
	40	1
	50	1
	60	1
TOTAL		6

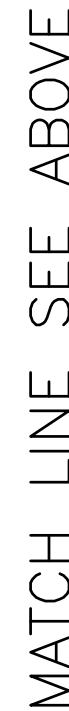
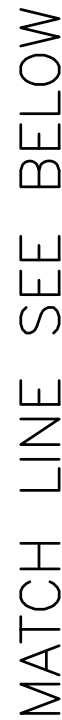
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20	10	10	10	10

EXISTING BERTH SLIPS	
SLIP SIZE	
30'	0
35'	26
50'	6
60'	24
80'	9
90'	1
100'	30
120'	7
140'	1
SLIP COUNT	106

PROPOSED MARTINA - PLAN VIEW

SCHEME - 3

SCALE: 1" = 30'



SCALE: 1" = 30'



2201 DUPONT DRIVE, SUITE 620
IRVINE, CA. 92715
949-752-1530
949-752-8381 (FAX)

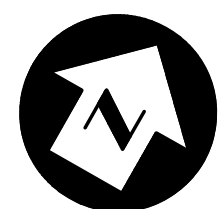
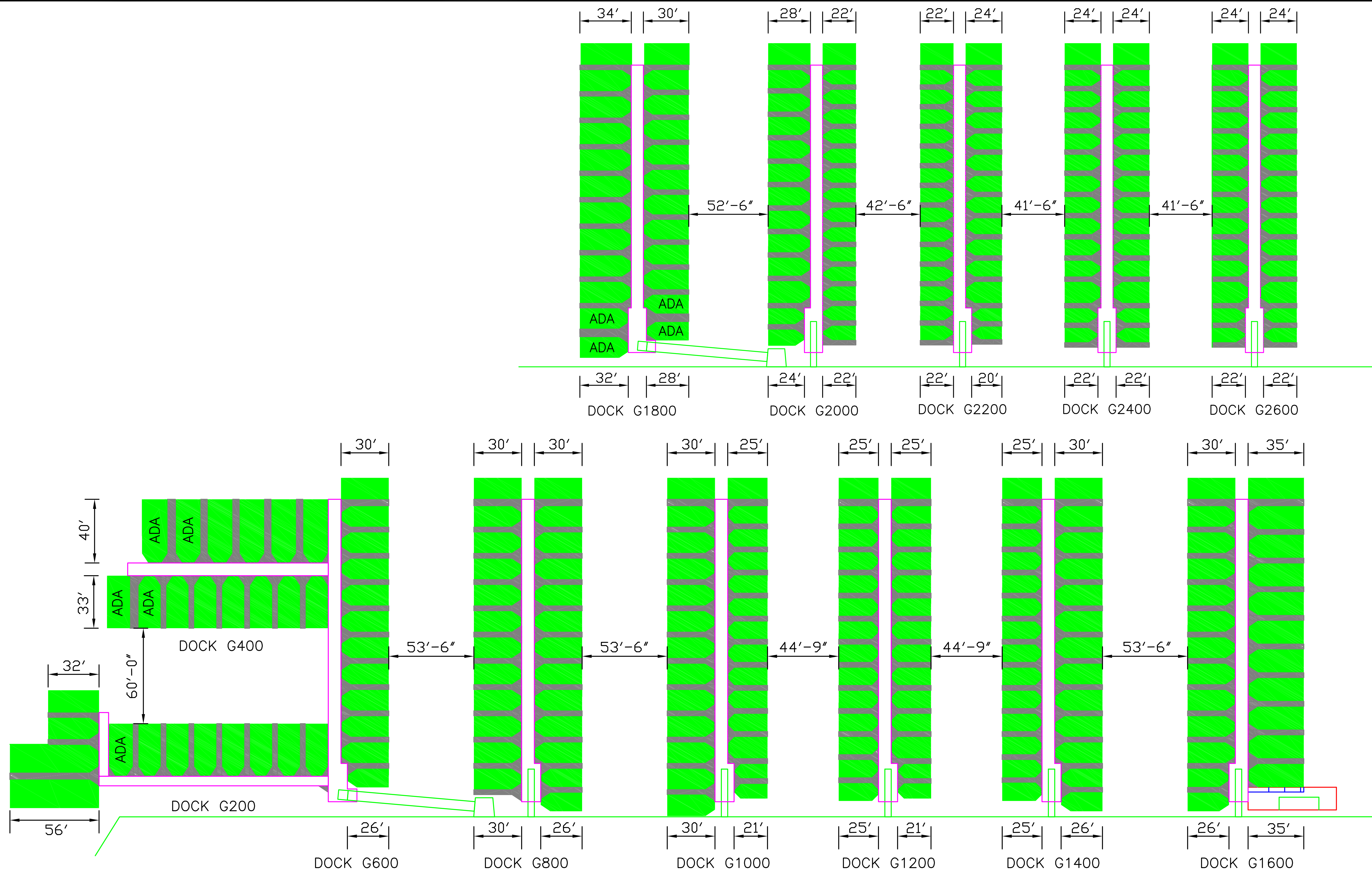
DESIGNED BY RMN

DRAWN BY KAS

CHECKED BY _____

APPROV. BY _____

COUNTY OF LOS ANGELES, DEPT. OF BEACHES & HARBORS
<p>VERSION 5 PROPOSED MARINA DETAILS</p>
REDEVELOPMENT PLANS FOR BURTON CHACE PARK



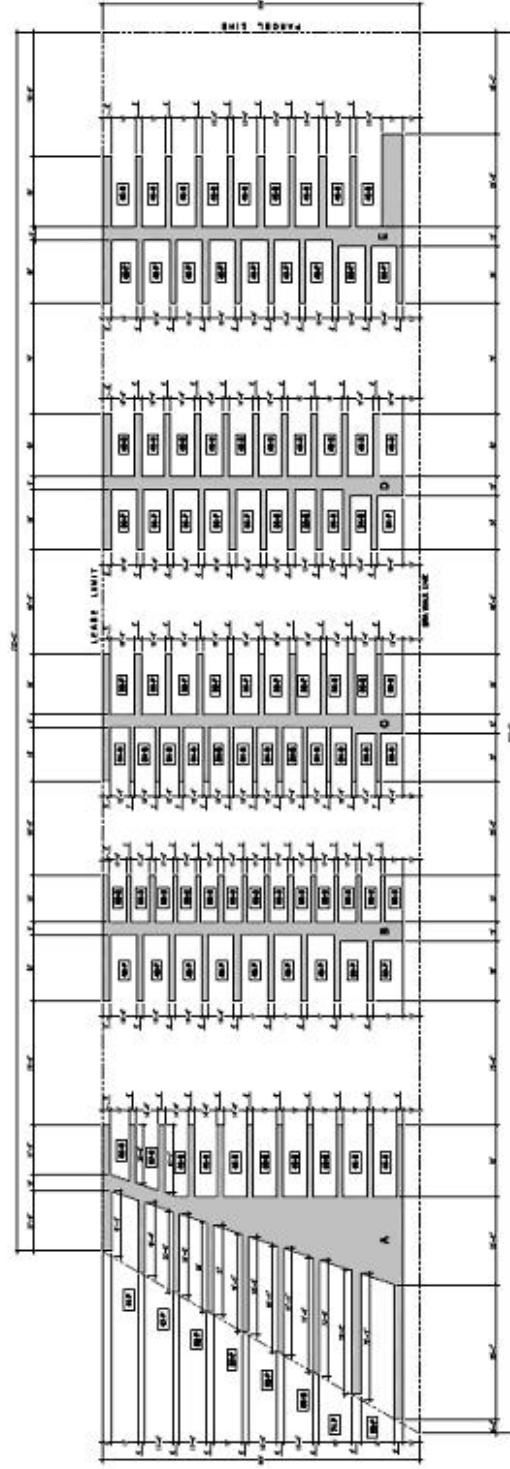
LEGEND

DBAW GUIDELINES COMPLIANT POWER BOAT SLIP



PARCELS 47/45
CONCEPTUAL DOCK LAYOUT

NOBLE
CONSULTANTS, INC.



PROPOSED MARINA - PLAN VIEW
80-040-2

SCALE

EXISTING BERTH SLIPS	
SLIP NO.	SLIP NO.
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79	80
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85	86
87	88
89	90
91	92
93	94
95	96
97	98
99	100

PROPOSED BERTH SLIPS	
SLIP NO.	SLIP NO.
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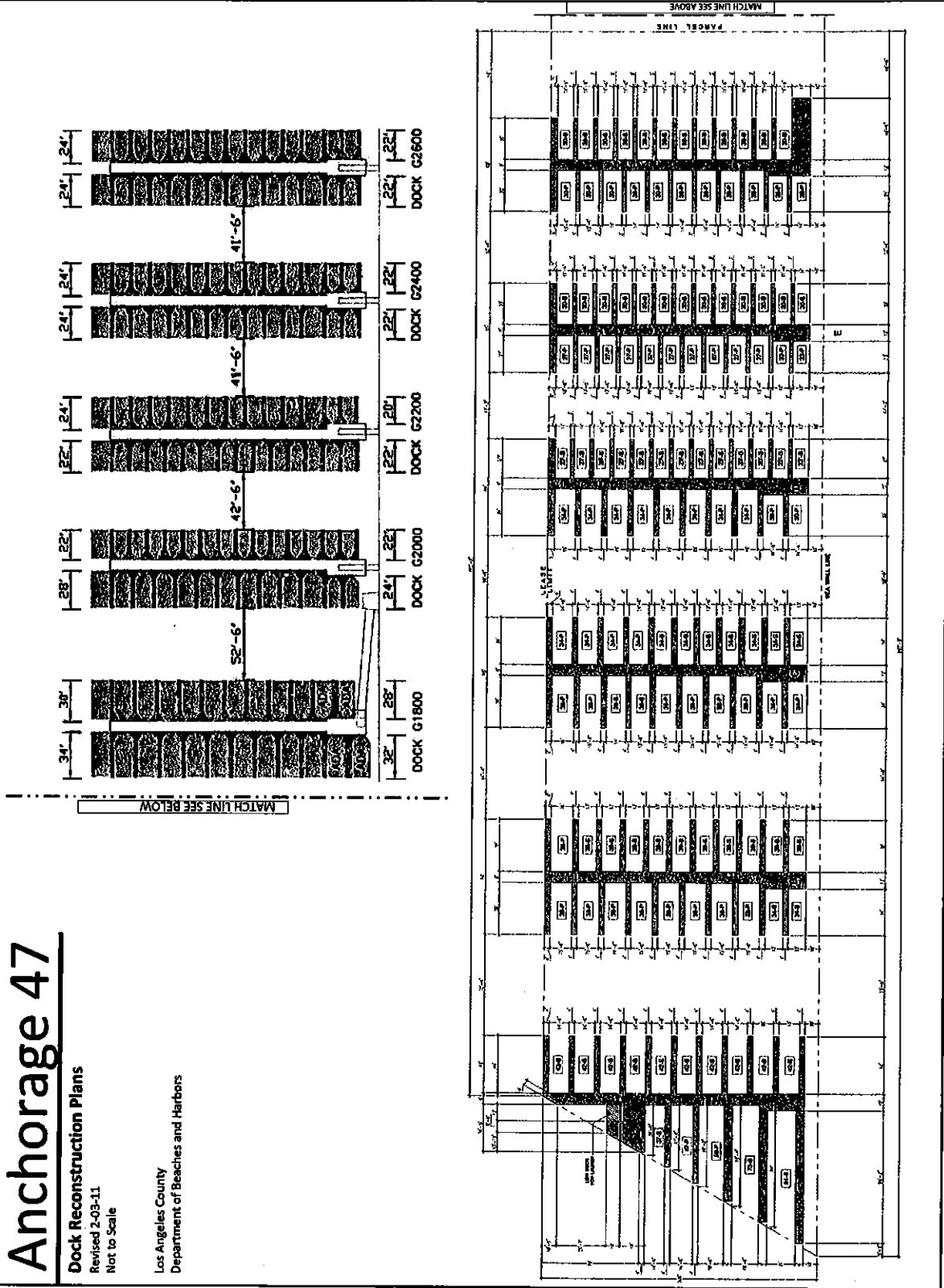
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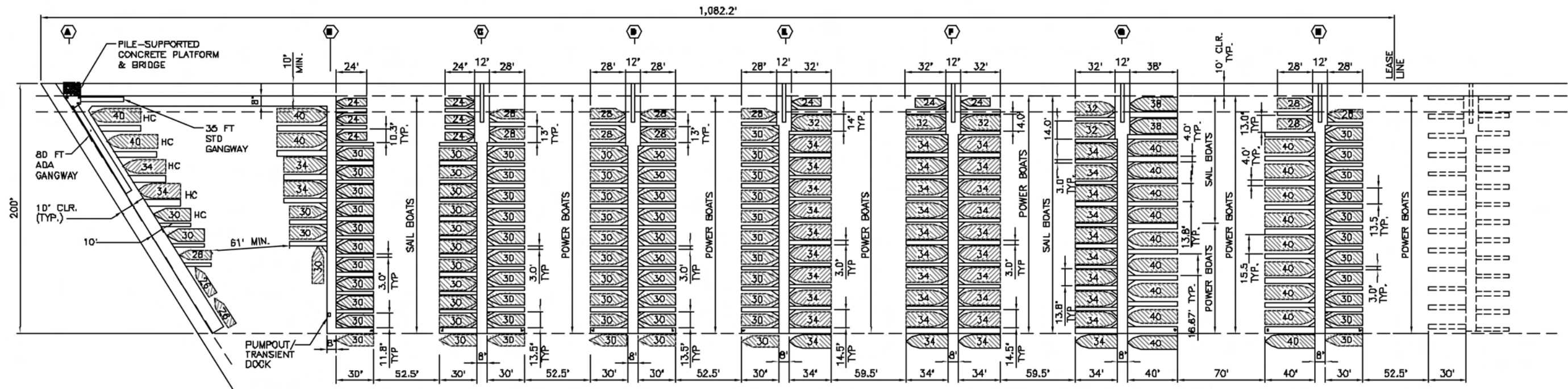
Anchorage 47

Dock Reconstruction Plans

Revised 2-03-11
Not to Scale

Los Angeles County
Department of Beaches and Harbors





(SAIL/POWER BOATS) SINGLE WIDE SLIPS

OPTION 174

SCALE: 1"=40'-0"

OPTION 174 - BOAT COUNT

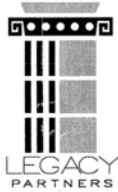
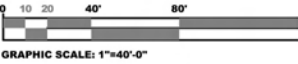
LENGTH	REGULAR	END TIES	ADA	TOTAL	TOTAL LF
24'	9			9	216'
28'	3			3	78'
28'	10			10	280'
30'	71	7	1	79	2370'
32'	5			5	160'
34'	38	4	2	44	1486'
38'	2			2	76'
40'	18	2	2	22	880'
TOTAL	156	13	5		
GRAND TOTAL				174	5558'

AVERAGE BOAT SIZE = 31.94'

9/174x100=5% 24' OR LESS
12/174x100=7% 28' OR LESS
22/174x100=13% 28' OR LESS
101/174x100=58% 30' OR LESS
106/174x100=61% 32' OR LESS
150/174x100=86% 34' OR LESS

NEPTUNE MARINA

MARINA DEL REY, CA
August 5, 2004
TCA #2003-083



STATUS X PROJECT

IMPROVEMENTS FOR HOLIDAY MARINA PARCEL 21-MARINA DEL REY, CA

DATE	DESCRIPTION	BY	CHK
02/22/10	ISSUED FOR PERMIT	W	W
02/22/10	REVISED	W	W



BLUE WATER
Planning and Engineering Services
For Marine and Waterfront Projects

2580 Via Caliente, Suite 200
San Pedro, CA 90731
Tel 310 546 3132
Fax 310 546 3134

DATE: 02/22/10

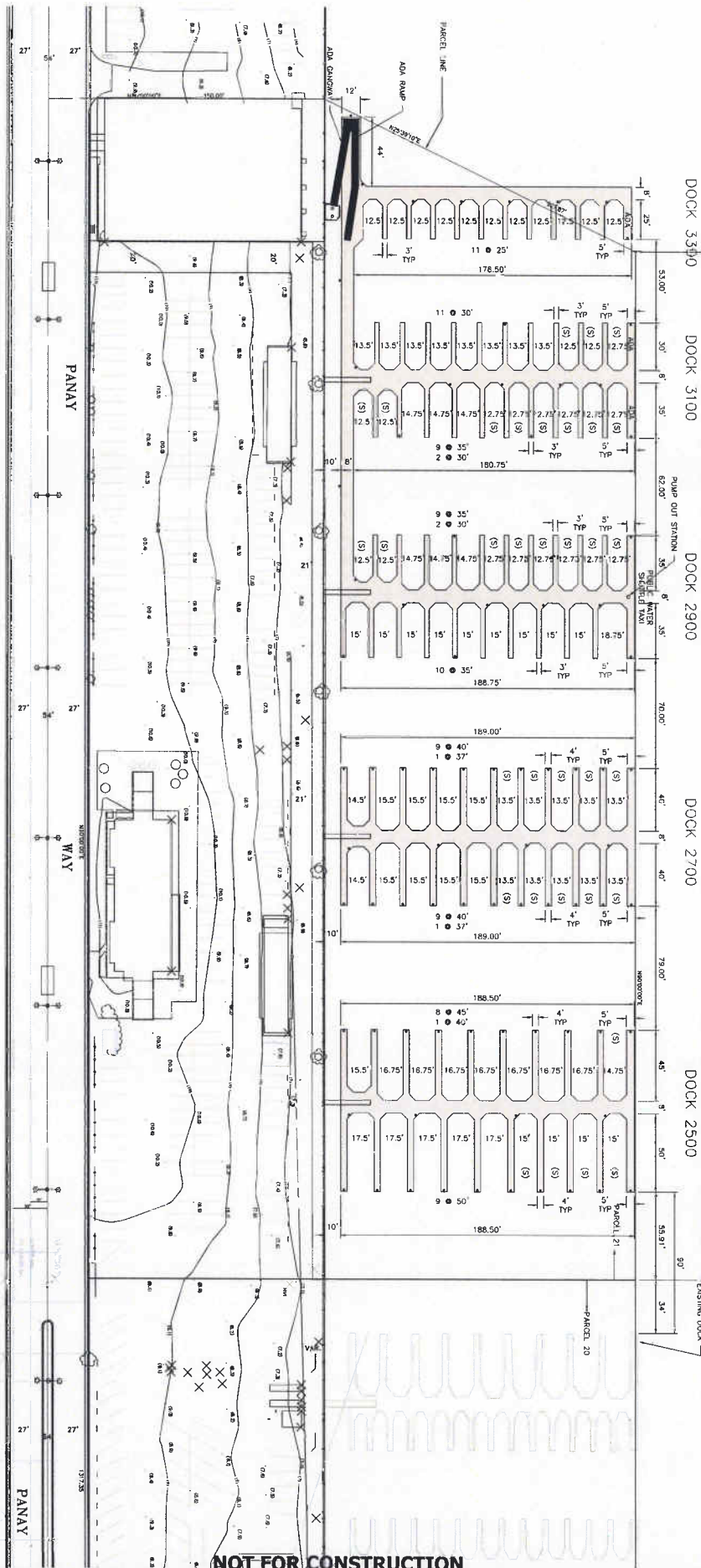
PROJECT: 18

PROPOSED DOCK LAYOUT

SCALE: 1"=30'
DATE: 03-14-08
BY: 21-45-A
CHK: 1-2

PROPOSED DOCK LAYOUT

SCALE: 1"=30'

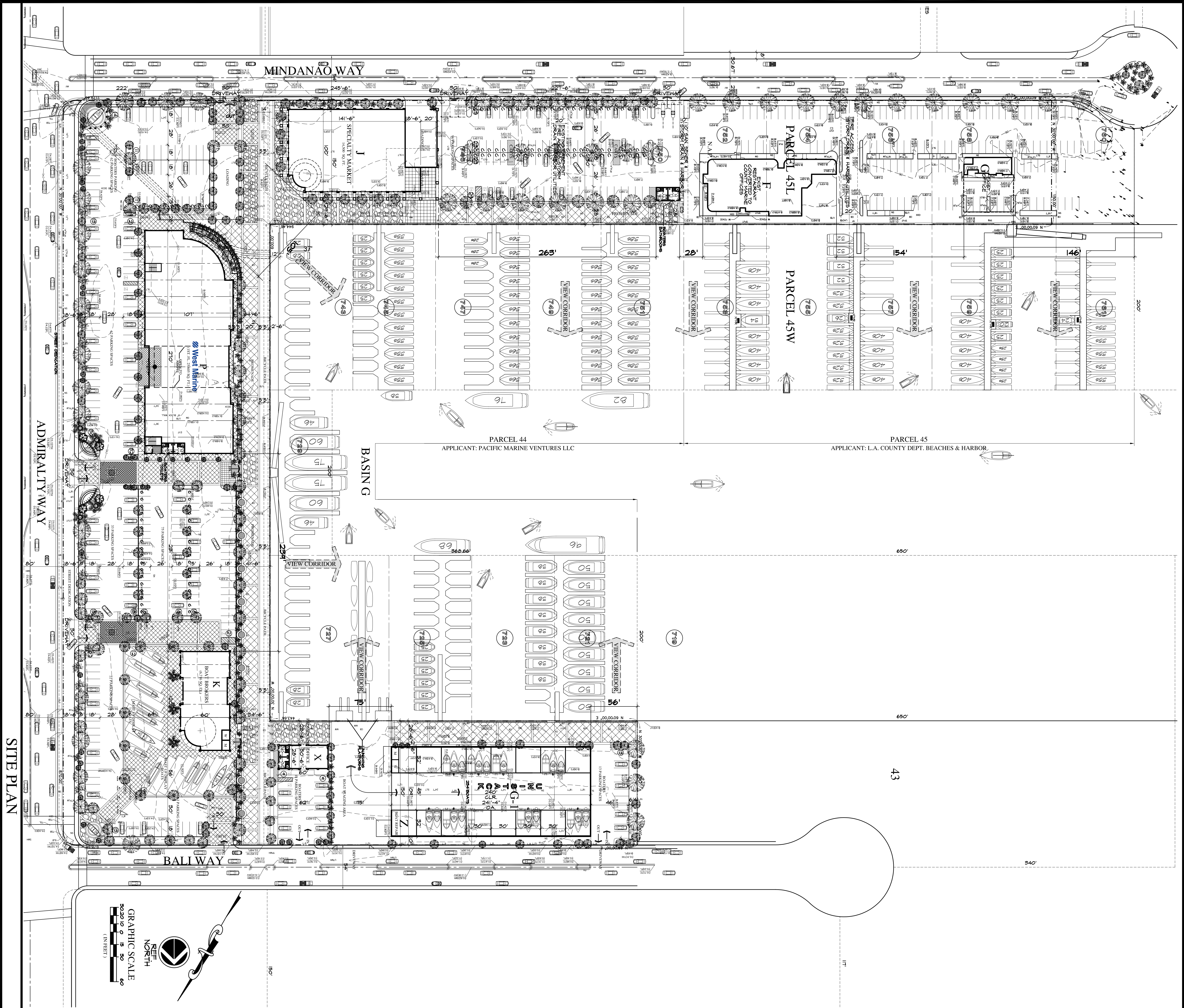


PROPOSED DOCK LAYOUT SLIP COUNT			
Slip Length	Quantity	Linear Feet	%
25'	11	275	11.96
30'	15	450	18.45
35'	15	525	21.75
40'	19	760	31.17
45'	8	360	14.65
50'	2	100	4.08
55'	2	110	4.50
60'	2	120	4.92
Average		36.40	100

(S) - INDICATES SOME SLIPS ARE SAIL BOAT SLIPS
PROPOSED DOCK AREA = 1350 SLOD + 5788 S
TOTAL NO. OF SLIPS = 82
ON AREA OTHER WATER = 288 SLOD

PILE NOTE:
TOTAL NO. OF PILES = 82

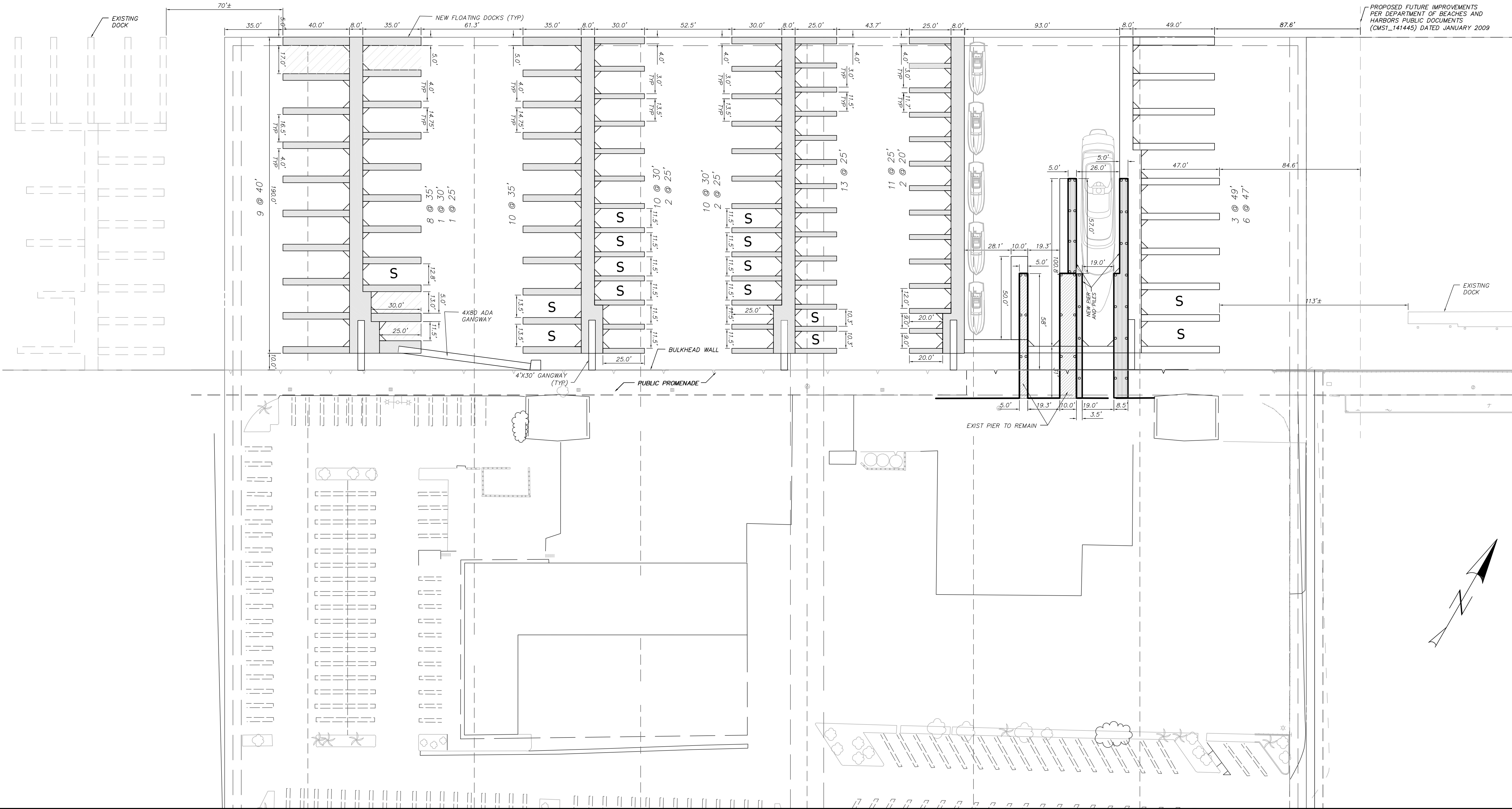
NOT FOR CONSTRUCTION



PARCEL 44				PARCEL 45			
EXISTING BUILDING STRUCTURES		AREA		EXISTING BUILDING STRUCTURES		AREA	
BLDG. A - BOAT BROKERS		1,120 S.F.		BLDG. F - RESTAURANT TO BE CONVERTED TO DEPT. OF BEACHES AND HARBOR USES		9,000 S.F.	
BLDG. B - BOAT BROKERS/OFFICES		5,284 S.F.		BLDG. G - MANAGEMENT FACILITIES FOR DEPT. OF BEACHES AND HARBOR USES		4,000 S.F.	
BLDG. C - BOAT REPAIR (SEAMARK)		1,000 S.F.					
BLDG. D - BOAT BROKERS (VACANT)		1,440 S.F.					
BLDG. E - YACHT CLUB		1,080 S.F.					
BLDG. H - OFFICE BUILDING		4,216 S.F.					
BLDG. I - BATHROOMS		584 S.F.					
TOTAL:		10,508 S.F.		TOTAL:		13,000 S.F.	
ALL EXISTING BUILDING STRUCTURES ON PARCEL 44 TO BE DEMOLISHED (INCLUDING BUILDINGS A, B, C, D, E, H & I)				ALL EXISTING BUILDING STRUCTURES ON PARCEL 45 TO REMAIN (INCLUDING BUILDINGS F & G)			
PROPOSED NEW BUILDING STRUCTURES				PROPOSED NEW BUILDING STRUCTURES			
		AREA					
BLDG. G-1 - UNSTACK (BOAT STORAGE)		26,300 S.F.					
BLDG. J		14,500 S.F.					
BLDG. K		6,716 S.F.					
BLDG. L		3,578 S.F.					
BLDG. M		6,448 S.F.					
BLDG. P		23,605 S.F.					
BLDG. T		715 S.F.					
BLDG. W		1,174 S.F.					
BLDG. X		1,710 S.F.					
BLDG. Y		3,444 S.F.					
BLDG. Z		900 S.F.					
TOTAL		91,090 S.F.					
PARKING ANALYSIS				PARKING ANALYSIS			
PARKING REQUIRED		SPACES		PARKING REQUIRED		SPACES	
BLDG. G-1 - UNSTACK		234 X 1/4	58.5	BLDG. F - & HARBORS		9,000/400	22.50
BLDG. J - SPECIALTY MARKET		14,500/250	58	BLDG. G - & HARBORS		4,000/400	10.00
BLDG. K - BOAT BROKERS		6,716/250	26.86	- BOAT SLIPS		91 X 3/4	68.25
BLDG. L - YACHT CLUB		3,578/250	14.31				
BLDG. M - BOAT BROKERS OFFICES		6,448/400	16.12				
BLDG. P - WEST MARINE		23,605/250	102.42				
BLDG. T - COMMUNITY ROOM		715/250	2.86				
BLDG. W - BOATERS LOUNGE		1,174/250	4.70				
BLDG. X - UNSTACK OFFICE		1,710/400	4.27				
BLDG. Y - MARINE ADMIN. OFFICES		3,444/400	8.61				
BLDG. Z - BOAT REPAIR		900/250	3.60				
- BOAT SLIPS		148 X 3/4	111.00				
TOTAL PARKING REQUIRED		411.25		TOTAL PARKING REQUIRED		100.75	
PARKING PROVIDED		394		TOTAL ON GRADE PARKING PROVIDED		133	
NOTE: SHARED PARKING ANALYSIS REPORT WILL BE PROVIDED				(42 + 91 + 93)			
EXISTING SLIP MIX				EXISTING SLIP MIX			
SLIP	TOTAL OVERALL	EFFECTIVE		SLIP	TOTAL OVERALL	EFFECTIVE	
LENGTH	QTY	# OF SLIPS		LENGTH	QTY	# OF SLIPS	
20	18	320	11	20	0	0	0
22	6	132	6	22	12	264	24
24	109	2,516	63	24	110	2,640	66
26	14	350	14	26	1	26	26
27	0	0	0	27	12	272	12
30	30	900	27	30	11	330	11
32	2	64	2	32	10	320	10
34	20	680	20	34	2	68	2
36	2	72	2	36	0	0	0
38	2	128	32	38	0	0	0
40	7	280	7	40	0	0	0
Total	232	6,289	188	Total	159	4,026	142
Avg (F/L) =	27.02			Avg (F/L) =	25.32		
BOAT SLIPS AND STORAGE ANALYSIS				BOAT SLIPS AND STORAGE ANALYSIS			
EXIST.	EXIST.	TOTAL	PROPOSED	EXIST.	EXIST.	TOTAL	PROPOSED
SLIPS	SLIPS	SLIPS	SLIPS	SLIPS	SLIPS	SLIPS	SLIPS
198	7	111	316	143	5	234	382
TOTAL INCREASE IN BOAT STORAGE: 382 - 316 = 66 BOATS				TOTAL DECREASE IN BOAT STORAGE: 147 - 91 = 56 BOATS			
NOTE: 20% ADDITIONAL MAINT UP BOATS DISPLAY AREAS IS AVAILABLE FOR BOAT BROKERS.				TOTAL PERCENT INCREASE IN BOAT STORAGE: 66 / 316 = 20.88 %			
TOTAL PERCENT INCREASE IN BOAT STORAGE: 66 / 316 = 20.88 %				TOTAL PERCENT DECREASE IN BOAT STORAGE: 56 / 147 = 38.09 %			
VIEW CORRIDOR STUDY				VIEW CORRIDOR STUDY			
PROPERTY FACING WATER				PROPERTY FACING WATER			
A. MINDANAO WAY				MINDANAO WAY			
B. ADMIRALTY WAY							
C. BALL WAY							
TOTAL				TOTAL			
VIEW CORRIDOR REQUIRED				VIEW CORRIDOR REQUIRED			
(1,538.66 - 240) X 20%				544.5 X 20%			
VIEW CORRIDOR REQUIRED FOR BLDG. G-1 BOAT STACK (60' HIGH): 240 X 30%							
TOTAL VIEW CORRIDOR REQUIRED				TOTAL VIEW CORRIDOR PROVIDED (EXISTING VIEW CORRIDOR)			
259.73 + 72				23 + 154 + 146			
TOTAL VIEW CORRIDOR PROVIDED							
43 + 75 + 239 + 105 + 296.5							
= 771.5				= 323			
LIN. FT.				LIN. FT.			

SLIP COUNT			
LENGTH	QTY	LF	% TOTAL
20	2	40	2%
25	29	725	33%
30	21	630	24%
35	18	630	20%
40	9	360	10%
47	6	282	7%
49	3	147	3%
TOTAL	88	2814	100%
AVG LENGTH =		32.0	

S = SAILBOAT SLIP
NOTE:
1. PILE COUNT AND SIZE TO BE DETERMINED DURING DESIGN.




CONCEPTUAL - NOT FOR CONSTRUCTION

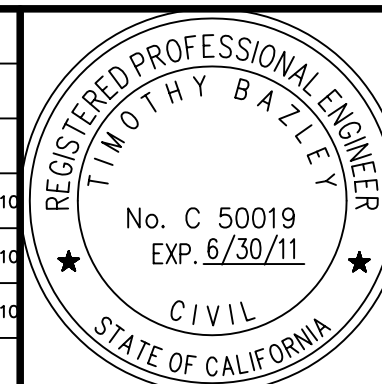
PROJECT	PARCEL 53 & 55 DOCK IMPROVEMENTS	CLIENT	HARBOR REAL ESTATE	<div><div>BLUWATER</div><div>Design Group</div><div>Planning and Engineering Services For Marinas and Waterfront Resorts</div></div>	NO.	REVISION	BY	DATE	SCALE	DATE
									1"=30'	01-17-11
									JOB NO.	-
									SHEET	DK-3
									SHEET #	- 0f -

Proposed							
Length	Qty			LF	%	Agg %	Agg Qty
	S	P	T				
25	2	19	21	525	7.45%		
30	18	31	49	1,470	17.38%		
35	30	59	89	3,115	31.56%	56%	159
40	27	29	56	2,240	19.86%		
43	0	6	6	258	2.13%		
45	1	20	21	945	7.45%		
46	0	0	0	-	0.00%		
50	4	14	18	900	6.38%		
55	0	4	4	220	1.42%		
56	0	0	0	-	0.00%		
60	0	12	12	720	4.26%		
70	0	1	1	70	0.35%		
75	0	1	1	75	0.35%		
100	0	2	2	200	0.71%		
120	0	2	2	240	0.71%		
125	0	0	0	-	0.00%	44%	123
	82	200	282	10,978	100%		
Avg			38.9	FT	29% S - 71% P		

MARINA CITY CLUB

CONTRACTOR

			
	SUBMIT TO REGIONAL PLANNING	GB	04-05-
	DBH APPROVAL	GB	03-29-
	CCC STAFF	GB	02-23-
NO.	REVISION	BY	DATE



Planning and Engineering Services
For Marinas and Waterfront Resorts

**2500 Via Cabrillo Marina, Suite 200
San Pedro, CA 90731
Tel: 310 548 3132
Fax: 310 548 1924**

DESIGNED BY	GB/TB
DRAWN BY	GB/CG/JH
CHECKED BY	TB

PHASING PLAN

SCALE	DATE
1"=40'	04-29-10
JOB NO.	
2104-B	
SHEET	
PH-1	
SHEET #	

PRELIMINARY - NOT FOR CONSTRUCTION



To enrich lives through effective and caring service

February 3, 2011



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: *Gary Jones*
for Santos H. Kreimann, Director

SUBJECT: ITEM 7a - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On December 14, 2010 the Board of Supervisors approved to accept the set aside portions of County-owned property into the County road system. This will allow for the installation, operation and maintenance of traffic signals at the intersection of Admiralty Way at Marina City Drive and at the entrance of Fire Station No. 110.

On January 4, 2011 the Board of Supervisors approved the Department of Public Works to enter into a consulting service agreement with RBF Consulting for the Marina del Rey 18-inch Waterline Replacement Phase II project.

On January 18, 2011, the Board of Supervisors found that the purpose of adjustments to the water rates for Marina del Rey in the Rules and Regulations of the System are to meet the operating expenses necessary to maintain service within existing service areas; adopted a resolution adjusting the water rates to offset cost increases due to inflation and the cost of purchasing wholesale water for the System; authorized the Director of Public Works (DPW) to amend the Rules and Regulations of the System to implement the increase 30 days after adjustment notices are sent to customers; and found that the adjustments to the water rates are exempt from the California Environmental Quality Act.

On February 1, 2011 the Board of Supervisors approved the Marina del Rey Local Coastal Plan Major Amendment as recommended by the Regional Planning Commission.

REGIONAL PLANNING COMMISSION'S CALENDAR

On December 15, 2010 the Department of Regional Planning recommended the Board of Supervisors adopt the Marina del Rey Local Coastal Plan Major Amendment with modifications which included the removal of the Parcel 33/NR project from consideration as part of the "pipeline" projects.

On January 5, 2011 the Regional Planning Commission approved the request from Caruso Affiliate for a Variance which would 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.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

The court has approved the parties' stipulation regarding a briefing schedule and has set the hearing on County's writ petition for April 20, 2011.

OXFORD BASIN PROJECT UPDATE

DPW reported that a Sediment and Water Quality Characterization Study was completed in August 2010. A Phase II soil investigation is to be conducted and completed by April 2011, and 60% design plans are anticipated to be completed by June 2011. The final biological study has been completed by DPW. A consultant has been hired to start the environmental review process for a Mitigated Negative Declaration.

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

Minutes for the Design Control Board's November 2010 and December 2010 meetings are attached. The October 2010 meeting was cancelled.

UNLAWFUL DETAINER ACTIONS

For the month of January 2011, there were no unlawful detainer lawsuits reported by the lessees for failure to pay rent and other monetary obligations, and breach of the lease agreement.

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

No new update to report since the November 8, 2010 meeting SCHC Chair Russ Lesser and Commissioner Allyn Rifkin had with the Third District Board Office and representatives of County Public Works and Beaches and Harbors.

Regarding the County's Bicycle Master Plan, the plan is to have the draft Master Plan available for public comment in March 2011. Following the release of the plan, a CEQA scoping meeting is planned, which will help determine the environmental document issues for either an Environmental Impact Report or a Negative Declaration.

FOLLOW-UP FROM DECEMBER 14, 2010 MEETING:

1. Marina del Rey Slip Vacancy Report

Marina del Rey currently has 647 vacant slips out of a total of 4,737 slips. The vacancy percentage in the marina is 14%. The most recent figures available for specific size categories are from a September 2010 survey when a total of 670 slips were vacant.

	<u>Size</u>	<u>Vacancy/Total Slips</u>	<u>Vacancy % (By Size)</u>
a.	less than 20'	62/160	38.75%
b.	21' to 25'	190/1,070	17.76%
c.	25' to 30'	160/1,188	13.47%
d.	31' to 35'	110/885	12.43%
e.	36' to 40'	74/658	11.25%
f.	41' to 45'	22/272	8.09%
e	46' to 50'	24/224	10.71%
f.	51' or greater	28/280	10.00%

2. Regional Slip Vacancy Report

The Department investigated slip vacancies in various anchorages throughout Southern California and reports the following results:

a.	Newport Beach	35/840	4% vacancy
b.	LA Harbor/Long Beach	213/1,633	13% vacancy
c.	Redondo Beach	63/1,223	5% vacancy
d.	Ventura/Channel Islands	73/1654	4% vacancy

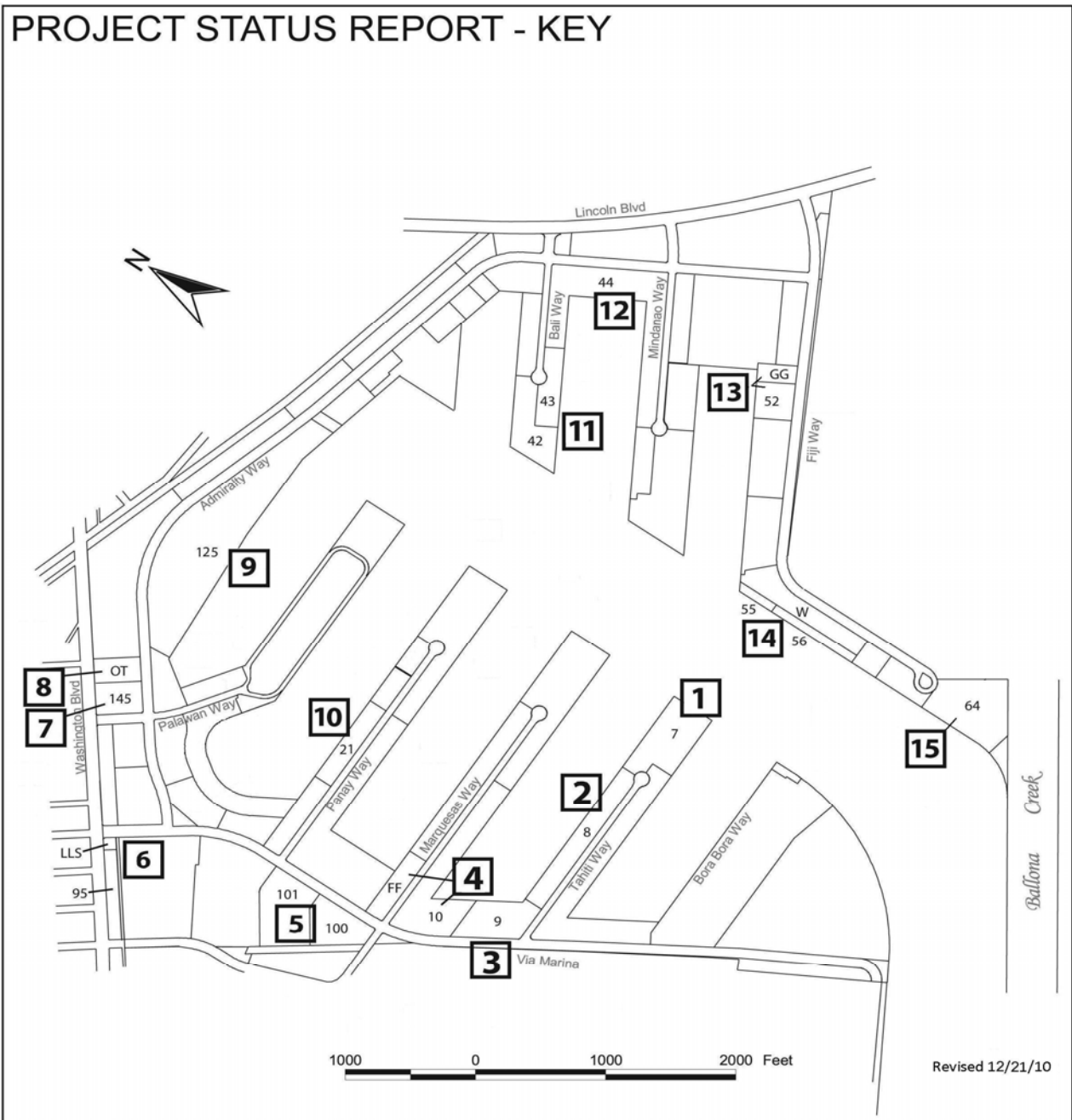
SHK:mk

Attachments (3)

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of January 13, 2011

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 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 was approved as submitted without conditions on 12/15/10.	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, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10.	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) * 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 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 -- DCB concept approval 1/20/05. RPC approval June 2006; BOS heard appeal February 2007; and approved project March 2007. DCB final review 7/19/07. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08; building permits expire April 2011.	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. SCHC reviewed MND on 12/14/10. BOS certification of MND targeted for 1/18/11 agenda.	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	125 -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Marina Walk and fire access improvements with new pavers, railing, landscape and pedestrian amenities.	Massing -- No modifications to existing buildings proposed. Parking -- Existing 361 shared parking spaces will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. 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 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 of existing 154-room hotel and new 277-slip marina.	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. MND public review period ended 12/20/10; BOS certification of MND targeted for February 2011 agenda.	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	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. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR agency review period 12/06/10 through 1/05/11.	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 extension 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 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

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

**DESIGN CONTROL BOARD MINUTES
November 17**

Members Present: Peter Phinney, AIA, Chair, Fourth District, Helena Jubany, Vice Chair, First District, David Abelar, Member, Second District, Tony Wong, P.E, Member, Fifth District

Members Absent: Simon Pastucha, Member, Third District

Department Staff Present: Santos Kreimann, Director, Gary Jones, Deputy Director, Peter Dzewaltowski, Regional Planning Assistant, Kathline King, Planning Specialist, Lewis Jackson, Temporary Secretary

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

Guests Testifying: Donna Peterson of DJ Peterson Design; Aaron Clark of Law Firm of Armbruster, Goldsmith & Delvac; Christopher Coe, Coe Architecture; Scott Baker, Melendrez; Tim Riley of Marina del Rey Lessee's Association; Karen Seemann of Essex Property Trust; Tim Bazley of Bluewater Design Group; Eddie Estrada; Fabriannie Forte; Nate Holden; Bev Moore of Marina del Rey Visitors Bureau; Jill Peterson of Pacific Ocean Management; Nicolas Vale of Open Sailing

Call to Order and Pledge of Allegiance:

Mr. Phinney called the meeting to order.

Ms. Jubany led the pledge of allegiance.

Approval of August 18 & September 15, 2010 Meeting Minutes

Mr. Phinney asked for comments on the minutes for August 18th and September 15th, 2010

No comments were made.

Motion by Mr. Wong to Approve the August 18th and September 15th minutes as submitted. Motion seconded by Mr. Phinney. Motion passed unanimously.

Public Comment:

Mr. Phinney asked if any members of the public had any comments on any matters not on the Board agenda. Seeing none, Mr. Phinney closed the public comment session.

Consent Agenda:

Mr. Phinney asked if any of the Board Members had any items they wished to move on the Consent Agenda. Seeing none, Mr. Phinney closed the Consent Agenda.

Old Business:

Parcel 53 – The Boat Yard

Peter Dzewaltowski gave the staff report.

Mr. Phinney asked if the Board had any questions. Seeing none, he asked if the applicant had any additional information she wished to provide.

Ms. Peterson stated that she wanted the option to use reverse channel for the signs.

Mr. Phinney asked if there were any member of the public who wished to speak on the item. No member of the public wished to speak.

Mr. Phinney asked if the Board members had any questions for the applicant. Seeing none, he asked Ms. Peterson to state definitively whether she was going to use reverse channel for the sign. He advised her to withdraw her request and come back to the board with an amendment if her client decides to use reverse channel for the sign.

Ms. Jubany asked if the Board could approve sea foam and reverse channel.

Mr. Phinney asked Tom Faughnan if it was possible to approve both.

Mr. Faughnan said that as long as both signs were uniform in their material, both could be approved.

Mr. Phinney asked for clarification about whether the stucco on the building would be used as the backing for the sign.

Ms. Jubany moved to approve the motion with the option to use reverse channel material. Mr. Abelar seconded the motion. The motion was approve unanimously.

Kathline King informed the Board that the staff needed to read the motion for the final vote.

Mr. Phinney asked Tom Faughnan regarding the new procedure to confirm the approvals.

Tom Faughnan explained that actions should be approved at the meetings the actions were taken.

Peter Dzewaltowski explained that the new procedure gives the applicants the opportunity to hear the Board's final deliberations on the motions while the applicants were still present at the meeting; reviews would be done immediately after each agenda item.

Kathline King read the motion to the Board.

Mr. Wong moved to approve. The motion was approve unanimously.

New Business:

Parcel 64 – Villa Venetia Apartments – DCB #10-015

Peter Dzewaltowski gave the staff report on the Villa Venetia.

Mr. Phinney asked if the Board had any questions. No Board members had any questions.

The applicant's representative, Aaron Clark, introduced himself; his team members Christopher Coe and Scott Baker and informed the Board of the project status.

Christopher Coe described the exterior materials to be used on the project.

Scott Baker gave a presentation on the landscaping.

Mr. Phinney asked if the Board had any questions for the applicants. Seeing none, he opened the floor for public comments.

Time Riley voiced the lessees association's support for the project.

Mr. Phinney closed public comments and asked if the Board had any comments.

Mr. Wong said that it was a good project.

Ms. Jubany asked for clarification about the material to be used on the promenade.

Scott Baker explained that the material would be pre-cast pavers instead of actual wood and talked about the use of turf-block in the project.

Mr. Phinney asked how many signs would be used along the promenade.

Scott Baker stated that five signs would be used.

Mr. Phinney stated the signage is an opportunity to work with the Marina del Rey community.

Scott Baker stated that he had been working with local community groups and Beaches and Harbors Staff on the signs.

Mr. Phinney made a formal request that the applicants work with the community on the signs and explained that many members of the public would be interested in providing advices. He asked for Mr. Kreimann's input.

Mr. Kreimann stated that it would not be problematic for the Department of Beaches and Harbors to facilitate cooperation between the applicants and the community.

Ms. Jubany moved to approve the motion as submitted. Mr. Wong seconded the motion. The motion was approved unanimously.

Kathline Kling read back the motion to the Board.

Mr. Phinney asked for another motion to approve the motion. The motion was approved unanimously.

Parcel 125R – Marina City Club – DCB #10-016

Peter Dzewaltowski gave the staff report.

In response to a question by Ms. Jubany, Peter Dzewaltowski reviewed the proscribed dimensions and character of each of main "activity areas" of the Marina Walk throughout Marina del Rey as recommended in the Guidelines.

Karen Seemann introduced herself and provided background information on Essex Property Trust and their waterside and landside leasehold properties. The lessee's objective is to redevelop the Marina Walk and fire lanes at the same time that the dock reconstruction occurs in the near future.

Tim Bazley introduced himself and Gegam Burnazyan of Bluewater Design Group. He described highlights of the project, proposed materials, proposed fence between the Marina Walk and fire lane.

Mr. Abelar asked what section of the promenade would open up.

In response to a question by Mr. Wong, Mr. Bazley confirmed that the improvements were limited to the just the promenade.

Ms. Jubany asked about the location of the easement, Mr. Bazley explained that the 12-foot easement is located throughout the entire promenade area every where the fire access road. The fire lane is 20 feet and pedestrian walkway is currently three to eight feet. The only geometric change in the right of way is the movement of the curb line adjoining the planters adjacent to the buildings. The fire department requires the fire lane, which is on the private property, to be next to the buildings.

Mr. Abelar asked about the access to the fire hydrants. Mr. Bazley explained that the Fire Department has access to them via the gates being installed as part of the project.

In response to a question by Ms. Jubany, Mr. Bazley explained how the promenade would be widened.

Peter Dzewaltowski asked the applicant to describe the direction in which the swinging fire access lane gates would open. Mr. Bazley explained that the fire gates open into the property and the marina gates open into the promenade. to Mr. Abelar's question, Mr. Bazley stated the fire access y would be swinging gates.

Mr. Phinney opened the floor for public comment.

Eddie Estrada, Fabriannie Forte, Nate Holden, Bev Moore, and Tim Riley voiced their support for the project.

Mr. Phinney asked if any other members of the public wished to speak on the item. Seeing none, Mr. Phinney closed public comments and asked if the Board members had any comments.

Mr. Wong explained that he had no financial interest in the project.

Mr. Abelar complimented the project.

In response to a question by Ms. Jubany, Peter Dzewaltowski explained that the project has not previously come in for preliminary review although the applicants are asking for final approval. Ms. Jubany expressed her desire for more richness in the texture in the project's landscaping; and more refinement in the design, materials, and transition areas in the applicant's presentation. Mr. Bazley responded to Ms. Jubany's comments and the rationale behind their design. She also expressed worry about the feasibility of surrounding the benches with exposed plants. Ms. Jubany explained that her biggest concern with the project was the pattern of the paving.

In response to a questions by Mr. Phinney, Gary Jones explained some of the original provisions of the County's lease with the Marina City Club, specifically the derivation of the easement, and the County's understanding that, with the proposed project, the Marina City Club would be giving up additional private land not included in the original easement.

Ms. Jubany asked why the Marina City Club's fire lane was not a part of the public promenade. Michael Tripp explained that when the Marina was created, the County did not retain a 20 foot easement for the parcels when originally leasing them and that the County is not currently in a position to renegotiate the easement. Michael Tripp explained that the presence of the condominiums made this property unique in the Marina and limits the County's rights.

Mr. Phinney considered the request for applicant to return for final approval. Peter Dzewaltowski confirmed that Department staff had informed the applicants that return for final approval may be requested by the Board.

Mr. Phinney invited Mr. Holden to speak again explained his frustration with the project's delay, his thoughts on the proposed taxi project, and urged the Board to let the project go forward.

Ms. Jubany moved to approve the conceptual plan with recommendations for the applicant prior to final approval: to revisit the hardscape pattern, to provide some hardscape accents patterns at the location of the gateways to the slips and termination of property line, to enlarge the seating area to the width of the sidewalk, to consider selection of planting materials, to consider relocating the shading structures to be at the bulkhead, to consider greater transparency of the bulkhead at the seating areas.

Mr. Abelar asked for clarification on Mr. Phinney's recommendations regarding the location of the benches for viewing. Mr. Phinney agreed that this recommendation should be removed from the motion and asked that a recommendation be added to ensure that the shading structures provide adequate shade.

Kathline King read out the motion to the Board.

Mr. Phinney explained that the final recommendation he made was for the shade structure to provide shade for the benches and that it would be fine to remove his recommendation to move the seating from the motion.

Kathline King read out the revised motion to the Board.

Mr. Wong seconded the motion. The motion was approved unanimously.

Parcel 44 – Golden West Properties – DCB #10-017

Peter Dziewaltowski gave the staff report.

Mr. Phinney asked the Board if they had any questions. No Board member had any questions. Mr. Phinney asked if the applicants had any comments.

Jill Peterson introduced herself and Nicolas Vale who emphasized the need for the new sign.

Mr. Phinney queried the Board and public for questions or comments. Hearing none, Mr. Phinney placed the matter before the Board for discussion.

Ms. Jubany asked about the material for the letters to be used in the sign. Peter Dziewaltowski gave Ms. Jubany a sample of the material to be used.

Mr. Wong moved to approve the motion as submitted. Ms. Jubany seconded the motion. The motion passed unanimously.

Kathline King read the motion.

Mr. Phinney moved to approve the motion. The motion passed unanimously.

Parcel 50 – Marina Waterside Shopping, The Area – DCB #10-018

Peter Dziewaltowski gave the staff report.

Mr. Phinney asked if the applicant had any comments. The applicant had no comments. Mr. Phinney queried the Board and public for questions or comments. Hearing none, Mr. Phinney placed the matter before the Board for discussion.

Ms. Jubany moved to approve the motion as submitted. Mr. Wong seconded the motion.

Kathline King read the motion.

The motion was approved unanimously.

Consideration of the 2011 Design Control Board Meeting Schedule:

Peter Dziewaltowski noted that the proposed schedule was similar to the 2010 schedule with the option for evening meetings if the subject matter were to warrant more public input.

Mr. Wong moved to approve the schedule as submitted.

Kathline King read the motion.

Mr. Abelar seconded the motion.

Mr. Phinney asked if any member of the public had any comments. No member of the public had any comments.

The motion was approved unanimously.

Staff Reports:

Kathline King stated that an ongoing activities report had been provided to the Board and offered to answer any questions the Board had regarding the report.

Gary Jones mentioned details regarding the Regional Planning Commission's second consideration of the Local Coastal Plan Amendment (Map & Text Amendment) on December 15th and the Commission's consideration of the variance request on the Waterside Shopping Center was continued.

Mr. Phinney asked if the staff had any other items that they would like to highlight for the Board. The staff had no other items so Mr. Phinney received and filed the activities report.

Adjournment:

Moved by Mr. Phinney, unanimously approved, the meeting was adjourned at 3:00 p.m.

Mr. Wong reminded Mr. Phinney that they had not excused Mr. Pastucha.

Mr. Phinney moved to excuse Mr. Pastucha from the proceedings. Mr. Wong seconded the motion. The motion was approved unanimously.

Respectfully Submitted,

Lewis Jackson

Temporary Secretary for the Design Control Board



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

**DESIGN CONTROL BOARD MINUTES
December 15, 2010**

Members Present: Peter Phinney, AIA, Chair, Fourth District; Helena Jubany, Vice Chair, First District; David Abelar, Member, Second District; Tony Wong, P.E, Member, Fifth District

Members Absent: Simon Pastucha, Member, Third District

Department Staff Present: Paul Wong, Planning Chief; Peter Dzewaltowski, Regional Planning Assistant; Lewis Jackson, Temporary Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel

Guests Testifying: Chris Kim, Irene's Story; Aaron Clark, Armbruster, Goldsmith & Delvac; Samuel Kim, SQA Inc.; Michele Sae, Building Inc.

Call to Order and Pledge of Allegiance:

Mr. Phinney called the meeting to order.

Mr. Wong moved to excuse the absences of Mr. Abelar and Mr. Pastucha. Ms. Jubany seconded the motion, and it passed unanimously. (Mr. Abelar later joined the Design Control Board meeting in progress.)

Mr. Wong led the pledge of allegiance.

Approval of November 17, 2010 Meeting Minutes

Mr. Phinney asked the commissioners if they had any comments on the November 17 meeting minutes.

Ms. Jubany moved to accept the minutes as submitted. Mr. Wong seconded the motion, and the minutes were approved unanimously.

Public Comment:

Mr. Phinney asked if any members of the public had any comments on any items of interest to the board. Seeing none, Mr. Phinney closed the public comment session.

4. Consent Agenda:

Mr. Phinney asked if any of the board members had any items they wished to move to the Consent Agenda. Neither Mr. Wong nor Ms. Jubany had any items, so Mr. Phinney closed the Consent Agenda.

5. Old Business:

There were no old business items to review.

6. New Business:

Parcel 50 - Marina Waterside Shopping Center - DCB #10-019

Peter Dzewaltowski presented the staff's report on the proposed sign for Irene's Story, a shop at the Marina Westside Shopping Center.

In response to a question from Mr. Phinney about whether the proposed signs comply with Los Angeles County Code sign regulations for both the front and rear of the store, Peter Dziewaltowski said that the item was compliant with Regional Planning regulations and that it would be presented to Regional Planning following the DCB's approval.

Mr. Phinney asked the applicant, Chris Kim, if he had any comments to add to the staff report; Mr. Kim stated he did not have any further comments.

Mr. Phinney asked if any member of the public had any comments on the item. Seeing none, Mr. Phinney closed the public comments.

Mr. Phinney asked if the commissioners had any questions.

In response to a question from Ms. Jubany about the type of store to be operated by Irene's Story, Peter Dziewaltowski stated it was a clothing store.

Mr. Phinney commented that the sign was mounted directly on the fascia like the other stores in the shopping center and that painting an area behind the lettering would improve its appearance given the "logo" nature of the letters font. He noted that this design comment would not be a condition of approval. Ms. Jubany agreed that painting the area behind the letters would improve the visibility of the sign.

Ms. Jubany moved to approve the motion as submitted. Mr. Wong seconded the motion.

Mr. Phinney asked for clarification on the Board Review procedure, and Mr. Faughnan recommended having the staff read the item back after the motion is made and then taking just one vote.

The motion was approved unanimously.

Parcel 7 - Tahiti Marina and Apartments - DCB #10-020

Peter Dziewaltowski presented the staff report on the item.

Mr. Phinney asked if the board members had any questions for staff.

Mr. Phinney noted that Mr. Abelar had arrived at the meeting.

Seeing no questions, Mr. Phinney asked the applicants for their comments.

Aaron Clark gave a brief summary of the status of the project and introduced the two architects working on the project.

Michele Saeed and Samuel Kim gave a presentation of the project's design that addressed the five concerns the board had raised in their first presentation in July, including how the property interconnects with the adjoining properties at the Marina Walk (promenade). Samuel Kim discussed the proposed landscape designs using an interlocking paver on the south side and a different paver material to coordinate better with the adjoining property on the north side.

Mr. Clark interjected that landscape materials chosen for the north side aim to coordinate with future adjoining materials when the northern-adjoint leasehold undergoes a rehabilitation of their property.

Michele Saeed noted that one of the board's previous comments in July had been about the public's access to the site and that the changes had been made to address those concerns. Mr. Kim mentioned that the elliptical shape would be retained to reinforce the architectural message and that some refinements made to the previously presented designs include: the podium will be constructed of wood slats to soften the edge of the podium and concrete finish (to be re-stuccoed with a smooth finish). The cable railing will be retained and it will be accessible

to the public. Designs for the entrance fountain include black granite. Mr. Saeed reviewed the balcony drawings the board had requested during conceptual review.

Mr. Abelar asked if any of the proposed lights in the design were solar powered. The applicants said that they were not.

Mr. Phinney asked if the commissioners had any other questions for the applicants. They had none. Mr. Phinney asked if the public had any comments. Seeing none, Mr. Phinney closed public comments.

Mr. Phinney asked if the commissioners had any further comments or questions. Mr. Wong commented that it was a good presentation. Mr. Phinney agreed that the applicant had answered all of the DCB's previous questions very well. Mr. Phinney asked about a change to the transition to the center horizontal in the gangway gates. Mr. Saeed responded that they are considering remodeling the handrails on the entire promenade. Any new design would incorporate a graceful transition between the rails.

Mr. Wong moved to approve the item. Mr. Abelar seconded the motion.

Peter Dziewaltowski read back the motion.

The motion was approved unanimously.

7. Staff Reports:

Peter Dziewaltowski briefly summarized the staff reports that had been submitted. Mr. Phinney moved to receive and file, he then asked if the board members wanted to go through the reports.

Mr. Phinney asked if any member of the public had any comments on the reports. Mr. Clark updated the board on the concurrent deliberations of the Regional Planning Commission from the morning's hearing on the Map and Text amendment; the Regional Planning Commission voted 3:1 to submit the amendment to the Board of Supervisors. Seeing no further public comments, Mr. Phinney closed public comments.

Paul Wong spoke about the special events, specifically the Marina holiday boat parade the previous Saturday, upcoming concerts, and the New Year's Eve fireworks show. Commissioner Wong asked why the board members were not invited to the events. Paul Wong apologized that special invitations had not been sent to the board members but mentioned that everyone was invited and promised to rectify the problem in the future.

8. Adjournment:

Mr. Phinney thanked the board members for attending the meeting in light of the busy holiday season.

Mr. Wong moved to adjourn at 1:16 PM. Ms. Jubany seconded the motion and it was approved unanimously.

Respectfully Submitted,

Lewis Jackson

Temporary Secretary for the Design Control Board