



To enrich lives through effective and caring service

MARINA DEL REY DESIGN CONTROL BOARD

AGENDA

Wednesday, January 19, 2011, 12:30 p.m.

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



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the December 15, 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 44 – Pacific Ocean Management - DCB #11-001 – Golden West Properties, Blue Pacific Boating, consideration of proposed new sign program and Design Control Board review related 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

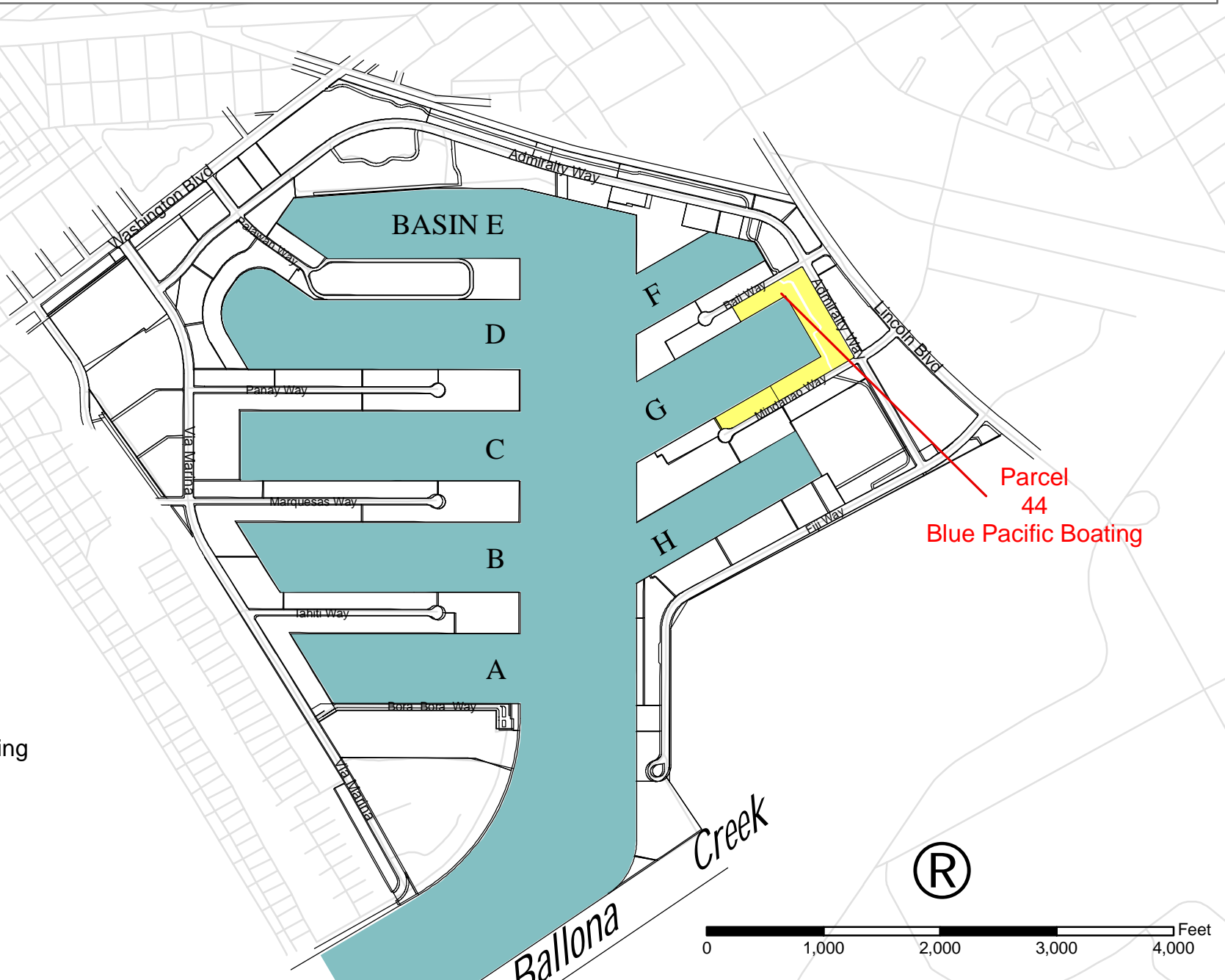
MdR Visitors & Information Center
4701 Admiralty Way
Marina del Rey, CA 90292

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



Locations of January 19, 2011 DCB Items

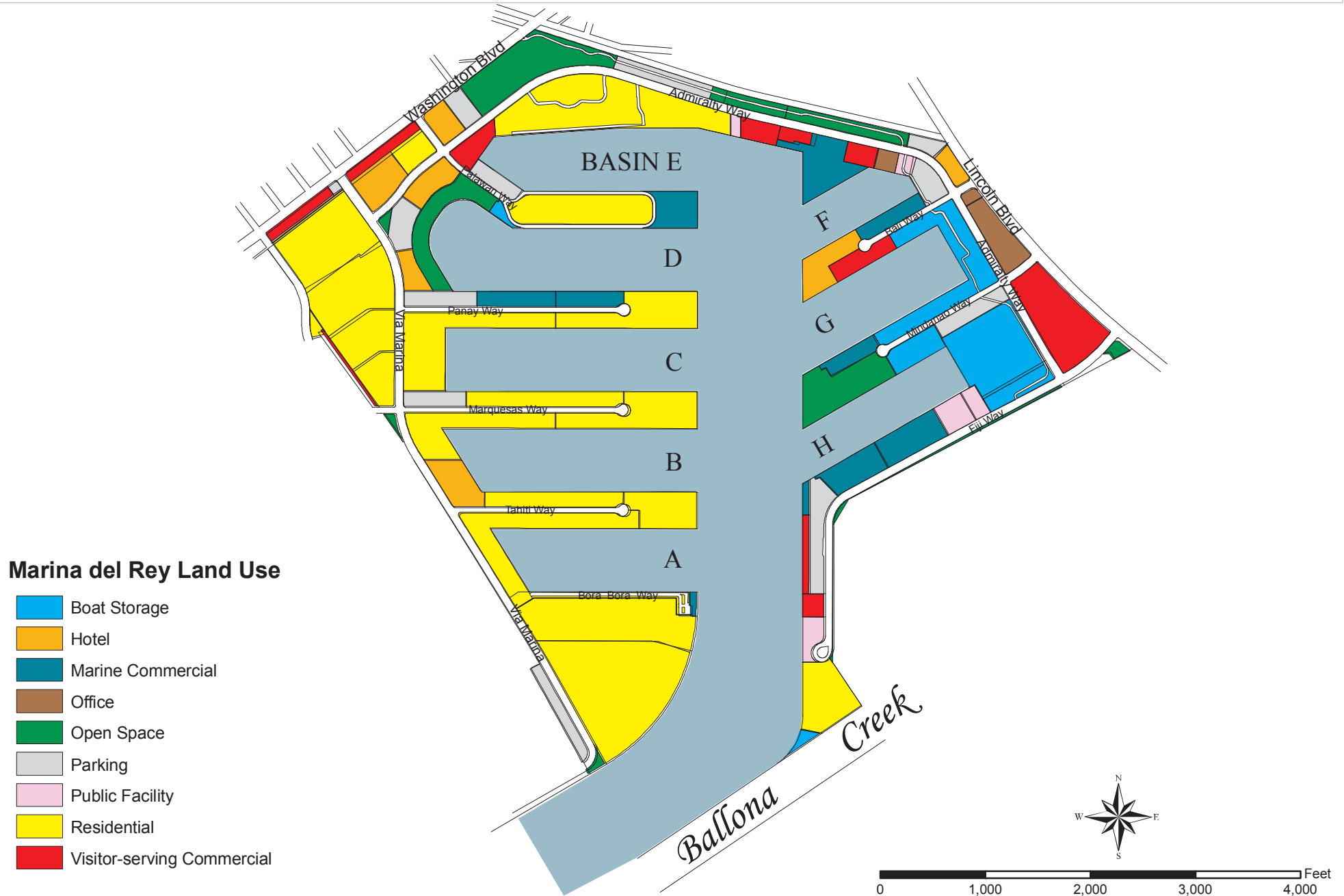


Old Business:
NONE

New Business:
Parcel 44
6A; Blue Pacific Boating



Marina del Rey Land Use Map



**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 Saeed, 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 Dzewaltowski 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 Dzewaltowski 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 Dzewaltowski 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 Sae 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-adjoining leasehold undergoes a rehabilitation of their property.

Michele Sae 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. Sae 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



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January 13, 2011

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Gary Jones*
for Santos H. Kreimann, Director

SUBJECT: PARCEL 44 - Pier 44 - DCB #11-001 - GOLDEN WEST PROPERTIES - ASPIRE II NAV, LLC - CONSIDERATION OF NEW SIGNAGE PROGRAM AND DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6A on your agenda is a submittal from Golden West Properties, Aspire II Nav, LLC, dba Pacific Blue Boating (Applicant) seeking approval to erect four new signs within the northern portion of Parcel 44 for a boat charter, instruction and sales establishment.

Existing Conditions

Parcel 44 is a large, U-shaped leasehold located along the west side of Admiralty Way with perpendicular portions on both Mindanao Way and Bali Way. The subject site is located on the northern end of Parcel 44 and fronts onto Bali Way. Existing improvements include a two-story building that is sited near the seawall in which the Applicant's offices are located. Boat storage, sales, and brokerage operations are conducted from the building. A parking lot is located in front of the building and is accessed via two curb cuts on Bali Way. Display boats and vegetation are located between the office building and the sidewalk on Bali Way.

Proposed Directional Signs

Three directional signs are proposed to assist patrons with wayfinding. The signs contain the Blue Pacific Boating corporate logo with custom, matching lettering. The Applicant will be required to demonstrate that each post-mounted sign is outside of the County right-of-way as part of the Department of Regional Planning's permitting process. None of the signs are proposed to be illuminated.

Sign 1: Directional Sign (approximately 4 s.f., 24" x 20", mounted at 40" above grade (secondary entrance))

- Line 1 – Blue Pacific logo (Pantone Blue 285C & Blue 294C, Red 200C, & 20%Black)
"Blue Pacific Boating" in Pantone Blue custom font.
- Line 2 – Depicted is a red arrow pointing left.

Sign 1 is mounted upon a single wooden post set in a concrete footing. Digitally-printed graphics are applied to a 0.08 mm aluminum panel with a white background. The sign is proposed to be placed in the sloped landscaped parkway located between the site's parking lot and Bali Way.

Sign 2: Entrance Sign (6 s.f., 3' x 2', mounted at 36" above grade)

Line 1 - Blue Pacific logo (Pantone Blue 285C & Blue 294C, Red 200C, & 20%Black)
"Blue Pacific Boating" in Pantone Blue custom font.

Sign 2 is mounted upon two wooden posts set in concrete footings. Digitally-printed graphics are applied to a 0.08 mm aluminum panel with a white background. The sign is proposed to be placed in the landscaped island located between the main entrance drive and the site's parking lot.

Sign 3: Directional Building Sign (6 s.f., 3' x 2', mounted at 92.5" above grade)

Line 1 – 13"-high Blue Pacific logo (Pantone Blue 285C & Blue 294C, Red 200C, & 20%Black) "Blue Pacific Boating" in Pantone Blue custom font.

Line 2 – A red arrow 5" in height.

Sign 3 is a 3mm white Maxmetal face with applied digitally-printed graphics. The sign is proposed to be screw-mounted upon the building's eastern façade, which faces Admiralty Way.

Proposed Main Building Identification Sign

One, non-illuminated, façade-mounted business identification sign is proposed.

Sign 4: Main Building Sign (6' x 2.66', mounted 6' above grade)

Line 1 – "CHARTER • INSTRUCTION • SALES" in 3" Blue Arial font.

Line 2 -- 17"-high Blue Pacific logo (Pantone Blue 285C & Blue 294C, Red 200C, & 20%Black) "Blue Pacific Boating" in Pantone Blue custom font.

Line 3 – "WWW.BLUEPACIFICBOATING.COM" in 4.5" Blue Arial font.

Sign 4 is a 3mm white Maxmetal face with applied digital printed graphics. The sign is proposed to be screw-mounted upon the building's northern façade, which faces Bali Way. An existing 16-inch high sign stating "TARTAN" and "C&C" "YACHTS" would remain below the proposed Main Building 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*.

The Department recommends APPROVAL of DCB #11-001, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning before installation.



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January 13, 2011



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Gary Jones*
for 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.

No permits have been issued since our December 2010 report.

SHK:pjd



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January 13, 2011



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

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

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On December 7, 2010, the Board of Supervisors (BOS) approved the acceptance of a \$55,000 grant from the California Department of Boating and Waterways to assist in enforcement of boating regulations within Marina del Rey and Santa Monica Bay.

On January 4, 2011, the BOS approved a \$192,700 consultant services agreement for biological and archeological monitoring associated with the phase II waterline replacement project in Marina del Rey.

REGIONAL PLANNING COMMISSION'S CALENDAR

On December 15, 2010, the Regional Planning Commission (RPC) recommended approval of the Marina del Rey Local Coastal Program Major Amendment (LCP Amendment) conditional upon removing Parcel 33/NR from the Amendment. The RPC's recommendation was based on the public comments the Commission received, which expressed concern over the loss of public parking existing on Parcel NR. The LCP Amendment will be considered by the Board of Supervisors on February 1, 2011.

On January 5, 2011, the RPC approved the 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 variance allows five freestanding signs and to permit each subtenant to install one additional Design Control Board-approved permanent window-mounted business identification sign.

COASTAL COMMISSION'S CALENDAR

On December 15, 2010, the Commission approved The Bay Club's, Parcel 8, proposal to redevelop their existing 230-boat slip marina, including removal of 117 pilings, and construct a 207-boat slip marina consisting of pre-manufactured concrete dock system, 126 concrete pilings, with an in-slip sewage pump-out for all boats and utility hookups.

The Commission's January 12-14, 2011, meeting will be taking place at the Long Beach City Council Chambers in the City of Long Beach. Agenda items of interest to Marina del Rey includes the Coastal Development Permit application by the City of Los Angeles to re-ballast Hyperion Treatment plant's outfall with 20,000 cubic yards of rock ballast; the City of Long Beach's Local Coastal Program amendment extension; and the City of Long Beach's CDP for renovation of the Alamitos Bay Marina, which includes replacement of all docks and piles in Basins 1 through 7.

At the January meeting, the Commission will also be considering a request by the City of Dana Point to amend the Implementation Plan (IP) portion of the Local Coastal Program (LCP) to carry out the certified LUP. This case is of interest to the Department, and the discussion will include the protection of the existing quantity of boat slips in the marina, the provision of dry boat storage to offset the loss of in-water slips; and the protection of the habitat within the Harbor that is used for wading bird (herons and egrets) nesting, roosting and breeding as well as habitat for owls, raptors or other bird species; among other topics.

The Coastal Commission will be meeting in the San Diego area on February 9-11, 2011.

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

A public hearing date for the Marina del Rey Local Coastal Program Periodic Review has been tentatively scheduled for the Coastal Commission's April 2011 meeting.

SMALL CRAFT HARBOR COMMISSION MINUTES

Attached are the September 8, 2010 and November 10, 2010 Small Craft Harbor Commission meeting minutes for your review. The SCHC did not have a meeting in October, 2010, due to lack of a quorum.

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:pjd

Attachments (3)

SMALL CRAFT HARBOR COMMISSION MINUTES

September 8, 2010

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

Department of Beaches and Harbors: Santos Kreimann, Director; Gary Jones, Deputy Director; Paul Wong, Chief of Planning Division; Dusty Crane, Chief of Community and Marketing Services Division.

County: Thomas Faughnan, Principal Deputy County Counsel; Deputy Bryan White and Sergeant Anthony Easter, Sheriff's Department.

Call to Order and Pledge of Allegiance:

Chairman Lesser called the meeting to order at 10:00 a.m. followed by the pledge of allegiance.

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

Approval of Minutes:

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

Item 3 - Communication from the Public

John Davis commented on Marina del Rey federal documents and asked about the purpose of the SCHC.

Mr. Faughnan responded that the Board of Supervisors has the authority over Marina del Rey and that the SCHC is an advisory body to the Board. Also, Mr. Faughnan noted that the House Document reference to facilities being open on an equal basis to all means that access and rates are to be the same for everyone.

Commissioner Rifkin thanked DBH staff members for the tour of the Marina lead by Mr. Wong.

Item 4 – Regular Reports

Deputy White presented the liveaboard report.

Sergeant Easter presented the monthly crime report and reported that overall crime has been down but crimes of opportunity are still occurring

Chairman Lesser stated that his review of the Crime Statistics Report shows there has been a 25% decrease in the first seven months of the year compared to last year.

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

Item 5 – Old Business (taken out of Agenda order and discussed after Item 6b)

Item 5a – Master Waterside Coastal Development Permit

Mr. Kreimann and Mr. Jones presented the briefing report on the Master Waterside Coastal Development (CDP) Permit.

Chairman Lesser asked for confirmation that compliance with ADA and DBAW standards alone requires slip loss during anchorage re-development.

Mr. Kreimann confirmed.

Chairman Lesser asked for a comparison how the other Marinas are able to prevent loss of slips under 35 feet when they redevelop.

Aaron Clark of Armbruster, Goldsmith & Delvac, representing the lessee at Pier 44, supports the Master CDP application.

Nancy Vernon Marino spoke on the inconsistency with the Coastal Act and the loss of parking and boat slips.

Mr. Kreimann stated that the link between public parking and parking that is required for boating that are on the particular parcels are two different issues. Any project that comes through will also have parking attached and there will not be any loss to boating parking.

John Rizzo spoke on public access and vacant boat slips.

Darrell Steffey spoke on the loss and layout of slips.

Randy Short, marina designer from Almar confirmed that the project on Parcels 42/43 used more water area in the reconfiguration of the marina,

John Davis commented the projects are in violation of various regulations, why the marina does not have 6,000 slips available and reasonable rates.

Mr. Faughnan stated that he will provide a briefing regarding those laws at the next meeting.

Jon Nahhas spoke on public input.

Sean McCarren, Legacy Partners, stated they support Master CDP application.

Jennifer Carter expressed her support for the Master CDP.

Leon Brooks spoke on slips vacancies.

Tom Hogan supports combining the project together.

Randy Short spoke on cost and slips rates.

Roger Van Wert commented on the support for this project.

Mr. Jones explained the purpose of this presentation was informational and to gather comments.

Commissioner Delgado encouraged continued communication with the public.

Commissioner Rifkin stated that he would like to see the use of consistent metrics with respect to slip size ratios and how the results compare with Coastal Commission comments.

Chairman Lesser mentioned concern about timing of dry stack storage with the reduction of slips, and availability of mast-up storage.

Chairman Lesser commented that he doesn't see how slip loss can be avoided if the intention is to meet ADA and DBAW standards during anchorage re-development.

Item 6 – New Business (taken out of Agenda order and discussed after Item 4)

Item 6a – Presentation by the Department of Public Works on Current Marina del Rey Projects

Ed Digman from the Department of Public Works gave a presentation on upcoming Public Works projects taking place in the Marina including waterline, roadway, and Flood Control projects.

Commissioner Delgado asked if the environmental documents would be provided to Beaches and Harbors staff and Mr. Digman replied that it would.

In response to Commissioner Rifkin's inquiry as to how Admiralty Way and Via Marina intersection were going to affect the bicycle circulation. Mr. Digman stated the project will not have any negative effect on the bicycle circulation.

Nancy Vernon Marino spoke about the projects relative to the LCP Amendment.

John Rizzo requested to have a copy of the Powerpoint presentation, and asked about the funding.

Mr. Kreimann stated that a copy of the presentation will be available on the web page, and that the LCP covers the road projects.

Mr. Digman stated the funding is coming from the Department of Public Works road funds. Mr. Kreimann mentioned the ongoing operating and maintenance cost of the Oxford Basin will be absorbed by the County of Los Angeles Department of Beaches and Harbors.

John Davis stated the projects are fraudulent proposals.

Mr. Kreimann responded that infrastructure improvements are for the public benefit and not specific to apartment complexes.

Commissioner Delgado thanked the speaker for the presentation.

Mr. Kreimann requested to have 6b presented before 5a.

Item 6b – Approval of Option for Amended and Restated Lease to Facilitate Renovation at parcel 64 (Villa Venetia Apartments)

Gary Jones presented an overview of the project. The proposed lease extension will allow for renovation of a 224-unit apartment complex. The lease will be extended by 33 years, from May 10, 2021 until May 10, 2054. The project will provide significant upgrades to the existing dwelling units, and will provide substantial additional revenue to the County.

The lessee team of Aaron Clark of Armbruster, Goldsmith & Delvac, Peter Zak, Vice-President in charge of development for Lyon Communities and Christopher Coe, project architect, gave a presentation of the project.

Peter Mitchell spoke of his support for the project.

Deana Vladoic, consultant to the applicant, submitted letters of support on behalf of the business tenants in Fisherman Village.

Christina Davis, President and CEO of LAX Coastal Area Chamber of Commerce, stated support for the project.

Nancy Vernon Marino commented that the Commission should not be considering the design.

Commissioner Delgado wanted clarification on whether the Commission was looking at the Mitigated Negative Declaration (MND) or the term of the lease.

Mr. Faughnan stated that the Commission is making a recommendation to the Board on both the MND and Lease Option.

Chairman Lesser stated that the term of the lease option seems very favorable for the County.

Mr. Jones mentioned that the County obtained an appraisal to confirm that the proposed lease extension is better than the current market rate and that information will be presented to the Board.

Marcia Hanscom spoke on how the lessee has made efforts in dealing with ecological issues.

Commissioner Rifkin asked Ms. Hanscom if there was any concern with the MND. Ms. Hanscom replied she did not.

John Davis stated he opposes the project because its unlawful land use.

Chairman Lesser asked County Counsel if everything has been done by the letter of the law. Mr. Faughnan answered yes.

Lynn Shapiro commented on process and affordable housing.

Darrell Steffey stated that the proposal looks favorable.

Diane Gaynor, consultant to the lessee, read and submitted a letter of behalf on Ryan Minniear, Executive Director of the California Apartment Association of Los Angeles.

Lynda Mitchell stated that this is a much needed renovation.

Jon Nahhas spoke on recreation, public access, and bike path.

Commissioner Delgado inquired if the stabilization of the new income has gone through and if the applicant has already obtained financing for the project. Mr. Jones replied that the applicant has obtained the necessary financing. The plan is to start construction late this year and the stabilization will not be in effect until 2013.

Chairman Lesser commented that the project is very lucrative for the County and overall the project is good for the residents and the Marina.

Commissioner Rifkin stated he found negotiated increase reasonable and that he is in favor of balancing the need of raising revenue for the County vs. the public benefit. He asked staff to put more attention to the promenade connection.

Commissioner Delgado moved for project approval; seconded by Commissioner Alfieri; unanimously approved.

Mr. Kreimann clarified that the applicant has incorporated public access of the promenade into the project even though it may not have been presented here in detail.

Item 7a – Staff Reports

Gary Jones presented the staff report.

John Davis spoke on land use, public safety and the public request document regarding the easement pipeline.

Mr. Jones responded the Department is working with the lessee and the gas company to provide the information requested.

Chairman Lesser adjourned the meeting at 1:04 p.m.

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

SMALL CRAFT HARBOR COMMISSION MINUTES

November 10, 2010

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

Department of Beaches and Harbors: Santos Kreimann, Director; Gary Jones, Deputy Director; Charlotte Miyamoto, Chief of Asset Management Division; Dusty Crane, Chief of Community and Marketing Services Division.

County: Thomas Faughnan, Principal Deputy County Counsel; Deputy Bryan White and Sergeant Anthony Easter, Sheriff's Department.

Call to Order and Pledge of Allegiance:

Chairman Lesser called the meeting to order at 10:05 a.m. followed by the pledge of allegiance.

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

Approval of Minutes:

Commissioner Rifkin stated that there should be a correction to the September 8, 2010 minutes regarding his inquiry about the bicycle circulation. He would like to add the word "intersection" after Admiralty Way and Via Marina, and correct the spelling of his name on the September 15, 2010 minutes.

Jon Nahhas requested minutes to be elongated and detailed and has submitted suggested verbiage to be included in the September 8th minutes. Mr. Faughnan replied that minutes are not intended to be a reflection of verbatim testimony of the meeting but rather reflect actions taken at the meetings.

Chairman Lesser request that staff contact the other marinas to find out how they were able to prevent the loss of spaces when redeveloping the marinas, and to report this information back to the commission at the next meeting.

Chairman Lesser asked for a motion as to what should be done with the September minutes suggestion. The suggestion submitted by Jon Nahhas will be reviewed by the Department of Beaches and Harbor staff to see if additional detail should be added to the minutes. **Moved by Commissioner Rifkin; seconded by Commissioner Alfieri.**

Mr. Nahhas had earlier stated he presented evidence of the inaccuracy of Mr. Kreimann statement on reduction of boat slips. Mr. Kreimann requested that the records show he did not receive the evidence Mr. Nahhas presented.

Chairman Lesser asked for a motion to approve the September 15, 2010 minutes. **Commissioner Rifkin moved to approve the minutes with the minor changes; correction to the spelling of Commissioner Rifkin's first name on the top of the first page and the spelling to Chairman Lesser's name at the bottom of the fourth page; seconded by Commissioner Alfieri; unanimously approved.**

Commissioner Rifkin reported activities he has done since the last meeting.

Item 3 - Communication from the Public

John Rizzo spoke on the lack of parking space availability at Chase Park.

Mr. Kreimann responded that the Department is working on improving parking operation by installing more user friendly machines in various parking lots along the coast, and in the marina, and that parking rates were approved by the Board of Supervisors.

Jon Nahhas spoke on the Bicycle Master Plan, parking lots, and why the public is being charged for public parking at Chace Park.

Item 4 – Regular Reports

Deputy White reported on the liveaboard report.

Sergeant Easter presented the monthly crime report and reported that overall crime has been down, but crimes of opportunity are still occurring. An incident that occurred at the Bank of America is still under investigation.

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

Beverly Moore gave an overview of tourism and how hotel bed taxes affect the county and what the Convention and Visitors Bureau has been doing to promote growth in the tourism industry for the Marina del Rey area.

Commissioner Alfieri wanted to know if an event can utilize a parking lot for an event such as a car club show. Mr. Kreimann replied that only private lessees so far have utilized the public parking lots for events and only the Board can waive fees and has done so for charitable events.

Item 6a – Marina del Rey Convention and Visitors Bureau Agreement for Continued Marina Marketing and Promotional Services

Dusty Crane presented the report on the five-year agreement with the Marina del Rey Convention and Visitors Bureau (CVB).

David Levine spoke on his support of the CVB agreement for continued marketing and promotion of the marinas.

Fred Adriance commented on his support of the CVB.

John Rizzo commented that the CVB should not be subsidized by the county.

Jon Nahhas spoke on boating swap meets, art walks, promenade that extends all the way around the marina and promotion that would bring families to the marinas.

Captain Alex Balian spoke on his support of the CVB and how businesses contribute back to the public.

Commissioner Rifkin commented that the CVB has done a lot under the leadership of Beverly Moore, but that the CVB cannot be everything for everyone, and due to the revenue that the CVB brings in other programs have been put in place by the Community and Marketing Services Division.

Chairman Lesser asked for a motion to approved the new five-year agreement with the Marina del Rey Convention and Visitors Bureau. **Moved by Commissioner Rifkin; seconded by Commissioner Alfieri; unanimously approved.**

Item 6b – Proposed 2011 Commission Meeting Schedule

Chairman Lesser presented the 2011 SCHC Calendar, where only night meetings would be scheduled when there is an action item of broad community interest, such as a lease extension proposal.

Jon Nahhas spoke on his objection to not having night meetings scheduled.

The Commissioners requested staff to give advance schedules of projected items that may go forth so they can determine if the items warrant a night meeting.

Chairman Lesser asked for the motion to accept the proposed 2011 Commission Meeting schedule with the request that staff provide the public as much notice as possible of a night meeting schedule; Moved by Commissioner Alfieri; seconded by Chairman Lesser; unanimously approved.

Chairman Lesser allowed Julian Doyle to speak on Item 3.

Julian Doyle spoke on Fisherman's Village.

Chairman Lesser asked about the status of the Fisherman's Village project. Mr. Jones responded that the County is still in contact with the lessee with regards to the plan for redevelopment, but it has been stalled due to the issue of parking requirements for any new redevelopment.

Item 7a – Staff Reports

Gary Jones presented the staff report.

Chairman Lesser requested the Diversion of Ballona Creek Dry Weather Flow to Hyperion item be removed from future staff reports.

Tom Faughnan gave an overview of the laws affecting development within the marinas.

Jon Nahhas spoke on how the boating community is underserved.

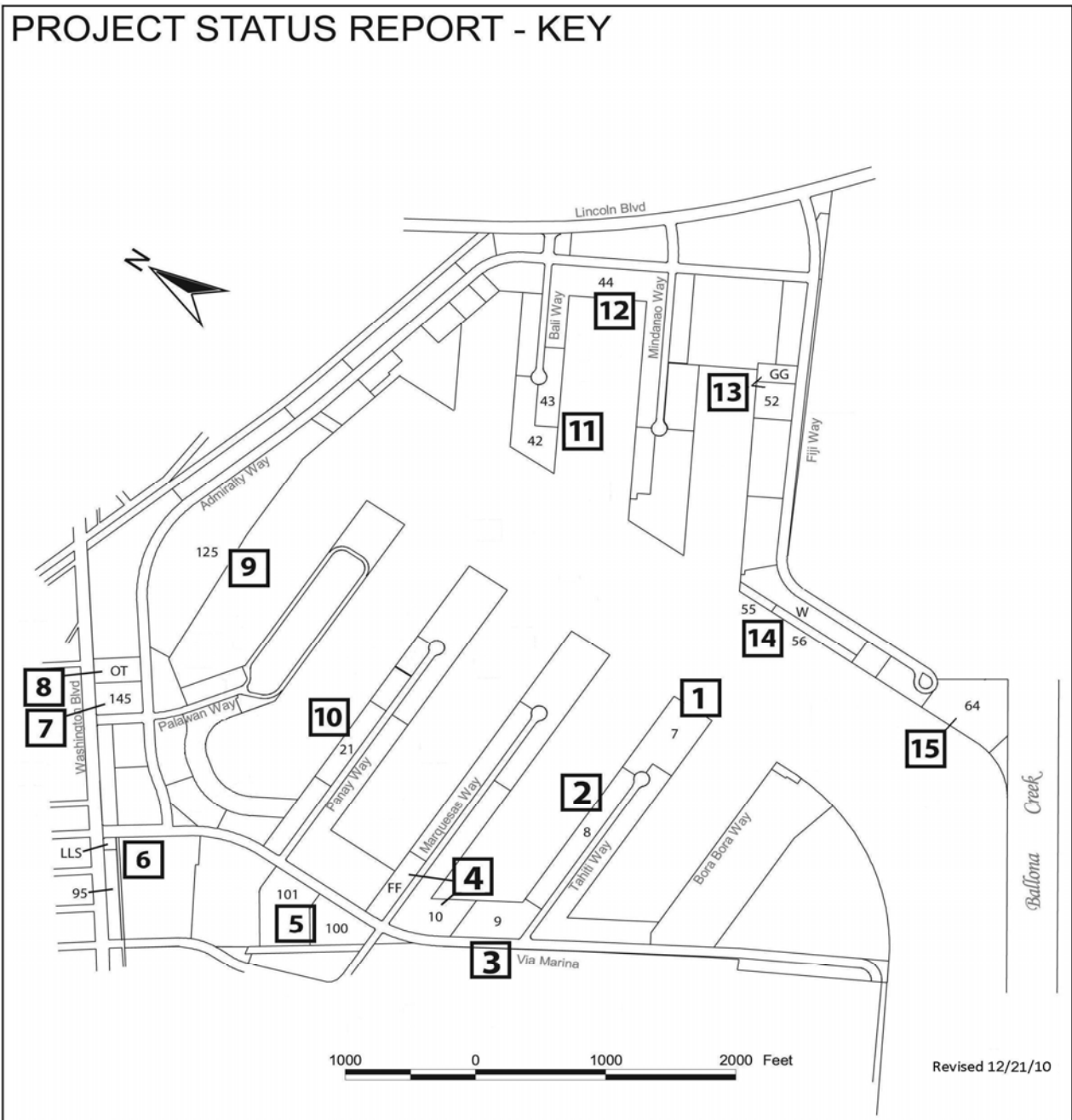
Chairman Lesser adjourned the meeting at 11:48 a.m.

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

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



January 13, 2011

Santos H. Kreimann
Director

TO: Design Control Board
FROM: *Gary Jones*
for Santos H. Kreimann, Director

Kerry Silverstrom
Chief Deputy

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

MARINA DEL REY

FISHERMAN'S VILLAGE WEEKEND CONCERTS

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

Saturday, January 15

Crown City Bombers, playing 50's Rock & Roll

Sunday, January 16

Homer Broadnax Blues & Soul Band, playing Blues & Soul

Saturday, January 22

Hound Dog Dave & The Mel-Tones, playing Blues & American Roots

Sunday, January 23

Bobby Matos & His Afro Latin Jazz Ensemble, playing Latin Jazz

Saturday, January 29

LA Love Band, playing Classic Jazz, Party Blues & Soul

Sunday, January 30

Susie Hansen Latin Jazz Band, playing Latin Jazz

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

BEACH EVENTS

BEACH NATURE WALKS

Dockweiler Youth Center
12505 Vista del Mar
Los Angeles, CA 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: January 22 and January 29, 2011*
February 5 and February 12, 2011
March 12 and March 26, 2011

*Jan. 29th – Beach walk and sketching class for children in 3rd through 5th grade; class size limited to 15 students: 8:00am-11:00am, with 9:00am-11:00am spent in the multipurpose room.

For more information call: (310) 726-4128

SHK:DC:cm