



*To enrich lives through effective and caring service*



**MARINA DEL REY DESIGN CONTROL BOARD  
AGENDA**

**Wednesday, December 21, 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

Gary Jones  
Deputy Director

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

**2. Approval of the October 19, 2011 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 76 – Western Imaging – Consideration of business identification signage and Design Control Board Review related thereto – DCB #11-009

B. Parcel 111/112 – Marina Harbor Apartments – Consideration of new flag pole and Design Control Board Review related thereto – DCB #11-010

C. Parcel 42/43 – Marina del Rey Hotel – Consideration of conceptual design for site rehabilitation and Design Control Board Review related thereto – DCB #11-011

D. Consideration of the 2012 Design Control Board Meeting Schedule

**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

**DESIGN CONTROL BOARD MINUTES**  
**October 19, 2011, 12:30 p.m.**

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

**Members Absent:** Simon Pastucha, Member (Third District)

**Department Staff Present:** Santos H. Kreimann, Director; Gary Jones, Deputy Director; Charlotte Miyamoto Division Chief; Ismael Lopez, Planner; Yeni Maddox, Temporary Secretary

**County Staff Present:** Michael Tripp, Department of Regional Planning; Tom Faughnan, County Counsel

**Guests Testifying:** David Nagel, The Bay Club; Bob Yamashita, The Bay Club; Gustaf Soderbergh, The Bay Club; Christoph Roshardt, Ritz-Carlton; Russel Tyner, Ritz-Carlton; Richard Von, See's Candies; Jim Kirkland, See's Candies

**1. Call to Order and Pledge of Allegiance**

Mr. Phinney called the meeting to order.

**Mr. Wong moved to excuse the absences of Members Pastucha and Abelar, seconded by Ms. Jubany and passed unanimously. Mr. Abelar arrived late to the meeting.**

Mr. Wong led the pledge of allegiance.

**2. Approval of July 20, 2011 Minutes**

**Ms. Jubany moved to approve the July 20 meeting minutes, seconded by Mr. Wong and passed unanimously.**

**3. Public Comment**

None

**4. Consent Agenda**

None

**5. Old Business**

A. Parcel 8 - The Bay Club - Consideration of final design and Design Control Board Review related thereto – DCB#08-010-B

Ismael Lopez presented the project staff report.

David Nagel noted that the project was in plan check with the County and that the scope included renovation of interior and exterior of the apartment units, the clubhouse, and entire promenade.

Bob Yamashita added that lower water use and drought tolerant plants would be used and clarified that the promenade railing fence would not be located above the seawall.

Gustaf Soderbergh stated that the stucco colors were softer earth tones and that every lobby would have its own colored entryway and wood siding side applied finish.

**Public Comment**

None

**Board Comment**

Mr. Wong asked staff about an existing standard for light fixtures in the Marina and asked Applicant if they had researched with staff regarding the design of the fixtures.

David Nagel stated that to meet a previous DCB request, the proposed light fixtures were changed to a more contemporary design.

Mr. Phinney mentioned that lessees are typically encouraged to choose a design that enhances the project aesthetics and asked staff for input.

Ismael Lopez made reference to the Marina Walk Design Guidelines considered by the DCB more than 10 years ago that has been implemented and used by lessees. He then noted that the proposed light fixture design is consistent with the style proposed by other projects in the Marina.

Ms. Jubany commented on the lack of accents in the seating areas and passage ways. She also expressed her concern regarding the round shape of the gate.

Bob Yamashita explained that the design of the gate was due to the existing gate and added that proposed the design allowed for dock number identification.

**Mr. Phinney moved to approve the project with conditions for Applicant to explore a rhythmic paving, transition lighting to a night scene so up light goes off at 11p.m. and consider an alternative to the arched gate, seconded by Ms. Jubany and passed unanimously.**

**6. New Business**

A. Parcel 125 – Ritz-Carlton – Consideration of exterior modifications and Design Control Board Review related thereto - DCB#11-007

Ismael Lopez presented the project staff report.

Russell Tyner stated that their main objective was to renovate the lobby.

Christof Roshardt expressed his support for the proposed renovations.

**Public Comment**

None.

**Board Comment**

Ms. Jubany commended the improvements and stated that it created a more contemporary design.

Mr. Phinney expressed his concern regarding the porte-cochere and the possibility of a driver losing control of their vehicle and veering toward hotel patrons in the sitting area.

Russell Tyner stated it was an existing condition and that a zero curb face of green marble would be added and that the sitting area under the porte-cochere would be secured with dome-designed bollards.

Christof Roshardt added that the removal of the valet stand would allow for easier vehicular pick-up and drop off and that the proposed configuration for incoming vehicles would avoid the sitting area if loss of control was to occur.

**Ms. Jubany moved to approve the project as submitted, seconded by Mr. Abelar and passed unanimously.**

B. Parcel 50 – See’s Candies – Consideration of new tenant signage, awning modification and Design Control Board Review related thereto – DCB#11-008

Ismael Lopez presented the project staff report.

Mr. Abelar asked to have the colors of the awning specified.

Richard Von answered that the colors of the awning were black and white.

**Public Comment**

None.

**Board Comment**

Mr. Phinney commented on his disappointment of losing the round awning and noted he would prefer to have an alternate design to include the round awning.

Richard Von stated that they could not include stripes without creating pie segments on the dome design and offered to propose it back to the director of construction.

Mr. Phinney stated that he didn’t want to hold up the schedule and withdrew his comment. He also asked that for future signage submittals, staff include in the Board’s packet, views of the signage installed at the rear of the building in order to better evaluate the size of the proposed sign.

Ismael Lopez said he would do that and assured that the rear signage for See’s was consistent with signage of adjacent retail spaces.

**Mr. Wong moved to approve the project as submitted, seconded by Mr. Abelar and passed unanimously.**

**7. Staff Reports**

All reports were received and filed.

**8. Adjournment**

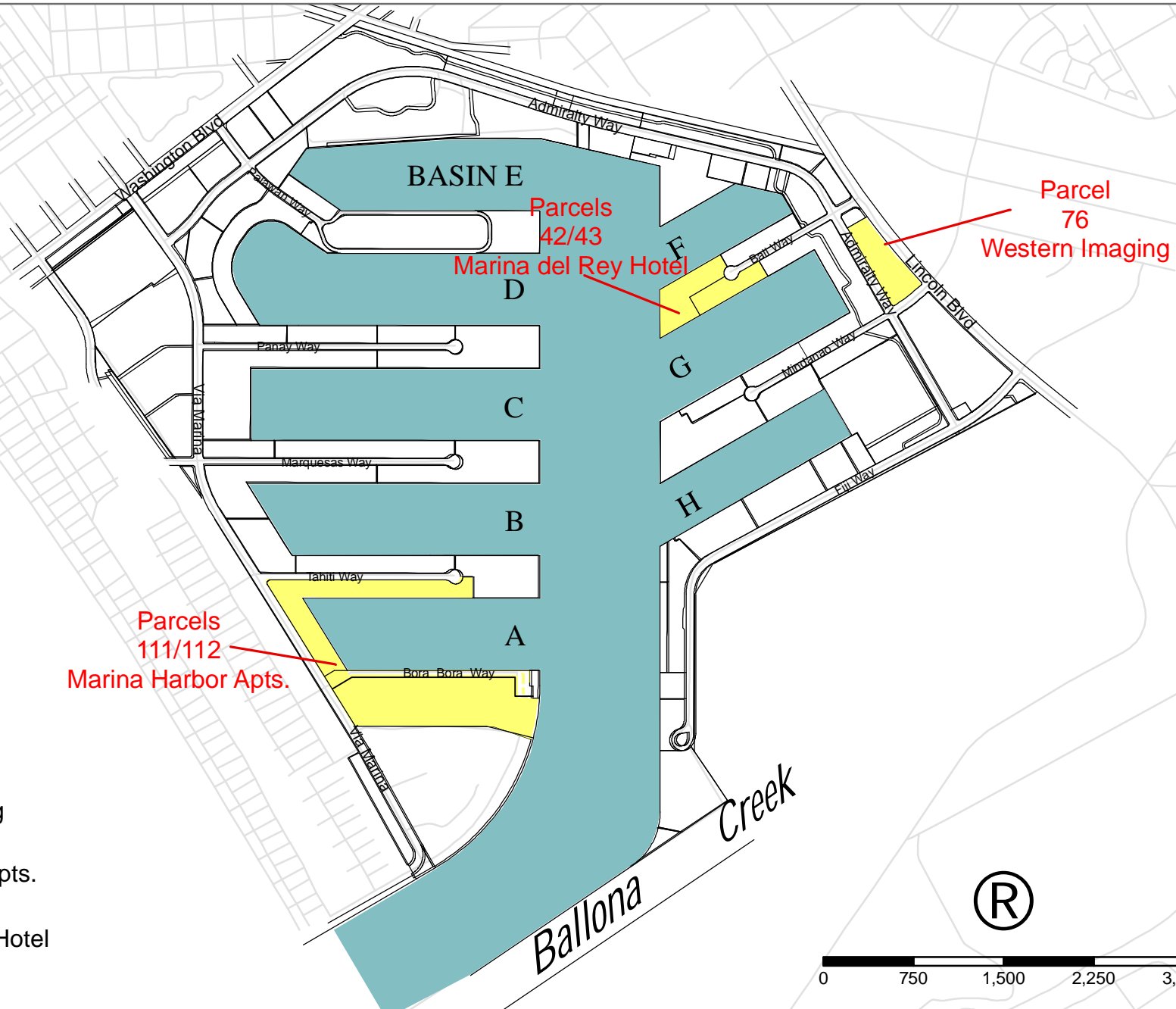
**Motion by Mr. Wong to adjourn at 2:40 PM, seconded Ms. Jubany and passed unanimously.**

Respectfully Submitted,

Yeni S. Maddox  
Temporary Secretary for the Design Control Board



# Locations of December 21, 2011 DCB Items



## Old Business:

None.

## New Business:

Parcels 76

6A; Western Imaging

Parcels 111/112

6B; Marina Harbor Apts.

Parcels 42/43

6C; Marina del Rey Hotel



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December 15, 2011



Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

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

**SUBJECT: ITEM 6A - PARCEL 76 (TRIZEC TOWERS) – WESTERN IMAGING  
DCB #11-009 - CONSIDERATION OF NEW WINDOW SIGNAGE AND  
DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from Western Imaging (Applicant) seeking approval to place three new window-mounted business identification signs on different elevations within the Parcel 76 Trizec Towers parcel leasehold, located at 4640 Admiralty Way.

#### **Window-Mounted Signs**

The Applicant is proposing to install three vinyl signs along upper panes of glass on storefront windows facing Admiralty Way, Lincoln Boulevard and driveway between the office building and parking structure.

The three proposed vinyl signs share the same design, fonts and colors. The signs contain the company's logo, a 24" high image with white and orange shapes on a grey square-shaped background, over two lines of type that read "Western Imaging" above "(310) 287-4000" (the Applicant's phone number). The lines of type combined are 15" high in custom font. The logo and lettering will appear against a black vinyl background measuring 55" wide by 43" high on the Admiralty Way and Lincoln Boulevard frontages and 64" wide by 52" high on the driveway sign. All three signs will be applied to existing tinted storefront windows and will be located 9'6" above grade level.

#### **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 and 5, Permitted Permanent Signs, of the *Sign Controls*.

**The Department recommends APPROVAL of DCB #11-009 with the condition that the Applicant obtains further review and approval from the Department of Regional Planning before installation, if necessary.**

SHK:kk:il



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December 15, 2011



Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

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

**SUBJECT: ITEM 6B - PARCEL 111/112 (MARINA HARBOR)  
DCB #11-010 - CONSIDERATION OF FLAG POLE INSTALLATION AND  
DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6B on your agenda is a submittal from Marina Harbor Apartments (Applicant) seeking approval to erect one 65' tall flag pole within the Marina Harbor Apartments leasehold, located at 13816 Bora Bora Way.

#### **Proposed Flag Pole**

Applicant is proposing to install one 65' tall aluminum flag pole in a grassy section adjacent to a carport parking area and entry driveway near the corner of Via Marina and Tahiti Way. The proposed pole will be 10" wide near the base and will be used to hang the American and State flags. Excavation for the base will consist of a 30-square-inch and 6½' foot deep area to be filled with concrete, and topped with a 14-square-inch aluminum plate. Four 1-1/4" diameter steel anchor bolts will be imbedded deep in the concrete. A lightning arrester connection from the anchor bolts to soil ground will be installed. No electrical or plumbing work is expected or included in the scope of work. All soil and related construction debris will be hauled away to an approved disposal facility.

#### **STAFF REVIEW**

The proposed flag pole installation creates minimal view impacts to the surrounding apartment units and adjacent properties. As proposed, Staff finds that the use and dimensions of the requested installation are consistent with the Specifications and Minimum Standards of Architectural Treatment and Construction, subject to your Board's review and approval.

**The Department recommends APPROVAL of DCB #11-010 with the condition that the Applicant obtains further review and approval of a Coastal Development Permit from the Department of Regional Planning before installation.**

SHK:kk:il





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December 15, 2011



Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

TO: Design Control Board  
FROM: <sup>Gary Jones</sup>for Santos H. Kreimann, Director

**SUBJECT: ITEM 6C – PARCEL 42/43 (MARINA DEL REY HOTEL)  
DCB #11-011 – CONCEPTUAL CONSIDERATION OF SITE RENOVATION  
AND DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6C on your agenda is the conceptual design submittal from Pacifica Hotel Company (Applicant) for complete site and exterior building rehabilitation of the Marina del Rey Hotel, an existing 154-room, three-story hotel, located at 13534 Bali Way.

### **Overview**

The existing hotel building is "Y" shaped with three wings of three stories each. Within these wings are guestrooms, small meeting rooms, a restaurant, bar, kitchen, offices for management and associated hotel guest amenities. East of the guestroom building is an attached one-story hotel conference center building with three larger meeting rooms, public restrooms and kitchen that serves the conference center. Directly east of the conference building is an existing one-story circular building that is currently vacant. This building will become a hotel spa, offices and other associated hotel related spaces. A smaller building further east contains the offices of the dockmaster for the Marina del Rey Marina that adjoins the hotel site. Uses in all of these buildings are served by an adjoining surface parking lot.

The Applicant's proposal consists of rehabilitating all exterior elevations and interior areas of the existing 154-room hotel, conference center, circular building, dockmaster landside facilities and marina restrooms, enhancing on-site landscaping, reconfiguring and resurfacing on-site surface parking areas, and resurfacing and enhancing the existing public promenade.

### **Building Elevation Changes**

The hotel main entrance will be enhanced with a covered pedestrian entry with additional landscaping, and the three-story lobby will receive a new roof line, new glass entry doors and new glass windows. Existing hotel balconies on all guestrooms will receive privacy screens between balconies. New balconies will also be installed at all guestrooms currently without one. Balcony railings will be powder coated metal and those located on the third story will receive a new standing seam metal sunscreen cover.

The existing roofline will be modified to include higher structural projections to add interest to the existing flat-roof design throughout the hotel building. The projections are proposed

along the guestroom wings and along the entry lobby, which will add about 4' in height to the existing building height. The existing conference center and rotunda will also undergo a major roof structure change. The existing convex shape will be replaced with a new metal roof, and augmented with a smaller round architectural vertical projection that complements and balances the overall modern design of the building.

Existing fire egress stairways at the guestroom wing ends will receive new screening elements to soften the visual impact of the exposed vertical circulation designs from Marina waters. The screens will be constructed of a powder-coated metal mesh complementing the new sunscreen material at the third floor guestroom level.

The ground floor rooms facing the existing pool along the south elevation will be upgraded with canvas overhead cabanas to allow for exterior seating along each individual patio. The pool and surrounding deck will be upgraded with new stone surfacing, furniture, fixtures and equipment. A new Jacuzzi spa will be installed adjacent to the swimming pool, and new tempered glass will replace existing clear plastic screens around the pool area perimeter.

The West courtyard area improvements will consist of the removal of an existing wooden gazebo and installation of new landscaping and furnishings to allow for a multi-functional open-air special event area. This area will also serve as outdoor seating for the existing restaurant within the hotel premises. Seating and planting groupings are designed to encourage guest and patron social opportunities with a more pleasant and inviting outdoor environment.

### **Landscape and Lighting**

The proposed planting palette will complement the building design and colors, which will add accents of different colors and plant species that are more consistent with the County's drought tolerant planting ordinance. The site currently has 112 mature palm trees consisting of Mexican Fan Palms and King Palms, and 32 canopy trees, which include Ficus, Coral, Umbrella and Melaleuca trees. Most of the existing mature trees will remain, while some will be either be removed or relocated. Of the existing palm trees, 13 will be relocated and 21 will be removed. Of the canopy trees, one Coral and two Umbrella trees will be removed, and 17 Ficus trees around the pool area will be removed and replaced with 13 Date Palms.

The overall site design will be organized into different planting areas, which will add unique detail from the hotel entry through the Bali Way driveway, site parking areas, hotel terrace/event area, pool deck and conference center area.

The plant groupings will include a series of Magnolia 'St. Mary's', a combination of Fortnight Lilies, yellow Lantanas and Blue Chalk-sticks along the site entry driveway and central vehicular drive up to the hotel entry. Date Palms and white Plumbago create soft and full planting area that screens the parking areas from view from the hotel entry. Open lawn with soft mixed planting border will frame views to the Marina from the hotel terrace

and event area, which also includes low hedges to provide a sense of privacy for the ground floor room terraces. The conference center will also be surrounded with a variety of palms with simple mass planting of white Lantana as ground cover.

The pool deck area will be improved with a dynamic pattern of hardscape and synthetic turf that demarcates a variety of zones and mixed textures for poolside activities. The deck area will contain a circular spa and low wall to one side.

New lighting is proposed throughout the project, consisting of wall and soffit lighting, low-level landscape and pathway lighting, and guestroom unit light fixtures. A more detailed lighting plan will be provided during the post-entitlement and final design submittal at a later date.

### **Promenade Improvements**

The promenade is proposed to be improved with interlocking paving, landscaping, new railing fence and dock entry gates to conform to the Marina Walk Promenade Design Guidelines. A new observation point at the southeast corner of the property will provide an opportunity for public to sit and take in the view of the Marina facing Burton Chace Park. The proposed promenade improvements will border the property along the north side with a minimum of 6' in width, adjacent to existing parking aisles, and expanding to upwards of 26' in width around the hotel building. More design details on promenade articulation, connection points with adjacent parcels, landscaping, railing fence and dock entry gates will be provided during the final review, post-entitlement.

The current layout along the southwest side facing the dockmaster building does not include a promenade because of the existing parking area driving aisle width; however, this is a conceptual design and the Applicant is open your Board's feedback for workable design options which should also meet the County's Building and Safety driving aisle width and pedestrian safety standards.

### **Colors and Materials**

The Applicant will repair all existing building surfaces currently covered with stucco and will use new earth tone colors with yellow and dark khaki accents. All room balconies will also have new metal railings and canopies with a shade of dark gray to provide a more modern approach. The proposed colors and materials are also in their conceptual stage and the Applicant is open to your Board's input to provide a balanced palette that conforms to Marina del Rey standards. Final colors and materials will be provided to your Board post-entitlement.

### **Signage**

The Applicant is not proposing signage at this time, but will return with required details design, location, materials and dimensions during the post-entitlement review of the project.

### **STAFF REVIEW**

The Applicant submitted plan design and materials details of the proposed project for conceptual review and approval only. Staff finds the proposed conceptual application sufficiently complete to proceed with the conceptual review procedure set forth in Section 22.46.1110.D1 of Title 22 Planning and Zoning.

**The Department recommends APPROVAL IN CONCEPT of DCB #11-011 with the condition that the Applicant:**

- 1) Return to the DCB for final design approval of the building exterior, landscaping, lighting and signage after Regional Planning Coastal Development Permit approvals; and,
- 2) Provide any requested material samples or design information necessary to complete the final design review.

SHK:kk:il



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Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

December 15, 2011

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

**SUBJECT: ITEM 6D – CONSIDERATION OF THE 2012 DESIGN CONTROL BOARD MEETING SCHEDULE**

The attached 2012 meeting and submittal filing schedule is provided for your consideration. All of the Design Control Board meetings are scheduled to begin at 12:30 p.m. on the third Wednesday of the month at the Burton Chace Park Community Building, 13650 Mindanao Way, Marina del Rey, 90292.

The proposed 12:30 p.m. meeting start time is consistent with the 2011 schedule. As has previously been discussed by the Board, evening meetings may be arranged whenever there is an agenda item that has broad community interest, such as the first time a development project is presented or policy initiatives by the Department of Beaches and Harbors or Department of Regional Planning are discussed.

SHK:il

Attachment



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Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

## **MARINA DEL REY DESIGN CONTROL BOARD**

### **2012 MEETING AND SUBMITTAL FILING DEADLINES**

The Design Control Board (DCB) will meet on the dates listed below. The filing deadline for any DCB meeting submittal is noon, four Wednesdays prior to the date of the meeting. Accordingly, the 2012 filing deadlines are as follows:

#### **Meeting Date**

January 18, 2012 @ 12:30 p.m.  
February 15, 2012 @ 12:30 p.m.  
March 21, 2012 @ 12:30 p.m.  
April 18, 2012 @ 12:30 p.m.  
May 16, 2012 @ 12:30 p.m.  
June 20, 2012 @ 12:30 p.m.  
July 18, 2012 @ 12:30 p.m.  
August 15, 2012 @ 12:30 p.m.  
September 19, 2012 @ 12:30 p.m.  
October 17, 2012 @ 12:30 p.m.  
November 21, 2012 @ 12:30 p.m.  
December 19, 2012 @ 12:30 p.m.

#### **Filing Deadline**

December 21, 2011  
January 18, 2012  
February 22, 2012  
March 21, 2012  
April 18, 2012  
May 23, 2012  
June 20, 2012  
July 18, 2012  
August 22, 2012  
September 19, 2012  
October 24, 2012  
November 21, 2012



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December 15, 2011

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

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 is an update on permits that have been issued by the Department of Beaches and Harbors for temporary banners, signs and/or canopies. Since our October 2011 report, the following permit has been issued:

**TP 11-010** Saponi Italian Restaurant (P-56). Approval to place one temporary tent on their patio area, provided that the required permits from the County Department of Public Works Building and Safety Division are obtained prior to installation. The tent will be 13 feet high at the center and 8 feet high at the edges, secured with 70-pound bases at each leg, and will be permitted from December 3, 2011 through January 2, 2012.

SHK:il

Attachment



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November 7, 2011

Ms. Jill Peterson  
Pacific Ocean Management  
13723 Fiji Way  
Marina del Rey, CA 90292

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

**TEMPORARY TENT AT SAPORI RESTAURANT (PARCEL 56)  
(TP 11-010)**

Dear Ms. Peterson:

By means of this letter, Satori Italian Restaurant is permitted to place one tent on their patio area at 13723 Fiji Way, Marina del Rey, provided that the required permits from the County of Los Angeles Department of Public Works Building and Safety Division (310-534-3760) and the Fire Department (310-358-2380) are obtained prior to the erection of the tent. The tent will be 20-foot by 25-foot in size and will be a white canopy-style with one transparent sidewall on the east side. It will be 13 feet high at the center and 8 feet high at the edges, secured with 70-pound bases at each leg. The tent will be located according to the attached site plan.

The tent is permitted from December 3, 2011 through January 2, 2012. The tent must be removed by noon on January 3, 2011. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at your expense. Please note that public access along the waterfront promenade must be maintained during the timeframe of this permit. If you have any further questions or requests, please contact me at (310) 822-4639.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Ismael Lopez  
Planning Division

SHK:IL

cc: Carlos Zimmerman  
Seth Curtis  
Ken Edson  
Bob Nickens





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December 15, 2011

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

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

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

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

On October 11, 2011, the Board approved the Coastal Development Permit, Conditional Use Permit and Parking Permit for Parcel 21 (Holiday Harbor) which authorized the demolition of an existing commercial facility and the subsequent construction of a new 29,348-square-foot commercial facility with an attached six-level parking structure and a 28-foot-wide pedestrian promenade.

On October 18, 2011, the Board authorized the renewal of the option to amend the Parcel 8 (Bay Club Apartments and Marina) lease agreement and an extension of the option for 18 months to December 8, 2012 upon payment by the lessee of an additional non-refundable \$100,000 extension fee and the lessee's granting to the County the right to participate in the proceeds from any sale or transfer of the property prior to exercise of the option.

Also on October 18, 2011, the Board adopted a resolution authorizing the Sheriff's Department to accept a grant in the amount of \$50,000 from the State of California Department of Boating and Waterways (DBAW) to properly and legally remove and dispose of abandoned recreational watercraft within the Marina del Rey Sheriff's Station jurisdiction.

Finally on October 18, 2011, the Board adopted a resolution authorizing the Sheriff's Department to accept a grant in the amount of \$17,000 from DBAW to assist vessel owners who are unable to pay their slip fees and interested in surrendering their vessels through the Vessel Turn-In Program.

On November 1, 2011, the Harbor Ordinance was amended by the Board to specifically include in the Small Craft Harbor Commission's powers and duties the responsibility for making recommendations to the Board and the Department of Beaches and Harbors regarding proposed leases, concessions, and other agreements relating to the Small Craft Harbor properties and facilities in Marina del Rey.

On November 8, 2011 the Board adopted amendment on the County Code, Title 2 – Administration, relating to the Small Craft Harbor Commission's powers and duties to

specifically include the responsibility for making recommendations regarding proposed leases, concessions, and other agreements relating to the small craft harbor properties and facilities in Marina del Rey.

On November 15, 2011 the Board approved the Memorandum of Agreement with the U.S. Army Corp of Engineers (CORP) and the City of Long Beach for Marina del Rey Maintenance Dredging Project. The Board also authorized the Director of Beaches and Harbors to negotiate and execute an agreement with the City of Long Beach to provide funding for additional Marina del Rey dredging and transportation of contaminated sediment to be implemented by the CORP.

On November 22, 2011 the Board authorized the waiver of fees in connection with the 49th Annual Holiday Boat Parade to be held in Marina del Rey on December 10, 2011: \$1,500 for the visitors' boat dock fees; \$860 community building use fee, \$150 alcohol fees, \$1,600 for staff parking, and \$19,925 for public parking for parade spectators, excluding the cost of liability insurance. The Board also approved a motion to request of the Director of Public Works, the waiver of fees in the amount of \$800 for boat parade fireworks, \$800 for New Year's Eve fireworks and \$1,700 for street banners.

On November 29, 2011 the Board adopted a resolution acknowledging receipt of and accepting the California Coastal Commission's resolution of certification, including the terms and modifications suggested by the Commission to the Marina del Rey Local Coastal Program Amendment.

#### **REGIONAL PLANNING COMMISSION'S CALENDAR**

Regional Planning Commission (RPC) meetings are held in Room 150, 320 West Temple Street, Los Angeles, CA 90012.

On November 1, 2011, at 9:00 a.m., the RPC approved Project Number RCDP 201100001, an application from California Yacht Club, Parcel 132, for the continued use of an existing portable classroom for a youth sailing and rowing education program.

On November 16, 2011 the Regional Planning Commission heard an update on the proposed Bicycle Master Plan.

#### **COASTAL COMMISSION'S CALENDAR**

On November 3, the Coastal Commission certified with modifications as suggested by Coastal staff (on an 11 to 1 vote), the Marina del Rey Local Coastal Program MDR 01-11, consisting of Land Use Plan and the Implementation Plan Amendments, to move development potential authorized by the existing certified LCP to different parcels; incorporate changes in response to the Periodic Review; and correct minor grammatical, typographical, and reference errors. The Commission also approved the County's Master Waterside Coastal Development Permit application for dock

replacements at Parcels 10, 21, 42/43, 44, 47, 53 and 125, with changes as submitted by Coastal staff.

On December 8, 2011, the California Coastal Commission voted 11 to 1 to find no substantial issue on the appeal filed by WeAreMDR on the Holiday Harbor Courts (Parcel 21) Project. As a result, the Board of Supervisors' decision on the entitlements for the project is final.

#### **LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE**

On November 3, the Coastal Commission heard a report by Coastal staff on the County's response to Coastal Commission's Periodic Review of Implementation of the County's Marina del Rey Local Coastal Program. After hearing their staff's report, the Coastal Commission took no further action.

#### **SMALL CRAFT HARBOR COMMISSION (SCHC)**

Minutes for the September and October 2011 meetings are attached.

#### **MARINA DESIGN GUIDELINES UPDATE**

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

#### **REDEVELOPMENT PROJECT STATUS REPORT**

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

SHK:il  
Attachments (3)

## **SMALL CRAFT HARBOR COMMISSION MINUTES**

### **September 14, 2011 – 10:00 a.m.**

**Commissioners:** David Lumian, Chair; Dennis Alfieri, Vice Chair; Allyn Rifkin, Commissioner; Russ Lesser, Commissioner; Vanessa Delgado, Commissioner;

**Department of Beaches and Harbors:** Santos Kreimann, Director; Gary Jones, Deputy Director; Charlotte Miyamoto, Chief of Asset Management Division; Catrina Love, Senior Marketing Analyst, Community and Marketing Services Division.

**County:** Lawrence Hafetz, Principal Deputy County Counsel; Lieutenant Reginald Gautt, Sheriff's Department;

**Call to Order and Pledge of Allegiance:**

Chair Lumian called the meeting to order at 10:05 a.m., followed by the Pledge of Allegiance.

**Approval of Minutes:**

Commissioner Rifkin made a suggestion on the minutes to clarify his comments.

Jon Nahhas commented that the minutes were not detailed enough.

**Motion to approve by Commissioner Alfieri, seconded by Commissioner Lesser, unanimously approved.**

**Item 3 – Communication from the Public:**

Liz Greenberger spoke about her program called ROWLA.

Commissioner Rifkin spoke about the Westside Mobility Study.

Jon Nahhas commented on the lessee's strategy for contending with high slip vacancy.

**Item 4a - Sheriff Regular Reports**

Lieutenant Gautt gave his report during which he mentioned the high incidence of bicycle thefts in the Marina and provided information on the National Bike Registry.

John Rizzo spoke about a solution to the bicycle thefts.

Chair Lumian asked staff to pass along to the lessees the Sheriff's information on the National Bike Registry.

Commissioner Delgado asked staff to have lessees notify their apartment tenants about the National Bike Registry.

Mr. Jones replied the Department will send out the notice.

**Item 4b – Marina del Rey and Beach Special Events Report**

Ms. Love provided information on upcoming Marina events.

Ms. Love reported to the Commission that the Department did not provide input on the photo essay published in an area newspaper.

Commissioner Rifkin asked about the activities on the Discover Marina del Rey day and asked how other residents in the County are notified.

Ms. Love provided the information.

Commissioner Rifkin wanted to confirm all County residents have a way to be notified.

**Item 5 – Update on Marketing Activities by Lessees**

Mr. Jones delivered the report. He also described a response he provided to an email sent by Jon Nahhas regarding vacancies in MDR anchorages.

Jon Nahhas commented on lessee's lack of effort to lease vacant slips.

Commissioner Lesser commented that all proposed re-developments are leaving a specific number of small boat slips in place in their new projects. Commissioner Lesser provided his analysis that lowering slip rental rates in an attempt to fill a 20% vacant marina would ultimately result in lower total income even at 100% occupancy.

Larry Koch commented on the deterioration of the marinas being facilitated by opposition groups' efforts to stall re-development.

Chair Lumian asked about a breakdown in vacancy that delineates functionally obsolete/buddy slips/slips in disrepair vs. market vacant slips.

Gary Jones responded that slips are individually monitored at this point.

Chair Lumian commented that the information on reasons for slip vacancy would be helpful in the future. He asked Mr. Kreimann about any department preference for larger boats.

Mr. Kreimann commented that vacancy Marina-wide was a result of not having the right kind of product (slips of a specific size class) available. He described the methodology for bundling the Master Waterside Coastal Development Permit to accommodate redevelopment.

Commissioner Delgado commented that she felt macro-economic conditions were the cause of high slip vacancies.

Larry Koch again commented that community opposition was needlessly delaying re-development.

Jon Nahhas commented that if macro-economic conditions were at work that all harbors would have similarly high vacancy rates.

Mr. Kreimann pointed out that he felt that the Marina had the wrong product overall.

**Item 6a – Approval of Renewal of Option to Amend Lease Agreement to Facilitate Redevelopment for Holiday Marina (Parcel 21)**

Mr. Jones provided a description of the proposed action.

John Rizzo spoke in opposition of the item, about enforcing price controls and excessive returns enjoyed by the developer.

Jon Nahhas commented that the project was withdrawn from the California Coastal Commission hearing in November 2009.

Mr. Kreimann explained that the item was withdrawn because by the time the item was to be heard, a number of the Commissioners had left the meeting. The Department then made a decision to pull the item until all of the Commissioners were briefed on the action before the Coastal Commission.

Mr. Jones further commented that additional delays were a result of landside entitlement requirements.

Commissioner Delgado asked if the project is ready to go back to the Coastal Commission.

Mr. Kreimann replied that the scheduling was imminent.

Steve Cordoba commented that the anchorage owners are entitled to a reasonable profit.

Larry Koch commented that the length of the extension request indicates the length of time necessary to move forward with Marina entitlement projects.

Vice Chair Alfieri asked about project financing.

Sherman Gardner, lessee representative, explained that they are fully committed to moving this project forward.

Commissioner Lesser commented that the entitlement projects take too long to complete.

Commissioner Delgado asked if 66 months were sufficient to secure all necessary entitlements.

Mr. Jones replied yes, and explained the structure of the Option extension.

Chair Lumian asked if entitlements hurdles have been met by this project.

Mr. Jones explained about the steps cleared by the lessee in moving forward with completing the entitlements.

**Motion to approve by Commissioner Lesser, seconded by Commissioner Delgado, unanimously approved.**

**Item 6b – Approval of Renewal of Lease Option Agreement to Facilitate Redevelopment for Oceana retirement Facility (Parcel OT)**

Mr. Jones provided a description of the proposed action.

John Rizzo expressed dissatisfaction with the structure of the proposed transaction.

Steve Cordoba supported the project as proposed.

Jon Nahhas commented about public subsidy of the project rather than using the lands for the benefit of the public and the project delays due to contraventions with the Local Coastal Plan.

Mr. Kreimann clarified comments made by Mr. Nahhas relating to the November 2009 Coastal Commission hearing on Marina del Rey items relating to Parcel 21.

Commissioner Lesser commented that the makeup of the Coastal Commission is such that seven votes are required to pass an item and that if the Commission meeting is lightly attended then prudence would be to wait until a larger quantity of Commissioners is in attendance.

Chair Lumian requested a clarification of the action before the Commission.

Mr. Kreimann described in detail the action before the Commissioners.

Mr. Hafetz further described the action before the Commissioners.

Mr. Jones described the nature of the extension being proposed.

Larry Koch commented about the availability of parking in the area surrounding the proposed project.

Chair Lumian clarified the nature of the item before the Commission.

**Motion to approve by Commissioner Rifkin, seconded by Commissioner Delgado, unanimously approved.**

**Item 6c – Report on Recreational Opportunities for Small Boat and personal Watercraft Users**

Ms. Miyamoto provided the report.

Barry Fisher spoke of Parcel NR being removed as a pipeline project, the type of public boating facility for Marina Beach area and his input relating to a Chace park facility.

Jon Nahhas commented that the report lacked detail and about recreational boating programs.

Russ Carrington described a shortage of access and storage facilities in the Marina.

Mr. Kreimann described the nature of the application for grant money to build a boathouse at Chace Park.

Commissioner Rifkin inquired about budgets for programs.

Mr. Kreimann responded with a description of how the Department is partnering with school districts and the Venice Boys and Girls Club to promote water access for local children. He also shared that the Department has now been budgeted for a boating section within the Department to promote small boater uses in the Marina.

Commissioner Rifkin asked if there was the ability to monitor and report on the W.A.T.E.R. program usage.

Mr. Kreimann answered that it was possible and that an activity report could be provided for the November meeting.

Chair Lumian pointed out that the Marina has a long history of providing access to boaters and described that history.

**Item 7a – Staff Report**

Mr. Jones delivered the ongoing activities report.

**Adjournment**

Chair Lumian adjourned the meeting at 11:55 a.m.

## **SMALL CRAFT HARBOR COMMISSION MINUTES**

### **October 12, 2011 – 10:00 a.m.**

**Commissioners:** David Lumian, Chair; Dennis Alfieri, Vice Chair; Allyn Rifkin, Commissioner; Russ Lesser, Commissioner; Vanessa Delgado, Commissioner (excused absence).

**Department of Beaches and Harbors:** Gary Jones, Deputy Director; Charlotte Miyamoto, Chief of Asset Management Division; Penelope Rodriguez, Program Manager I, Community and Marketing Services Division.

**County:** Thomas Faughnan, Principal Deputy County Counsel; Deputy Richard Godfrey, Sheriff's Department; Michael Tripp, Principal Regional Planner, Department of Regional Planning.

**Call to Order and Pledge of Allegiance:**

Chair Lumian called the meeting to order at 10:05 a.m., followed by the Pledge of Allegiance.

**Approval of Minutes:**

Commissioner Rifkin requested staff to make a correction on the September 2011 minutes to reflect his comments on the bike path.

Commissioner Lesser also made a clarification on a statement attributed to him on the September 2011 minutes.

Jon Nahhas spoke about a broken link to the agenda on the Department's web site and about the minutes.

**Commissioner Rifkin moved to approve the September 2011 meeting minutes as amended, seconded by Commissioner Lesser, and unanimously approved.**

**Item 3 – Communication from the Public:**

Commissioner Lesser asked staff about an article in the Argonaut describing the potential development of a 19-story hotel with a time-share component on Parcel 9 in Marina del Rey.

Mr. Tripp replied that the article was incorrect and the Planning Department is in the process of preparing a letter to the Argonaut to provide correct information.

Jon Nahhas spoke about slip vacancies in Marina del Rey and the County's master bicycle plan.

Ms. Miyamoto responded Jon Nahhas was involved in a teleconference with Public Works and was invited to meet with their traffic engineers.

Mr. Tripp talked about the Coastal Improvement Fund and where funds might be generated and spent.

Vice Chair Alfieri asked staff about the resistance to the bike path plan.

Ms. Miyamoto replied that some of the bike path cannot be aligned as desired because the location falls outside of County's jurisdiction.

Commissioner Lesser spoke about political structures that influence the bicycle path.

Commissioner Rifkin pointed out that the agenda had included information on a public hearing of the Master Bicycle Plan.

**Item 4a - Sheriff Regular Reports**

Deputy Godfrey reported the crime rate was down in Marina del Rey.



**Item 4b – Marina del Rey and Beach Special Events Report**

Ms. Rodriguez gave the report.

Commissioner Lesser said that participants will return to the Manhattan Pier.

Chair Lumian asked staff to provide an attendance and demographic report on the Discover Marina del Rey Day.

Ms. Rodriguez replied the report will be ready for the next meeting.

Jon Nahhas commented the Department does not sponsor or promote recreational boating in Marina del Rey.

Vice Chair Alfieri said information about Marina del Rey can be easily accessed through the Visitor's web site and the Department's web site.

Mr. Jones commented that information can be accessed through the Department's web-site and social media sites such as Facebook.

Vice Chair Alfieri suggested staff continue to think creatively in developing and promoting Marina del Rey.

Chair Lumian said Mr. Kreimann had mentioned adding a boating section within the Department. He foresees there will be more improvements.

Mr. Jones said the Department is processing the hiring of the Chief of the Marketing Division.

**Item 5 – Old Business**

None

**Item 6a – Approval of Renewal of Option to Amend Lease Agreement to Facilitate Redevelopment for Bay Club Marina**

Mr. Jones provided the report.

John Rizzo opposed the item and spoke of the lessee's return on investment and that the County not generating enough revenue.

Commissioner Lesser asked what the County's share on the apartment rent was under this lease.

Mr. Jones replied 14.5% percent after 20 years into the lease.

Commissioner Lesser asked what percentage should be considered the right ground lease percentage.

Jon Nahhas spoke about other agencies that operate assets and keep 75% of the revenue, as well as the Department not participating in the Parcel 64 sale proceeds.

Chair Lumian asked Jon Nahhas about the ground lease contracts where the municipalities keep 75% of the revenues and which agency it was.

Jon Nahhas replied he wasn't sure but that Dana Point was one of them.

Commissioner Lesser asked about the building of docks when replacement is needed and expressed his opinions on the sharing of revenues.

Commissioner Rifkin asked when the applicant submitted for the extension.

Mr. Jones said the representative of the applicant was here to present.

Thomas Schiff, the applicant's representative, spoke about the submission of the extension and renewal application.

Chair Lumian asked staff to amend the report to reflect the added information.

Mr. Jones replied yes.

Chair Lumian confirmed with Mr. Jones that the project had been approved, and the item presented was to allow the applicant to have more time to secure financing.

Mr. Jones responded the project's entitlements had been approved and the item presented is to provide applicant with additional time to secure financing.

Chair Lumian asked Thomas Schiff if that would be sufficient time to complete the process.

Thomas Schiff responded that it would be sufficient.

Chair Lumian asked staff if this is the first time the County inserted a participation clause in the Option Agreement.

Mr. Jones replied it had been the County's practice to participate in the refinancing or sale of leasehold interests. However, this is the first time that County's participation has been added to an Option agreement.

Chair Lumian asked if this addresses Jon Nahhas' comment.

Mr. Jones said yes and the County's participation during the lease extensions had happened before but that this was the first time it was inserted during the Option period.

**Motion to approve by Commissioner Lesser, seconded by Vice Chair Alfieri unanimously approved.**

**Item 7a – Staff Report**

Mr. Jones delivered the Ongoing Activities report.

Jon Nahhas commented on the slip vacancy report, and the transparency of the Department.

Commissioner Lesser asked staff about the information provided on the slip vacancy report.

Mr. Jones replied the report was created based on the data that the Department received from the marina operators.

Tim Riley spoke about the Coastal Commission meeting schedule and that his recollection is that the Department didn't have direction from the Coastal Commission as to the schedule.

Chair Lumian asked staff if there was a confirmed date for the Coastal Commission meeting.

Mr. Jones responded there has been no confirmed date for the Coastal Commission meeting. Once the Department receives a confirmed date, information will be posted on the Department's web site.

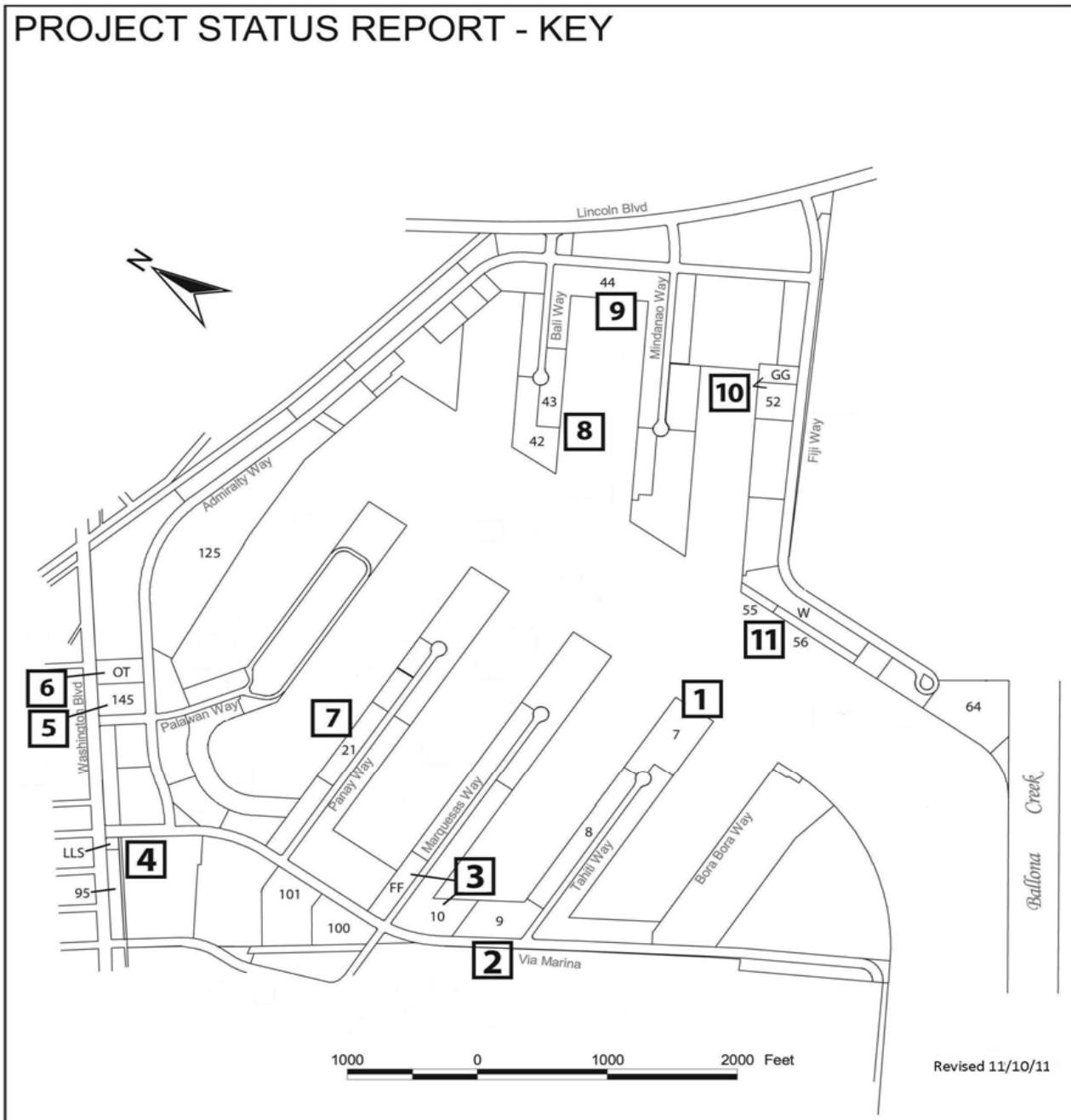
**Adjournment**

Chair Lumian adjourned the meeting at 11:00 a.m.

Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of December 12, 2011

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	<b>7</b> -- 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	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. 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. DRP Site Plan application approved on 1/20/11. B&S issued building permit on 6/22/11 and 1st phase of construction will begin December 2011.	No Variance proposed
2	<b>9</b> -- Woodfin Suite Hotel Woodfin Hotels	Sam Hardage	* Massing will change due to 4/26/11 BOS hearing request. * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	<b>Massing</b> -- Massing will change due to 4/26/11 BOS hearing request. <b>Parking</b> -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006, RPC continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. 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; on April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration.	
3	<b>10/FF</b> -- Neptune Marina/ Legacy Partners	Tim O'Brian	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. 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. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in December 2011.	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
4	<b>95/LLS</b> -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- 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
5	<b>145</b> -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 and on 2/8/11, approved option to extend the lease term for 39 years. 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 certified the MND on 2/08/11. Site Plan Review application approved by DRP on 4/20/11. DCB approval of final design granted on 7/20/11.	No Variance proposed
6	<b>OT</b> -- 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	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in December 2011.	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
7	<b>21</b> -- 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	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. 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; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied WeAreMdr's appeal of the BOS 4/26/11 determination and approval is final. <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
8	<b>42/43</b> -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	No Variance proposed
9	<b>44</b> - 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	<b>Massing</b> -- 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 <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	Shared Parking Agreement No Variance proposed
10	<b>52/GG</b> -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County boatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB review continued on March 2007, project disapproved 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. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in December 2011.	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
11	<b>55/56/W</b> -- 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	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)

## PROJECT STATUS REPORT - KEY





*To enrich lives through effective and caring service*



December 15, 2011

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

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

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

**MARINA DEL REY**

**NEW YEAR'S EVE FIREWORKS SHOW**

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

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

For more information call: The Holiday Boat Parade at (310) 670-7130

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

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

Saturday, December 17

Freddy Horn, playing Jazz, Blues & Funk

Sunday, December 18

The Jimi Nelson Band, playing Country Rock-A-Billy (Line dancing instructions @ 12:30 p.m.)

December 24 & 25

No Band Performing

Saturday, December 31

Bob DeSena, playing Latin Jazz

Sunday, January 1

Higher Ground, playing Rhythm & Blues and Soulful Rock

For more information call: Pacific Ocean Management at (310) 822-686

SHK:CB:cm