

• • • Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, January 18, 2017, 1:30 p.m.

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

Audio

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

2. (1) Approval of the May 18, August 23, and October 20, 2016 Minutes

3. (1) 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 noncontroversial 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. <u>New Business</u>

M A. 2017 Design Control Board Meeting Schedule

B. Election of Officers

- Oc. Parcel 50 Caruso Affiliated / M. Fredric DCB # 16-006 Consideration of new signage
- D. Parcel 50 Caruso Affiliated / Sweetgreen DCB # 16-007 Consideration of new signage and façade modification

7. (1) Staff Reports

- A. Temporary Permits Issued by the Department
- B. Ongoing Activities Report
 - Board Actions on Items Relating to Marina del Rey
 - Regional Planning Commission Calendar
 - California Coastal Commission Calendar
 - Future Major DCB Items



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- Small Craft Harbor Commission
- Redevelopment Project Status Report
- Marina del Rey Design Guidelines
- Venice Dual Force Main Update
- 2015-2016 Assessment of County Commissions
- New Department of Beaches and Harbors Website

C. Marina del Rey Special Events

8. <u>Adjournment</u>

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) 305-9538 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at rstassi@bh.lacounty.gov.

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.

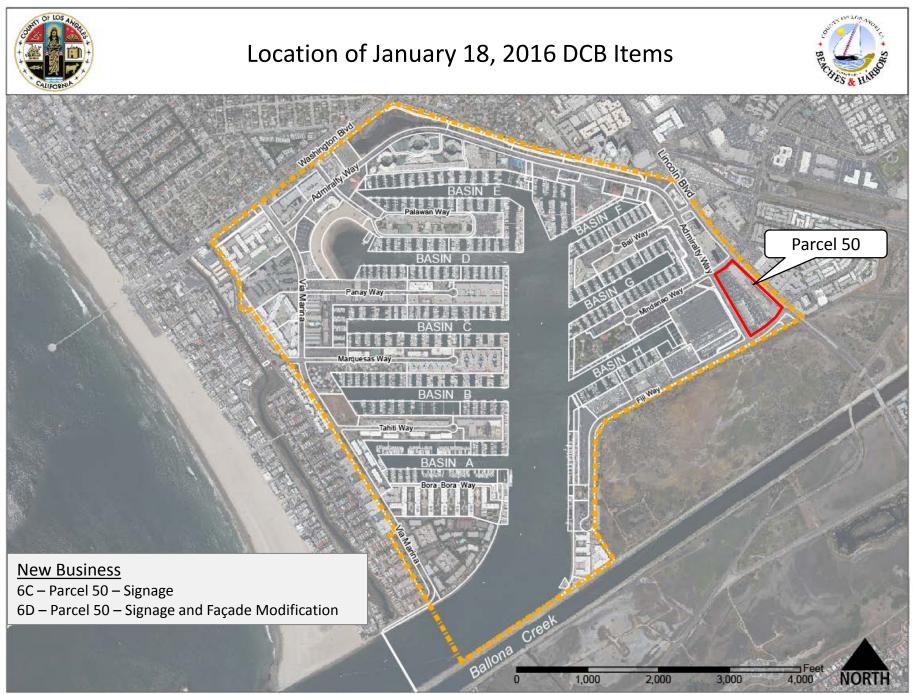
All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at the **four Marina del Rey locations listed below**. The Department of Beaches and Harbors website also provides all reports and audio files from current and past meetings. Electronic copies of project submittals for Business Items referred to in this agenda will be available online for a two week period from the date of this agenda.

Please visit the Department of Beaches and Harbors Website Address at <u>http://beaches.lacounty.gov</u>, or the <u>Design Control Board Archive</u> for more information.

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

Burton Chace Park Community Room 13650 Mindanao Way Marina del Rey, CA 90292 MdR Visitors & Information Center 4701 Admiralty Way Marina del Rey, CA 90292

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



Los Angeles County Department of Beaches and Harbors, Planning Division.

DESIGN CONTROL BOARD MINUTES May 18, 2016

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

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Gary Jones, Director; Brock Ladewig, Deputy Director; Michael Tripp, Planning Specialist; Maral Tashjian, Planner, Troy Evangelho, Planner; Yeni Maddox, Secretary

County Staff Present: Kevin Finkel, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Jack Hollander, Jack Hollander & Associates; Aaron Clark, Armbruster, Goldsmith, and Delvac; Kathleen Wishard, LRM Architects; Kathryn Toth, Lighting Design Alliance; Michael Pashaie, Pacific Ocean Management

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:31 p.m.

On a motion of Mr. Wong, seconded by Vice Chair Jubany, the absence of Mr. Pastucha was excused.

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong

Vice Chair Jubany led the Pledge of Allegiance.

2. Approval of April 20, 2016 Minutes

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved. Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong

3. Public Comment

Wren Maloney expressed her concerns about the Pier 44 project due to traffic and ecological issues.

Leslie Purcell recommended that a National Environmental Policy Act (NEPA) study be conducted for the entire marina before more projects are permitted.

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4. Consent Agenda

No Items

5. Old Business

A. <u>Parcel 44 – Pier 44 – Consideration of final site design for Pier 44 redevelopment –</u> DCB#08-015-B

Troy Evangelho presented the staff report.

Kathy Wishard discussed changes made to the project's main corner entries, and paving transitions between the new and existing promenade.

Jack Hollander disclosed his ex-parte meeting with commissioners Phinney and Jubany.

Chair Phinney asked staff to give a brief history of the project's entitlement process to address concerns about scale, appropriateness, density and traffic.

Michael Tripp gave a brief explanation of the project's entitlement history and next steps in the entitlement process.

Gary Jones added the applicant requires a lease extension which should go before the Board of Supervisors later in May.

Public Comment

Jeanette Vosburg objected to the proposed development and requested an Environmental Impact Study (EIS) be completed for the entire harbor.

Jon Nahhas spoke about the importance of public access to the marina and expressed concern about the traffic issues that Trader Joes would cause, and requested the board not approve the Trader Joes.

Leslie Purcell also suggested an EIS for the marina, expressed concern about the glass windows on the West Marine building due to the birds' safety, and suggested solar roofing on all new designs.

Tim Riley stated that the project has gone through many reviews and refinements and encouraged the approval of the project.

Wren Maloney spoke against the approval of the project.

Aaron Clark mentioned that the glass product that will be used on the West Marine building is endorsed by the Audubon Society and the American Bird Conservancy. He added that a certified Local Coastal Program (LCP) was passed for this project which is equivalent to an

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Environmental Impact Report (EIR). He stated that the project enhances public access, public amenities, and boater- and visitor-serving uses.

Board Comment

Mr. Stanley opposed the project, comparing it to a strip mall near the water.

Michael Pashaie replied that the purpose of this hearing is to decide on the design of the project, not to decide whether to approve or disapprove the project. He added that the project is boater- and visitor-serving, and a huge improvement to what is currently there.

Mr. Stanley agreed that moving the West Marine Store closer to the boaters is a good idea; however he did not agree with the other retail spaces and the project overall.

Aaron Clark thanked Mr. Stanley for his comments and requested to move the project forward.

Vice Chair Jubany disclosed her and Chair Phinney's meetings with the applicants. She also thanked staff for displaying the improvements and following-up with the applicant.

Chair Phinney added there were several issues relating to public access, view access, accessibility for the differently abled, parking, and aesthetic design that the DCB was not able to agree on. So he, and Vice Chair Jubany met independently, with the architect and the owner's representative to discuss those issues. He also commended the architect for incorporating every suggestion they made. He added that the DCB is sensitive to the public's concerns about traffic and requested that staff study the problem regarding the traffic light on Lincoln Boulevard and Washington Boulevard. He suggested that staff work with the Department of Public Works and return in about two months to give an overview about the solutions, he also inquired about the Federal EIS and when it would become necessary. He mentioned that the applicant is widening Mindanao Way and adding another lane to mitigate some of the traffic impact. Lastly, he mentioned that the project actually increases visual access.

Mr. Wong commended the architect and stated that he liked this project as first presented, and the questions heard today have been addressed many times. He stated years ago he worked with the DBH director to discuss traffic mitigation. He stated that NEPA is required only when federal funds are being used.

Gary Jones said a number of Marina projects have been in development for years and are reaching their end. He said people have come in later in the process and could use an overview of the entitlement process and the roles and responsibilities of the DCB, which staff can present at the July meeting. The department will also request the City of Los Angeles attend a meeting and present on the traffic issues of the marina.

Chair Phinney requested that staff address the public's concerns that are constantly raised during the meetings, such as issues related to traffic, birds, and public access. Staff should address how members of the public could best handle their concerns, which agency those issue should be directed to.

Gary Jones stated that staff will reach out to the commissioners for those issues.

On a motion of Mr. Wong, seconded by Vice Chair Jubany this item was approved as submitted.

Ayes: 3 – Chair Phinney, Vice Chair Jubany, and Mr. Wong Nays: 1 – Mr. Stanley

B. Marina del Rey Design Guidelines

Maral Tashjian presented the staff report.

Public Comment

Jeannette Vosburg inquired if "clean marina" meant the possibility of less birds.

Gary Jones replied that he didn't believe that's the context the word "clean" is being used in the design guidelines.

Jon Nahhas expressed concern about the timing of the Design Guidelines, and suggested that it should have been prior to all the development.

Wren Maloney spoke about the lack of protection for the ecology of the marina area and voiced opposition to Trader Joe's.

Leslie Purcell inquired about the Design Guidelines public review timeline, the force of the guidelines, and the legality behind them.

Board Comment

Chair Phinney asked staff to address the public's inquiries.

Ms. Tashjian replied that the documents are available on the department's website, where the DCB materials are typically located and stated that the DCB will determine when to approve the guidelines.

Chair Phinney suggested establishing an online public comment forum for the Design Guidelines, and that guidelines be printed and available at prominent areas in the marina, such as the DBH Administration Building, Lloyd Taber-Marina del Rey Library, MdR Visitors & Information Center and Burton Chace Park. He also suggested a blog/twitter account where members can read comments from others.

Gary Jones replied that DBH has a twitter account that can be used specifically for dialogue about the guidelines.

Vice Chair Jubany asked about the history of the Design Guidelines.

Ms. Tashjian gave a brief history of the Design Guidelines.

Vice Chair Jubany asked how often will they be updated, once they are finalized.

Ms. Tashjian explained that there is no specific rule, and they can be amended over time.

Vice Chair asked if the developers had access to any guidelines during their design process.

Ms. Tashjian replied that there have not been any Design Guidelines up until this point.

Chair Phinney stated that the LCP specifies things such as view corridors and other broad guidelines.

Chair Jubany wanted to clarify that she would like the Design Guidelines to be a living document.

Mr. Wong asked if the Design Guidelines was completed by staff.

Ms. Tashjian replied that a majority of it was based on the 2009 draft, but staff has made major revisions.

Mr. Wong added that the board has denied projects in the past that wanted to cut down a lot of trees, or that impacted a lot of birds. They also denied the Boat Central project, which was a unanimous decision.

Vice Chair Jubany added that the DCB has been the Design Guidelines for the developers.

On a motion of Vice Chair Jubany, seconded by Mr. Stanley this item was continued until the September 21, 2016 meeting. Copies of the Design Guidelines will be provided at the Beaches and Harbors Administration Building, the Visitor Center, the Library, and Chace Park.

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley, and Mr. Wong

6. New Business

None.

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7. Staff Report

Troy Evangelho presented the Temporary Permits report.

Gary Jones reported on the Ongoing Activities Report

Public Comment

Jon Nahhas spoke about the Department's website, and requested that the website be more public friendly, he also stated the Army Corps of Engineers' hearing was not published on DBH's website.

Tim Riley mentioned that he attended the Army Corps of Engineers hearing, and it was confusing.

Leslie Purcell spoke about tree pruning/netting and concerns about nest and birds disruption. She also inquired about any guidelines to protect nesting birds.

Chair Phinney replied that there are state statues to prevent disruption of birds, especially during nesting season. He also added that several trees on Fiji Way were removed due to the guano from nesting birds, which caused the trees to die.

Michael Tripp said that nesting birds are protected by state and federal law, plus the LCP has specific protections for water birds and active nests. Measures can be taken to discourage nesting in trees when there is a human/bird conflict, such as a large amount of guano being deposited under a tree creating a health risk.

Gary Jones presented the Marina del Rey Special Events report.

Patricia Younis publicly acknowledged the County staff for all of their efforts for the Fuel External Tank delivery and mentioned that it was an amazing experience.

Jeanette Vosburg mentioned that she submitted information to staff regarding US EPA cleanup.

Wren Maloney spoke about presenting an ecological impact presentation at the next DCB meeting.

Chair Phinney replied that environmental impacts do not fall under the purview of the DCB and she could submit the presentation to staff. He also suggested that she could conduct her own viewing.

Gary Jones mentioned that he and other county and state staff have seen the presentation, that they had a discussion afterward, and mentioned that the issues are outside of the

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County's jurisdiction. He also mentioned that he believes Ms. Powers is continuing her discussions with the state.

Jon Nahhas suggested that DBH offer free parking during free events.

Mr. Wong added that everyone is required to pay for parking, including the DCB board members.

8. Adjournment

Chair Phinney adjourned the meeting at 3:38 p.m.

Respectfully Submitted,

Yeni S. Maddox Secretary for the Design Control Board

DESIGN CONTROL BOARD MINUTES August 23, 2016

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

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Brock Ladewig, Deputy Director; Michael Tripp, Division Chief; Troy Evangelho, Planner; Yeni Maddox, Secretary

County Staff Present: Amy Caves, County Counsel

Guests Testifying: Mie Joness, Department of Beaches & Harbors; Adam Berry, Essex Property Trust, Inc; John Skidmore, LMU ; Ken Greenberg, Caruso Affiliated

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 6:30 p.m.

On a motion of Mr. Wong, seconded by Mr. Stanley, the absence of Mr. Pastucha was excused.

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong

Commissioner Stanley led the Pledge of Allegiance.

Chair Phinney stated his intention to hear item 5 before item 4, and to move item 6c to the beginning of the agenda after the public comment period to accommodate the largest audience of the evening.

2. Public Comment

John Richardson (South Coast Corinthian Yacht Club) expressed concern about the boaters' restrooms located closest to the club.

3. Consent Agenda

No Items

4. Old Business

A. <u>Parcel 150 – Department of Beaches and Harbors/Permits Building – Consideration of</u> <u>new landscaping – DCB#15-009-B</u>

Troy Evangelho presented the staff report.

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Public Comment

None

Board Comment

Chair Phinney inquired about the Iris Douglas flower and its bloom frequency.

Ms. Joness replied that it blooms once a year around spring time, but the leaves remain throughout the year.

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted.

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong Nays: 0

B. <u>Parcel 125 – Essex/Marina City Club – Consideration of alterations to approved</u> promenade design – DCB#10-016-E

Troy Evangelho presented the staff report.

Public Comment

Nancy Vernon Marino expressed concern about the fencing, boater access from the parking areas to the outside promenade, and the construction time of the project.

Eric Peterson expressed concern about bikes not being allowed on the promenade.

Board Comment

Mr. Wong inquired about the bioswale.

Adam Berry stated that the original project design did not include a bioswale. He added that the Department of Public Works (DPW) required a bioswale and that the Fire Department required that it be outside of the fire lane.

Chair Phinney stated that he did not believe that the Fire Department required that the bioswale be placed within the promenade area and he did not believe that DPW required a bioswale. He further stated that there are other options to meet Low Impact Development requirements, which may have been more expensive. He also stated that he did not like the project, and feels the applicants cheated the public. He suggested using an underground system, treating the water with sand filters, and placing the bioswale in the landscaping around the building.

Adam Berry stated that when they were applying for building permits from Building and Safety, they were under the impression that they did not need to return before the DCB. Mr.

Berry stated that if they had been aware of the requirement, they would have returned and presented potential options for the bioswale. He stated that they were required to include the bioswale by Building and Safety.

Chair Phinney stated that he didn't believe the applicant was told they were required to have a bioswale, but rather they needed to pre-treat storm water run-off before it's discharged into the system. He added that there are lots of ways to treat runoff, the least expensive option was to install a bioswale.

Adam Berry replied that there were other potentially complicating factors, such as a cathodic protection system being installed at the same time.

Mr. Wong inquired as to why the project's engineer was not present at the meeting.

Adam Berry replied that the engineer was unavailable due to illness.

Mr. Wong replied that he agreed with Chair Phinney in that there were other options that the applicant could have explored and that he would not change his position.

Adam Berry replied that he would take the DCB's recommendations back to his team but doesn't anticipate any changes.

Chair Phinney stated that the DCB represents the interests of Los Angeles County residents, who own the Marina. He added that the only part of the project that had gone well were the gates.

Adam Berry stated that he'd been working with the Department of Beaches and Harbors to try to make up for the insufficient components of the project.

Chair Phinney expressed that it was difficult to accept that the applicant built something substantively different than what was originally proposed, when the original proposal was unsatisfactory and reluctantly approved by the DCB.

Adam Berry stated that they were at an impasse.

Chair Phinney stated there were other options that were costly and may not please the owners and tenants, but it will do more for the people of Los Angeles County, and that's where the applicant's efforts should lie.

Adam Berry replied that he preferred to find a solution that works with the DCB, however the DCB is proposing to remove the bioswale completely and find another option.

Chair Phinney replied that's not necessarily true.

Mr. Wong stated that he doesn't see how the current bioswale is effective. He added that it is up to the applicant to figure out the best way to design an effective bioswale.

Vice Chair Jubany stated that she agreed with Chair Phinney that when approved, the project was approved reluctantly because they were trying to compromise to help the project move forward. She stated that her decision is to disapprove the design being proposed.

On a motion of Mr. Wong, seconded by Vice Chair Jubany this item was denied as submitted.

Ayes: 3 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong Nays: 0

5. <u>New Business</u>

A. <u>Parcel W – LMU Boathouse – Consideration of new dock gates and fencing – DCB#16-003</u>

Troy Evangelho presented the staff report.

John Skidmore explained how the proposed design was focused on the security of the boathouse.

Public Comment

None

Board Comment

Vice Chair Jubany asked why they were keeping the 42"-tall railing.

John Skidmore stated that there wasn't anything wrong with the 42"-tall railing. The 7'-tall fence would be placed in front of it and they didn't want to demo the existing 42"-tall railing because of safety concerns.

Chair Phinney asked whether the 5' of fencing over the water was to keep people from being able to get to the gangway.

John Skidmore replied affirmatively.

Chair Phinney asked if the applicant was a waterside tenant only, or could they make landside improvements.

Michael Tripp replied that the landside improvements were part of parking lot W, which is owned by the County and operated by DBH. He also stated that there weren't plans by the County to redevelop the area; however Fisherman's Village tenants had approached DBH with the intention to redevelop the whole area.

On a motion of Mr. Wong, seconded by Vice Chair Jubany this item was approved as submitted.

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong Nays: 0

B. <u>Parcel 50 – Caruso/Mainland Poke – Consideration for new signage and façade</u> renovation – DCB#16-004

Troy Evangelho presented the staff report.

Vice Chair Jubany asked if the "Poke Shop" sign box was flush with the surface.

Troy Evangelho replied that the box stood out as far as the letters, and the same was true for the blade sign.

Chair Phinney stated that his meeting materials packet show a different color choice, in option B and asked for clarification.

Troy replied that the most recent color choices for consideration by the Board were in the presentation rather than what was in the submittal packet. He further stated that, the DCB had the authority to approve the project by making an exception to the established sign program.

Chair Phinney clarified that the DCB had the authority to approve the sign even though it exceeded the maximum size permitted under the signage program for the center.

Troy replied affirmatively and stated that the center was the only property in Marina del Rey that had a signage program. He then stated that the program was developed by the applicant to assist tenants with their signage. Troy explained that elsewhere in the Marina, the DCB has the sole authority to establish the size for a wall sign and so the applicant is requesting that the Board approve a size that is greater than what would typically be allowed by the center's sign program.

Public Comment

None.

Board Comment

Chair Phinney asked the applicant to join them in the discussion and stated that if DCB approved a sign that is beyond the scope of the signage program they may have other tenants that will request larger signs.

Ken Greenberg replied that he did not have an issue with that occurring, and explained that the center's management looks at each sign on an individual basis.

Vice Chair Jubany replied that she prefers the proposed (larger) signage.

Mr. Wong clarified that the approval would not be a precedent setting decision and was based on an individual case and location.

Mr. Stanley expressed concern about the uniformity, location, and the original purpose and aesthetics; however, would defer to the developers preference.

Ken Greenberg stated that he understood Mr. Stanley's view and stated that they were looking at the verbiage of the sign, not necessarily the background.

Chair Phinney addressed Mr. Stanley's issue by stating that one of things the DCB found delightful about the original design was that there was a real effort made to create a sense of a village of individual tenants, to not make this a standard strip mall. The applicant has spent a great deal of money and effort creating an atmosphere with its own sense of place.

On a motion of Vice Chair Jubany seconded by Mr. Stanley, this item was approved as submitted.

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong Nays: 0

6. Staff Reports

Michael Tripp presented the Marina del Rey Special Events report. He announced the sail boat races, along with the last summer concert.

The remaining reports were received and filed.

Public Comment None

7. <u>Adjournment</u> Chair Phinney adjourned the meeting at 7:37 p.m.

Respectfully Submitted,

Yeni S. Maddox Secretary for the Design Control Board

DESIGN CONTROL BOARD MINUTES *SPECIAL MEETING* October 20, 2016

Members Present: Peter Phinney, AIA, Chair (Fourth District); Jerome Stanley, Member (Second District); Tony Wong, P.E, Member (Fifth District)

Members Absent: Helena Jubany FAIA, Vice Chair (First District); Simon Pastucha, Member (Third District)

Department Staff Present: Brock Ladewig, Deputy Director; Michael Tripp, Planning Division Chief; Maral Tashjian; Departmental Facilities Planner II; Troy Evangelho, Planner; Yeni Maddox, Secretary

County Staff Present: Kevin Finkel, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Michael Finger, AMLI Marina del Rey; Brandon Ranson, Caruso Affiliated

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 2:39 p.m.

On a motion of Mr. Wong, seconded by Mr. Stanley, the absence of Vice Chair Jubany and Mr. Pastucha were excused.

Ayes: 3 – Chair Phinney, Mr. Stanley and Mr. Wong

Chair Phinney led the Pledge of Allegiance.

2. Consent Agenda

No Items

3. <u>Old Business</u> A. Marina del Rey Design Guidelines

Manna der Key Design Guldeinies

Maral Tashjian presented the staff report.

Public Comment

Tim Riley addressed the letter submitted to the Design Control Board (DCB) by the Marina del Rey Lessees' Association where they outlined many of their concerns about the design guidelines.

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Board Comment

Mr. Stanley asked staff if they considered the Fire Department and Department of Regional Planning's (DRP) input during the process, and if so, what the procedure was for that.

Ms. Tashjian replied that throughout the draft process DRP and the Fire Department had a chance to review the document, and made comments, which staff incorporated.

Chair Phinney asked staff to explain the history and process that was used to develop the guidelines.

Ms. Tashjian gave a brief overview of the process.

Mr. Stanley asked if the guidelines codify the comments and direction that the DCB has been giving applicants.

Ms. Tashjian replied affirmatively and stated that the design guidelines reflect the type of comments the DCB has typically made in the past.

Mr. Stanley asked if the design guidelines would cause a hardship for applicants.

Ms. Tashjian replied that the document would help applicants rather than cause hardship, because it gives them a better idea of what the DCB is expecting. She further explained that staff encourages the applicants to use the design guidelines early on, so that when presented before the DCB, the project would have good design principles incorporated already.

Chair Phinney addressed the "One Stop Shop" idea raised in the Lessees Association letter, and suggested having two meetings a month. He also clarified that the design guidelines are only guidelines and not requirements.

Mr. Wong stated that the guidelines should be followed as closely as possible.

Ms. Tashjian explained that applicants should be able to demonstrate how their projects are consistent with the guidelines. She added that noncompliance with any given guideline would have to be justified before the DCB. It would be under the discretion of the Board to waive a design guideline or not.

Chair Phinney expressed his opinion that guidelines should be living documents and believes that the only way to see if they work is if they start using them.

Mr. Stanley suggested placing an explanation in the guidelines, on how they would be utilized by the Board and what the applicants' responsibilities were, including how the applicants should incorporate them into their projects.

Mr. Wong added that the DCB is open to input from the applicants.

Ms. Tashjian replied that there is a section in the Introduction Chapter called Waiver of Individual Guidelines that addresses Mr. Stanley's comment.

Chair Phinney asked staff if it would be helpful for the DCB members to provide a signed letter that explains the intentions of the guidelines.

Ms. Tashjian replied affirmatively.

Ms. Caves added that the letter would need to come back to the DCB meeting for approval.

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted.

Ayes: 3 – Chair Phinney, Mr. Stanley and Mr. Wong Nays: 0

B. <u>Parcel 15 – AMLI Residential/ AMLI Marina del Rey – DCB#14-002-B - Consideration of</u> sign program and promenade details

Troy Evangelho presented the staff report.

Michael Finger introduced Dan Deli, the landscape architect and India Howlette, the sign designer.

Public Comment

None

Board Comment

Chair Phinney complimented the project and stated that this project sets the standard that other projects should try to achieve. He then asked about the free-standing wood benchs.

Michael Finger clarified that the benches would be built into a wall façade.

Chair Phinney asked to see an elevation that gave a sense of the bench in its context.

Michael Finger explained that the picture in the presentation was a factory sample and did not show the bench in context with its surroundings.

Chair Phinney stated that he liked the bench the way Michael Finger described it.

Mr. Wong inquired about the handling of the storm water for the project and asked if the applicant had gone through the County plan check.

Michael Finger replied affirmatively.

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted.

Ayes: 3 – Chair Phinney, Mr. Stanley and Mr. Wong Nays: 0

4. New Business

A. <u>Parcel 50 – Caruso Affiliated/SugarFish – DCB#16-005 - Consideration of new signage</u> and façade modification

Troy Evangelho presented the staff report.

Brandon Ranson explained that they intended to implement the project as presented by staff.

Public Comment

None

Board Comment

Mr. Stanley expressed concern about the size of the signage, the advertising advantage over the other tenants' signs, and asked if there were any regulations being stretched to allow the sign.

Troy replied that staff found the sign to be compliant with regulations, and added that the sign was within the maximum allowable sign area per the property's sign program.

Chair Phinney asked about the railing and if the applicant intended to serve cocktails in the area.

Brandon Ranson replied that the railing was necessary because the applicant did intend to serve cocktails in the area.

Chair Phinney expressed his concern about the lack of eye-level signage and made the applicant aware that the DCB wouldn't be pleased if they returned requesting to add signage with some kind of sandwich board. He also asked whether the applicant had considered ground level signage.

Brandon Ranson replied that the tenant does not employ ground level signage at their other locations and would not be requesting such signage in the future.

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On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted.

Ayes: 3 – Chair Phinney, Mr. Stanley and Mr. Wong Nays: 0

Public Comment

Eric Peterson expressed concern about traffic issues created by projects in the Marina, once they are completed.

Chair Phinney explained that some of the traffic on Admiralty Way, especially during evening rush hour, is the result of the problematic traffic light on Lincoln and Washington Blvd. He stated that the Department of Public Works believes the traffic issues are not from the new development in the Marina but from the City of Los Angeles' traffic lights. He asked staff whether this was correct.

Michael Tripp replied that not all the Marina traffic is pass through, and staff is looking at improving wayfinding and transportation options in the Marina to reduce traffic.

5. <u>Staff Reports</u>

The reports were received and filed.

Public Comment None

6. <u>Adjournment</u> Chair Phinney adjourned the meeting at 3:43 p.m.

Respectfully Submitted,

Yeni S. Maddox Secretary for the Design Control Board

• • • Gary Jones

Director

Kerry Silverstrom

John Kelly Deputy Director

Brock Ladewig Deputy Director

January 12, 2017

TO: Design Control Board FROM: Gary Jones, Director

SUBJECT: ITEM 6A – 2017 DESIGN CONTROL BOARD MEETING SCHEDULE

The 2017 meeting and submittal filing schedule is provided below for your consideration. The filing deadline for any Design Control Board meeting submittal is noon, four Wednesdays prior to the date of the meeting. All of the Design Control Board meetings are proposed to begin at 1:30 p.m. on the third Wednesday of each month at the Burton Chace Park Community Building, 13650 Mindanao Way, Marina del Rey. The proposed 1:30 p.m. meeting start time is consistent with the 2016 schedule.

As has previously been discussed by the Board, evening meetings may be arranged whenever there is an agenda item with 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.

Meeting Date

January 18, 2017 @ 1:30 p.m. February 15, 2017 @ 1:30 p.m. March 15, 2017 @ 1:30 p.m. April 19, 2017 @ 1:30 p.m. May 17, 2017 @ 1:30 p.m. June 21, 2017 @ 1:30 p.m. July 19, 2017 @ 1:30 p.m. August 16, 2017 @ 1:30 p.m. September 20, 2017 @ 1:30 p.m. November 15, 2017 @ 1:30 p.m. December 20, 2017 @ 1:30 p.m. **Filing Deadline**

December 21, 2016 January 18, 2017 February 15, 2017 March 22, 2017 April 19, 2017 May 24, 2017 June 21, 2017 July 19, 2017 August 23, 2017 September 20, 2017 October 18, 2017 November 22, 2017

GJ:BL:te





• • •

Gary Jones Director

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig

TO: Design Control Board FROM: Gary Jones, Director

SUBJECT: ITEM 6B - ELECTION OF OFFICERS

Item 6B on your agenda is the election of officers pursuant to the Design Control Board's (DCB) *Statement of Aims and Policies (Statement)* dated February 19, 1987. Specifically, the *Statement* provides that the DCB annually elects a chair and vice chair in June to preside over subsequent meetings until the next election the following year.

January 12, 2017

It is recommended your Board conduct the elections and elect a chair and vice chair for the coming year.

GJ:BL:te





• • • Gary Jones

January 12, 2017

Kerry Silverstrom Chief Deputy John Kelly

Deputy Director Brock Ladewig

Brock Ladewig Deputy Director

TO: Design Control Board FROM: Gary Jones, Director

SUBJECT: ITEM 6C – PARCEL 50 – CARUSO / M. FREDRIC – DCB # 16-006 – CONSIDERATION OF NEW SIGNAGE

Item 6C on your agenda is a submittal from M. Fredric (Applicant), seeking approval for new signage. The project is located at 4774 Admiralty Way.

PROJECT OVERVIEW

Existing Conditions

The tenant space is located within the Waterside Shopping Center and is currently vacant. The storefront features display windows with a large awning over the main entrance.

Proposed Project

This project would consist of adding a new wall sign above the storefront awning.

SIGNAGE

Building Façade Sign

The proposed wall sign would be 15.5 square feet, measuring 1'-6" tall by 10'-5" wide, and would be mounted above the storefront awning. The sign would read "M. FREDRIC" written in Garamond font, and using aluminum 3" deep channel letters, painted charcoal gray. The sign would be halo lit following the lighting hours for the shopping center.

STAFF REVIEW

Staff finds the proposed project is consistent with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies, the Marina del Rey Design Guidelines, the Revised Permanent Sign Control and Regulations, and the Waterside Shopping Center Sign Program.

Staff recommends <u>APPROVAL</u> of DCB #16-006, subject to the following conditions:

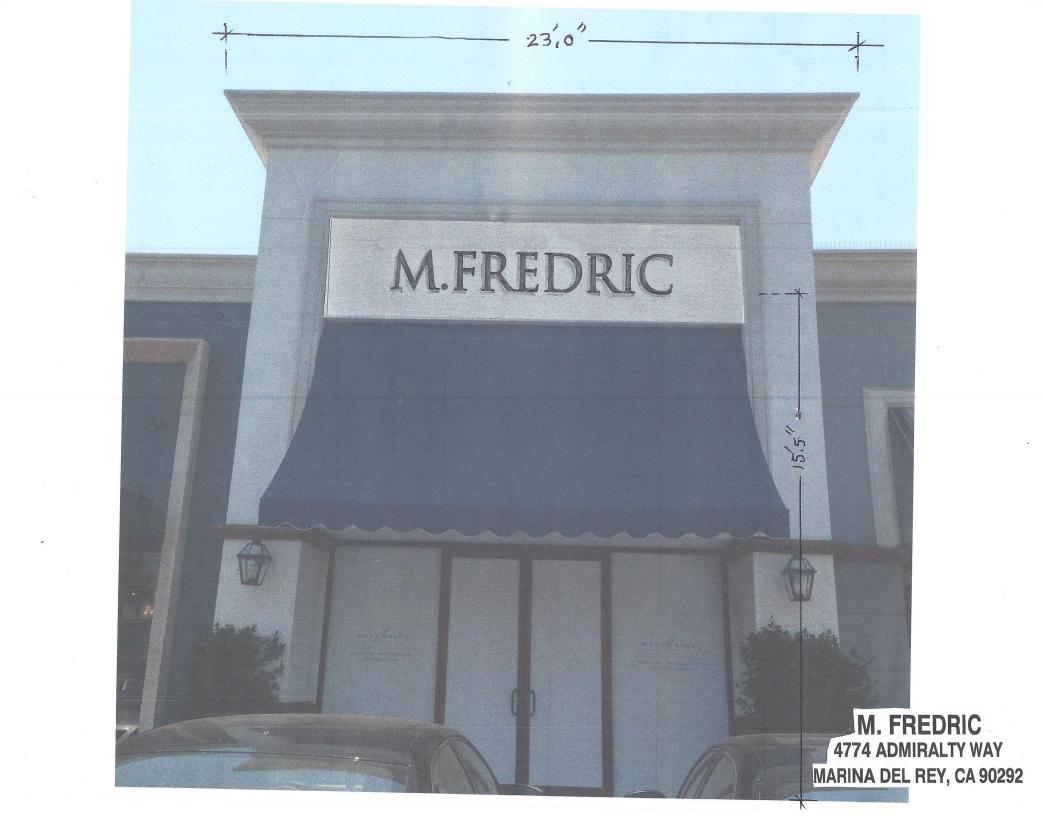
- 1) The Applicant shall obtain approval from the Department of Regional Planning.
- 2) No change shall be made to the approved design without written approval from the Department of Beaches and Harbors Planning Division staff.

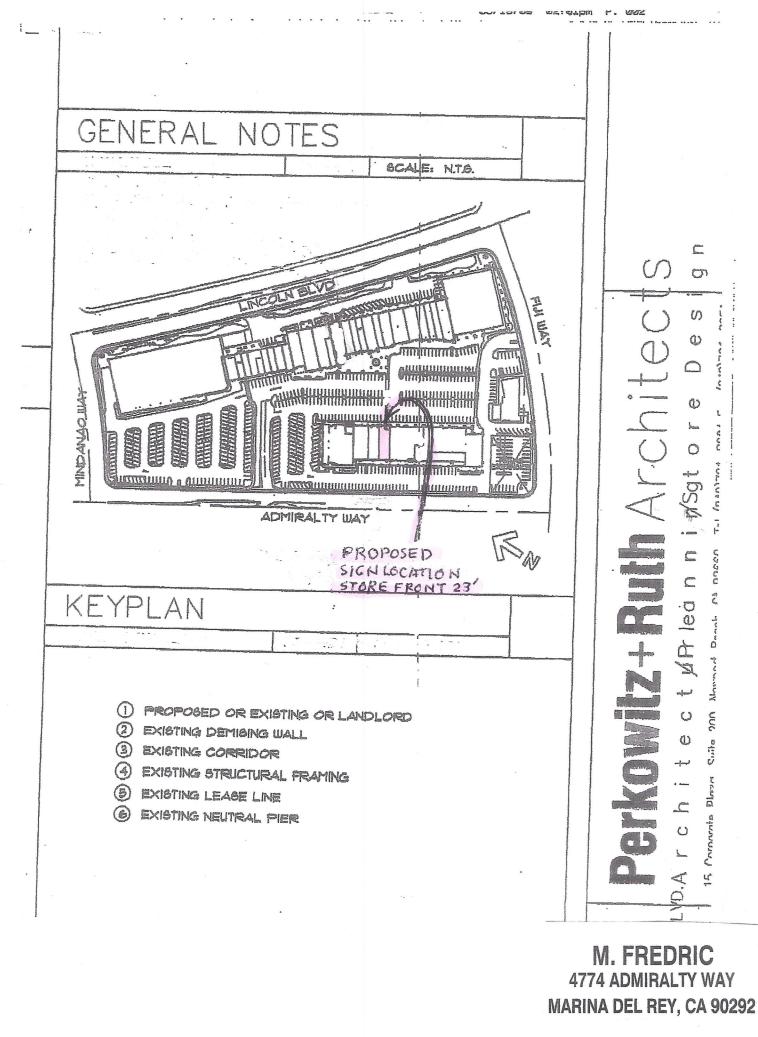


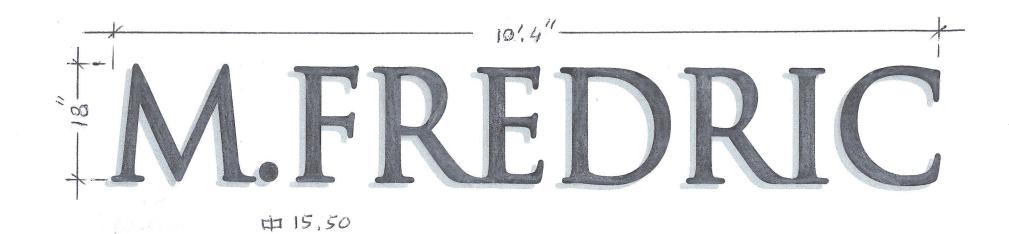
3) No substantial change shall be made to the approved design without the written consent of the Design Control Board.

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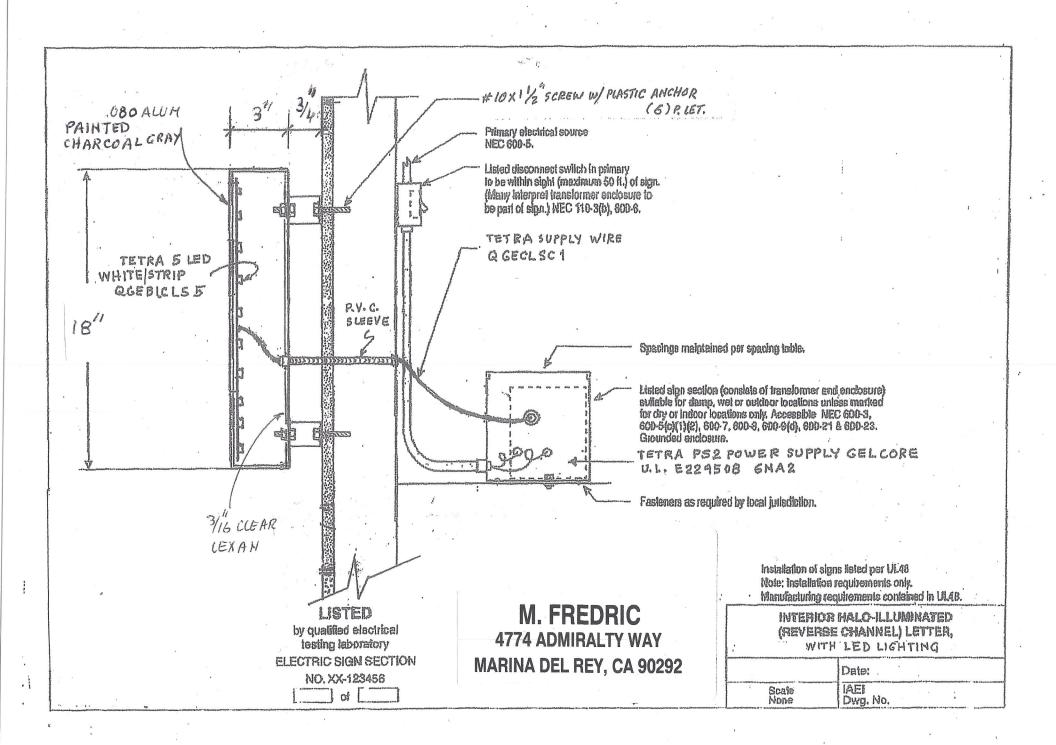






3" DEEP REVERSE CHANNEL LETTERS FROM .080 ALUM. LETTERS FACE & SIDE PAINTED CHARCOAL GRAY, INTERNALLY ILLUMINATED (HALO LIT.) WITH WHITE LED LIGHTING TO MATCH 2700K, ALL U/L LABELED.

> **M. FREDRIC** 4774 ADMIRALTY WAY MARINA DEL REY, CA 90292





Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 6D – PARCEL 50 – CARUSO AFFILIATED / SWEETGREEN – DCB # 16-007 – CONSIDERATION OF NEW SIGNAGE AND FAÇADE MODIFICATION

Item 6D on your agenda is a submittal from Sweetgreen (Applicant), seeking approval for new signage and modifying the storefront facade. The project is located at 4718 Admiralty Way.

PROJECT OVERVIEW

Existing Conditions

The tenant space is located within the Waterside Shopping Center and is currently occupied by a jewelry business. The storefront features a large fabric awning over the main entrance and a smaller fabric awning over the display window.

Proposed Project

This project would consist of renovating the building façade, and recessing the storefront entrance and display window to create a covered dining area. A total of five new signs would also be added to the front and rear façade, and storefront entrance.

BUILDING DESIGN

Tenant Space

The proposed tenant space would consist of a covered dining area and recessed storefront entrance, leading to the interior restaurant dining room. The covered dining area would feature new flooring, wall, and ceiling treatments, as well as built-in seating and planters.

Color and Materials

The two canvas awnings over the building entrances would be removed. The entire building façade would be painted white, including the brick, stucco, and trim. The covered dining area would feature brick walls painted white and black, a polished concrete floor, and planters. The recessed storefront entrance would consist of a black metal frame with clear glass panels. Lighting would consist of two wall sconces on the exterior of the building and recessed lights in the covered dining area.



January 12, 2017

Design Control Board January 12, 2017 Item 6D Page 2

SIGNAGE

Front and Rear Building Façade Signs

The front and rear building façades would each feature an identical business identification sign. These signs would be roughly 17 square feet, measuring 1'-6" tall by 10'-11" long. The front sign would be mounted on the façade over the primary entrance, roughly 18' above grade, and the rear sign would be mounted on the façade over the service entrance, roughly 22' above grade. The signs would read "Sweetgreen" in aluminum channel letters, using a custom font, in green (PMS #3308C), with halo lighting.

Blade Sign

A blade sign would be mounted onto the front building façade with a black aluminum frame at 9'-4" above grade. The identification sign would be three square feet and measure 1'-6" long, 2' tall, and 5" thick. The sign would feature the acronym "sg" cut through a green (PMS #3308C) aluminum frame, with internal illumination.

Window Signs

Two window decal signs are proposed and would each be roughly 0.5 square feet and measure 1'-3" long by 4" tall. The signs would be placed on the glass of the two smaller entry doors. The signs would read "sweetgreen MARINA DEL REY" in white vinyl letters.

<u>Illumination</u>

All signs would follow the hours of illumination approved for the Waterside Shopping Center.

STAFF REVIEW

Staff finds the proposed project is consistent with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies, the Marina del Rey Design Guidelines, the Revised Permanent Sign Control and Regulations, and the Waterside Shopping Center Sign Program.

Staff recommends APPROVAL of DCB #16-007, subject to the following conditions:

- 1) The Applicant shall obtain approval from the Department of Regional Planning.
- 2) No change shall be made to the approved design without written approval from the Department of Beaches and Harbors Planning Division staff.
- 3) No substantial change shall be made to the approved design without the written consent of the Design Control Board.

GJ:BL:te

sweetgreen[®] MARINA DEL REY

4718 ADMIRALTY WAY MARINA DEL REY, CA 90292

12 / 19 / 2016

DESIGN NARRATIVE



Sweetgreen is a destination for simple, seasonal, healthy food. We believe the choices we make everyday about what we eat, where it comes from and how it is made have a lasting impact on our communities. From the seed to the store, we are involved in every step of the supply chain, working with partners and farmers we know and trust. We make our food from scratch in each sweetgreen everyday, using whole produce delivered fresh every morning. We turn our new neighbors into friends.

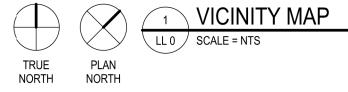
The restaurant will be located in the Waterside at Marina Del Rey Shopping Center. It will be located in the center of the development. The facade materials of brick, stone and stucco will remain and will be painted white. The storefront will be recessed back from the facade to create a covered patio in front of the storefront of the restaurant. New signage will be placed on the front and rear elevations, and a blade sign will be installed on the front facade.

sweetgreen MARINA DEL REY



The patio materials will consist of brick side walls painted white and black. The other walls will be a plaster material with a light gray color. The ceiling will also be a the same plaster material with recessed can lights. The floor of the recessed patio will be a polished concrete that will match the floor inside the restaurant. The wood benches and planter will be covered with a reclaimed wood and will also be installed in the dining room of the restaurant. This will provide a connection between the dining room and the patio.





FHA architects

14344 "Y" STREET SUITE NO. 204 OMAHA, NE 68137-2805 TEL: 402.895.0878 FAX: 402.895.9561 www.fhaarchitects.com SWEETGREEN VICINITY MAP 12/19/2016

sweetgreen LL 0

SWEETGREEN EXISTING CONDITIONS PHOTOGRAPHS 12/14/2016











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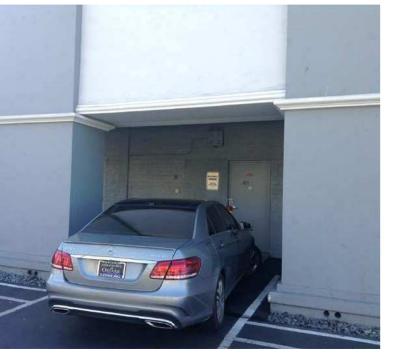
SOURCE

PHOTOGRAPHS @ REAR OF LEASE SPACE

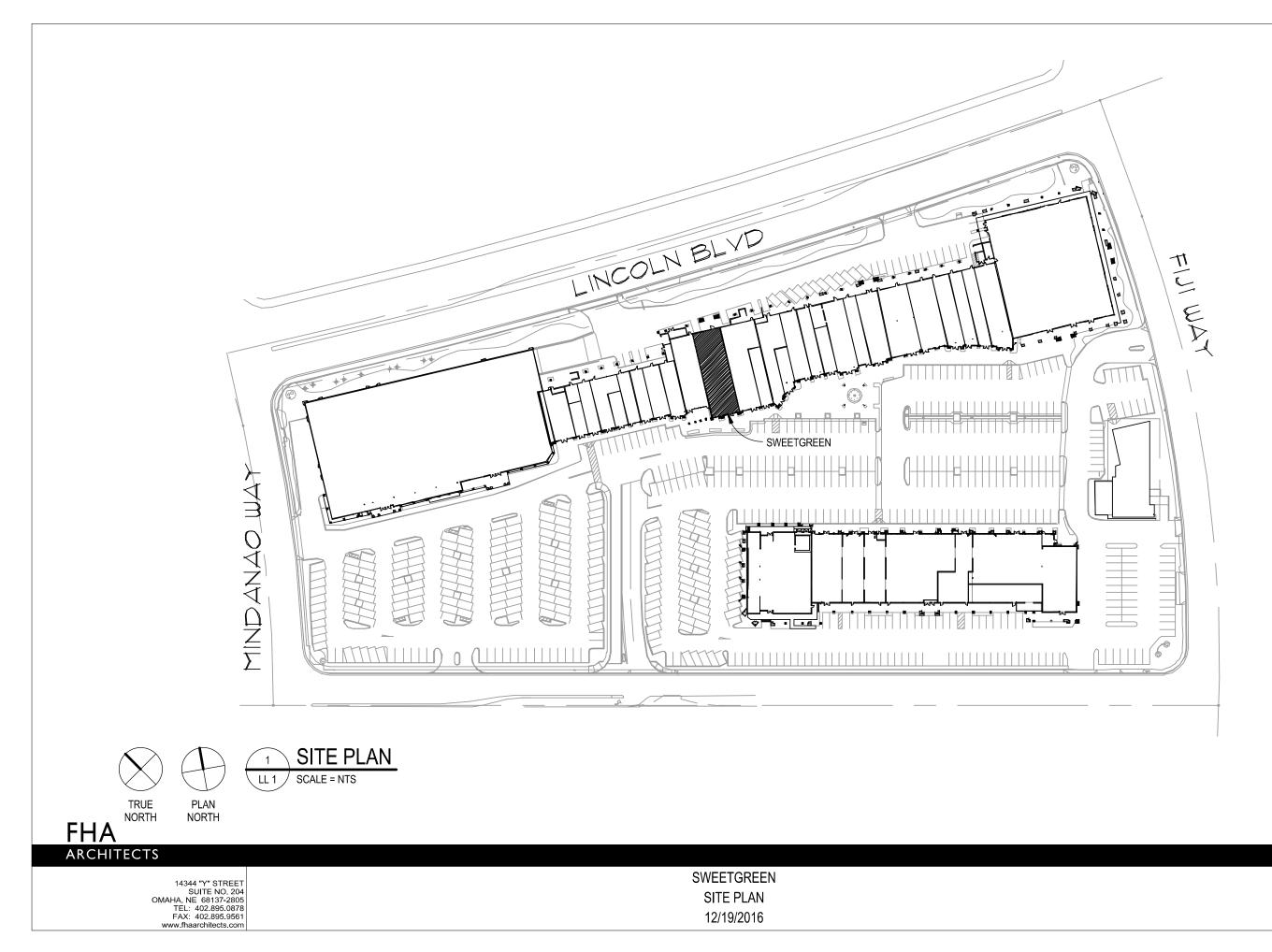
ARCHITECTS

14344 "Y" STREET SUITE NO. 204 OMAHA, NE 68137-2805 TEL: 402.895.0878 FAX: 402.895.9661 www.fhaarchitects.com

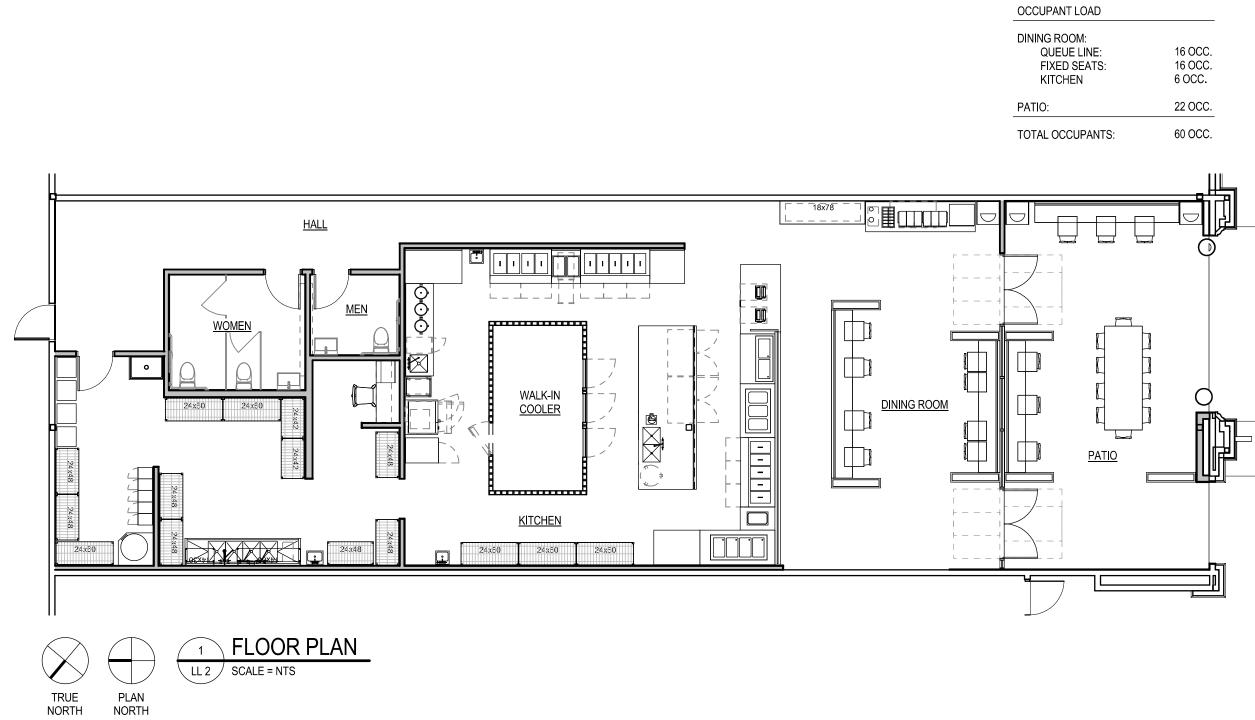
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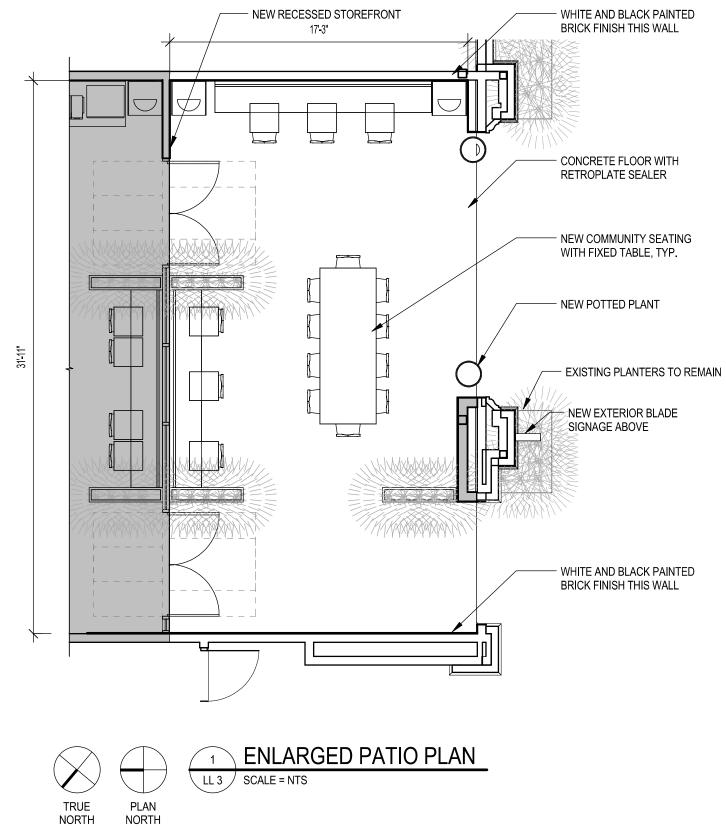


sweetgreen LL 1



FHA	
ARCHITECTS	
14344 "Y" STREET SUITE NO. 204 OMAHA, NE 68137-2805 TEL: 402.895.0878 FAX: 402.895.9561 www.fhaarchitects.com	SWEETGREEN FLOOR PLAN 12/19/2016

sweetgreen LL 2

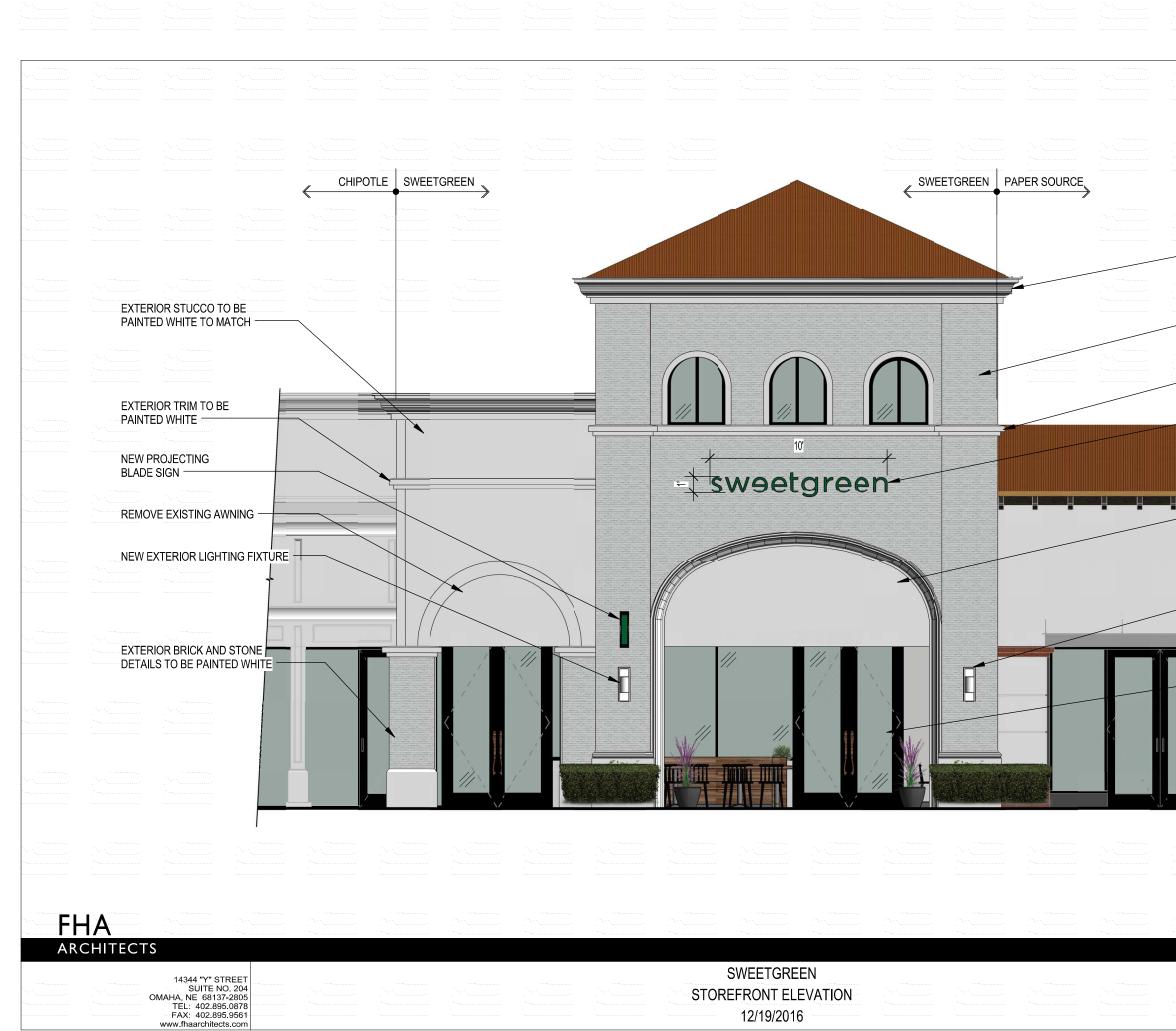


FHA architects

14344 "Y" STREET SUITE NO. 204 OMAHA, NE 68137-2805 TEL: 402.895.0878 FAX: 402.895.9561 www.fhaarchitects.com

SWEETGREEN ENLARGED PATIO PLAN 12/19/2016

sweetgreen LL 3



EXTERIOR TRIM TO BE PAINTED WHITE

EXTERIOR BRICK TO BE PAINTED WHITE

EXTERIOR TRIM TO BE PAINTED WHITE

NEW REVERSE PAN CHANNEL LETTER SIGNAGE

REMOVE EXISTING AWNINGS

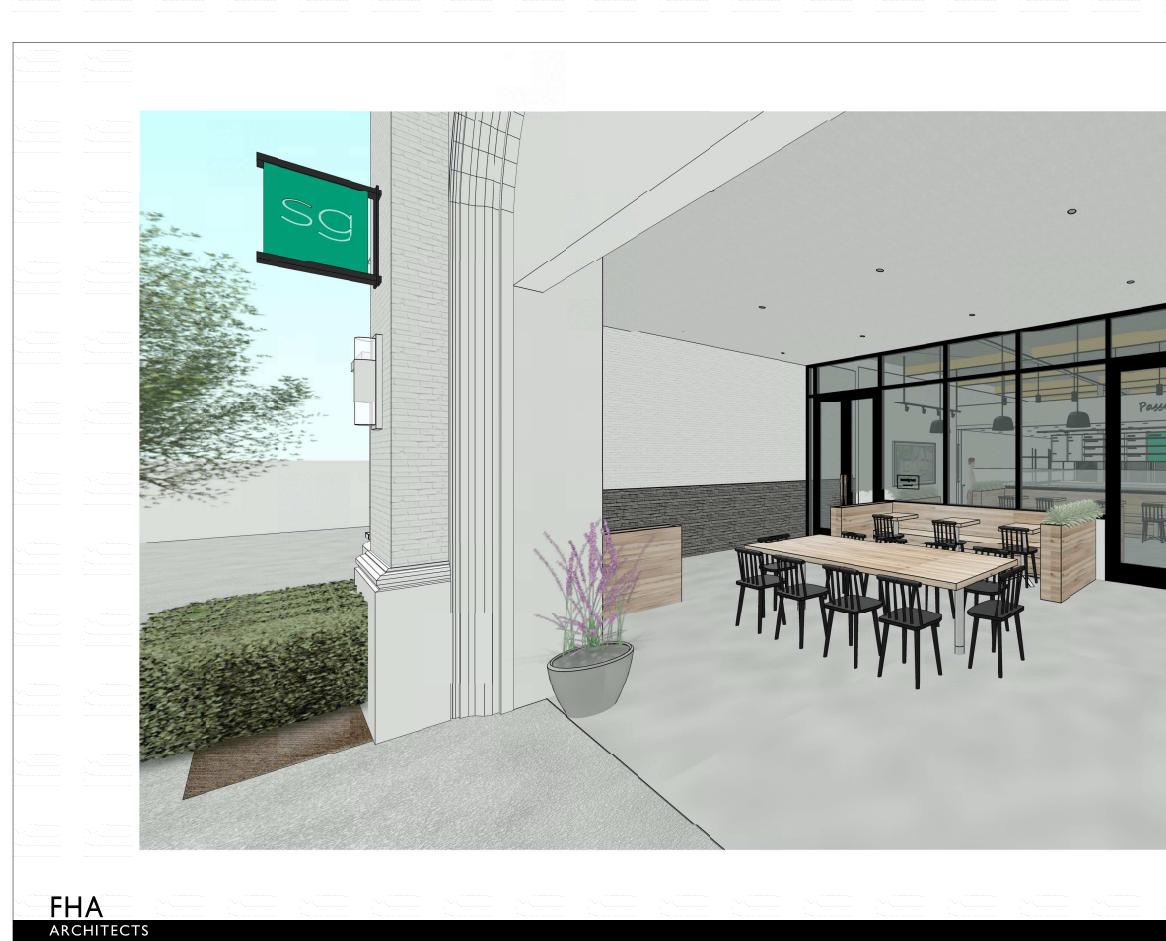
- NEW EXTERIOR LIGHTING FIXTURE

NEW RECESSED STOREFRONT BEYOND

sweetgreen

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sweetgreen-	NEW REVERSE PAN CHANNEL
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14344 "Y" STREET SUITE NO. 204 OMAHA, NE 68137-2805 TEL: 402.895.0878 FAX: 402.895.9561 www.fhaarchitects.com

SWEETGREEN **3D PATIO PERSPECTIVES** 12/19/2016

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sweetgreen LL 6



14344 "Y" STREET SUITE NO. 204 OMAHA, NE 68137-2805 TEL: 402.895.0878 FAX: 402.895.9561 www.fhaarchitects.com

3D PATIO PERSPECTIVES 12/19/2016

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14344 "Y" STREET SUITE NO. 204 OMAHA, NE 68137-2805 TEL: 402.895.0878 FAX: 402.895.9561 www.fhaarchitects.com

3D PATIO PERSPECTIVES 12/19/2016

sweetgreen

LL 10



PATIO BENCH AND PLANTER EXAMPLE



CEILING MATERIAL EXAMPLE



FLOOR FINISH EXAMPLES



PATIO BENCH AND PLANTER EXAMPLE



PATIO FURNITURE EXAMPLE



ENTRANCE DOOR EXAMPLE

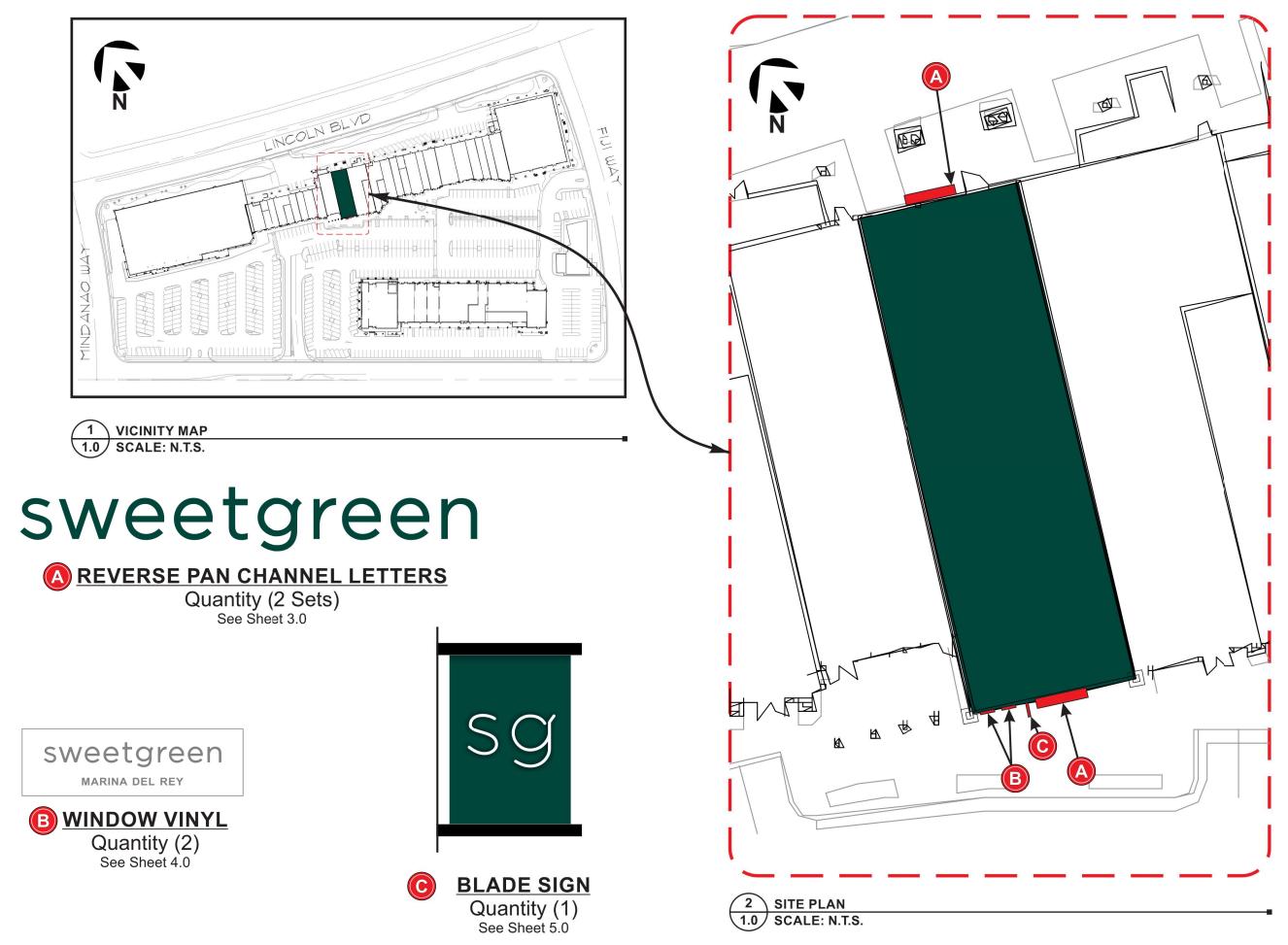


14344 "Y" STREET SUITE NO. 204 OMAHA, NE 68137-2805 TEL: 402.895.0878 FAX: 402.895.9561 www.fnaarchitects.com SWEETGREEN MATERIAL EXAMPLE PHOTOGRAPHS 12/14/2016



BRICK WALL AND PAINT EXAMPLE





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Design Proposal for:

Sweetgreen Marina Del Rey 4716 Admiral Way Marina Del Rey, CA 90292

Sign Type: Various

Date:	Decem	ber 15, 2016
Drawn by:		Joshua L.
Account Ma	anager:	Rob K.
Project Ma	inager:	
Design/ Qu	ote #:	1145
File Name:		Site Plan

Client Approval

Signature

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour. ed

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Production Mgr. Approval

Project Mgr. Approval

Date

Date

Date

Date

Account Mgr. Approval

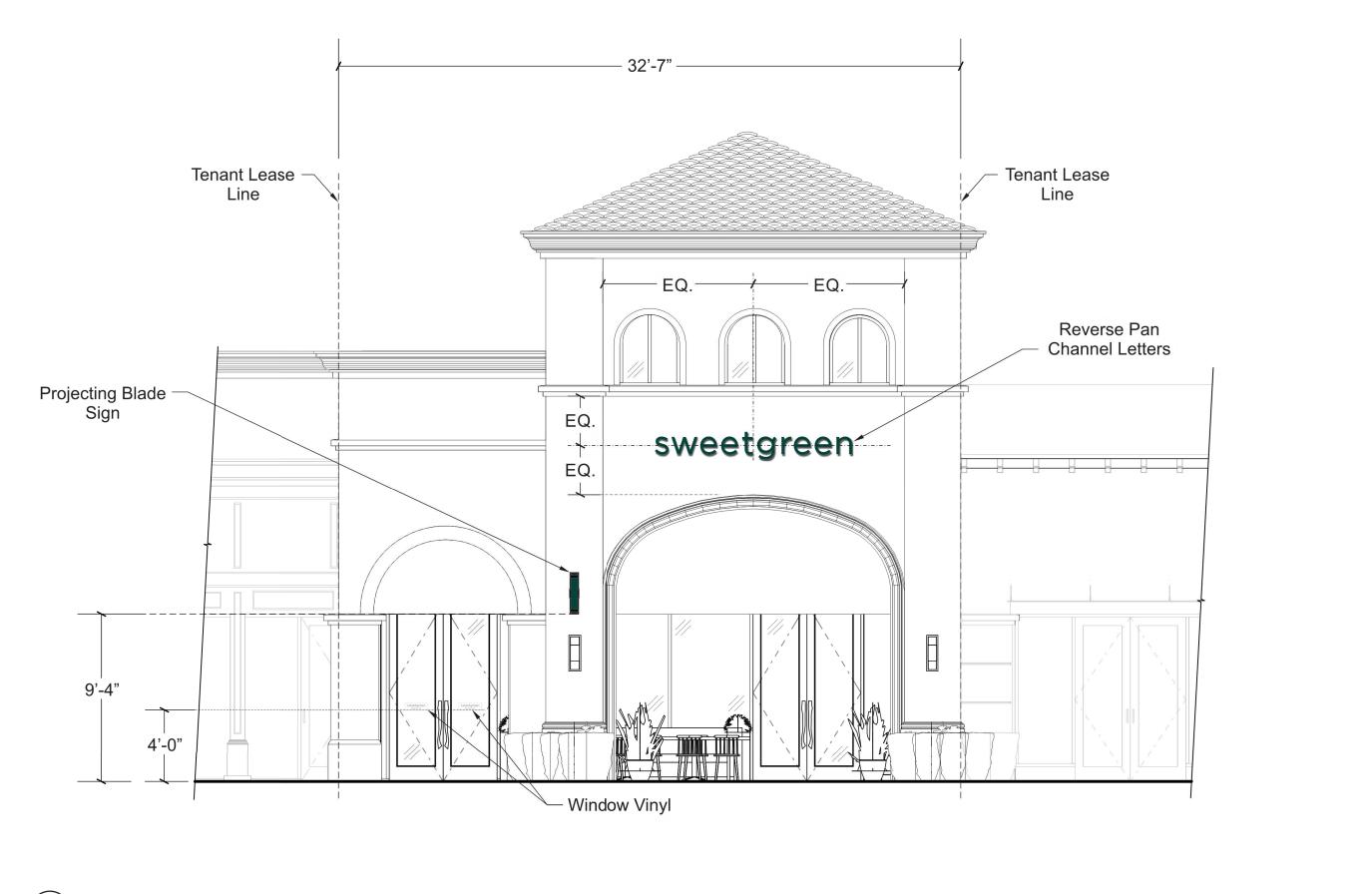
P&D Mgr. Approval

Revision Notes:

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W.O. No.		
Rev. No.	В	Date: 12-19-16 By: TAK
Sheet No.	1.0	

All artwork indicated or presented by these drawings is the property of the Owner, and is used here in connection with the specified project.



SOUTH ELEVATION 2.0 SCALE: 3/16"= 1'-0"

1

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Design Proposal for:

Sweetgreen Marina Del Rey 4716 Admiral Way Marina Del Rey, CA 90292

Sign Type:_ Various

Decer	<u>mber 15, 2016</u>
	Joshua L.
ager:	Rob K.
ager:	
e #:	1145
	South Elevation
	ager: ager:

Client Approval

Signature

Date NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

Approved
Approved As Noted
Revise And Resubmit

Production Mgr. Approval

Date

Date

Date

Date

Project Mgr. Approval

Account Mgr. Approval

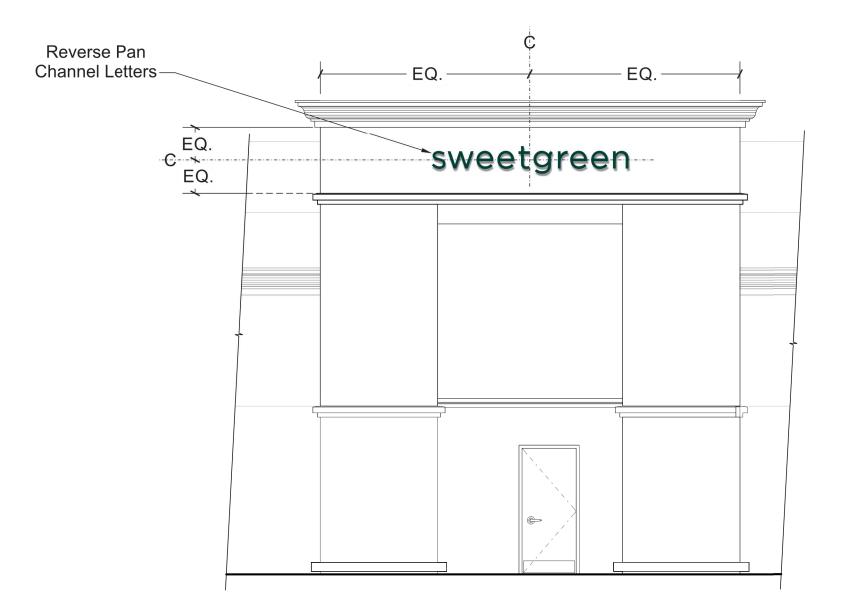
P&D Mgr. Approval

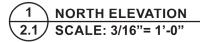
Revision Notes:

Added lease line dimensions

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W.O. No.		
Rev. No.	С	Date: 12-19-16 By: TAK

Sheet No. 2.0





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Design Proposal for:

Sweetgreen Marina Del Rey 4716 Admiral Way Marina Del Rey, CA 90292

Sign Type: Channel Letters

Date:	Decer	mber 15, 2016
Drawn by:		Troy K
Account Man	ager:	Rob K.
Project Mana	ager:	
Design/ Quote	e #:	1145
File Name:		North Elevatios

Client Approval

Signature

Date NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

Approved
Approved As Noted
Revise And Resubmit

Production Mgr. Approval

Project Mgr. Approval Date

Date

Date

Date

Account Mgr. Approval

P&D Mgr. Approval

Revision Notes:

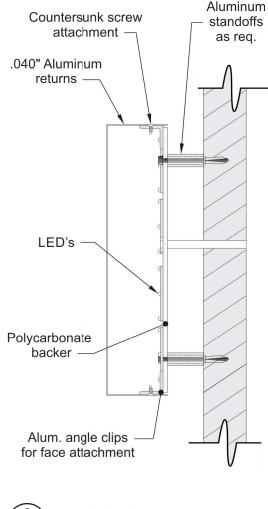
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W.O. No.	
Rev. No. A	Date: By:

Sheet No. 2.1



FRONT ELEVATION (16.87 Sq. Ft.)

3.0 / SCALE: 1"= 1'-0"



END SECTION 3.0 SCALE: N.T.S.

SPECIFICATIONS FOR (2 sets) HALO ILLUMINATED REVERSE PAN CHANNEL LETTERS (16.87 Sq. Ft.)

REVERSE PAN CHANNEL LETTERS (CUSTOM FONT)

LETTER TYPE= Halo lit Reverse pan channel letters **DEPTH=** 2" **BACKS=**.150" white polycarbonate RETURNS=.040" Pre-finished White aluminum (w/ weep holes) **ILLUMINATION=** GE Tetra miniMax White LEDs **MOUNTING=** Mount to fascia w/ 1 ¹/₂" stand-offs & #10-24 x 3" screws (4 per letter)

ELECTRICAL

PRIMARY=120V electrical to sign & final hook up by others SECONDARY= 12V LED wire leads jumped behind fascia. 12V LED controllers in remote mounted raceway as req.

POWER DISCONNECT= Toggle switch on end of remote mounted raceway

COLOR SPECIFICATIONS

(P1) P.T.M. PMS #3308C

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Design Proposal for:

Sweetgreen Marina Del Rey 4716 Admiral Way Marina Del Rey, CA 90292

Sign Type:_	Reverse Par	۱
	Channel Letters	5
Date:	December 15, 2016	3
Drawn by:	Joshua L	
Account Man	ager: Rob K	
Project Man	ager:	_
Design/ Quot	e#:1145	5
File Name:	Channel Letters	S

Client Approval

Signature

NOTE: Please ensure all red line changes are noted of this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.

Approved
Approved As Noted
Davias And Deauhow

Revise And Resubmit

Production Mgr. Approval

Date

Date

Date

Date

Project Mgr. Approval

Account Mgr. Approval

P&D Mgr. Approval

Revision Notes:

Added square footage and font specs

Seg. No.	*
W.O. No.	

Rev. No.	С	Date: 12-19-16 By: TAK
Sheet No.	3.0	



1 FACE ELEVATION (0.48 Sq. Ft.) 4.0 SCALE: 3"= 1'-0"

SPECIFICATIONS FOR WINDOW VINYL GRAPHICS-CUSTOM FONT (0.48 Sq. Ft.)

GRAPHICS= 3M Scotchcal #7725-10 "White" vinyl

PLACEMENT= Application on first surface of existing glass

ADCON

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Design Proposal for:

Sweetgreen Marina Del Rey 4716 Admiral Way Marina Del Rey, CA 90292

Sign Type: Window Vinyl

Date:	December 15, 2016	
Drawn by:	000011	Joshua L.
Account Man	ader:	Rob K.
Project Mana		
Design/ Quot		1145
File Name:		Window Viny

Client Approval

Signature

Date NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes exquested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.



Revise And Resubmit

Production Mgr. Approval

Project Mgr. Approval

Date

Date

Date

Date

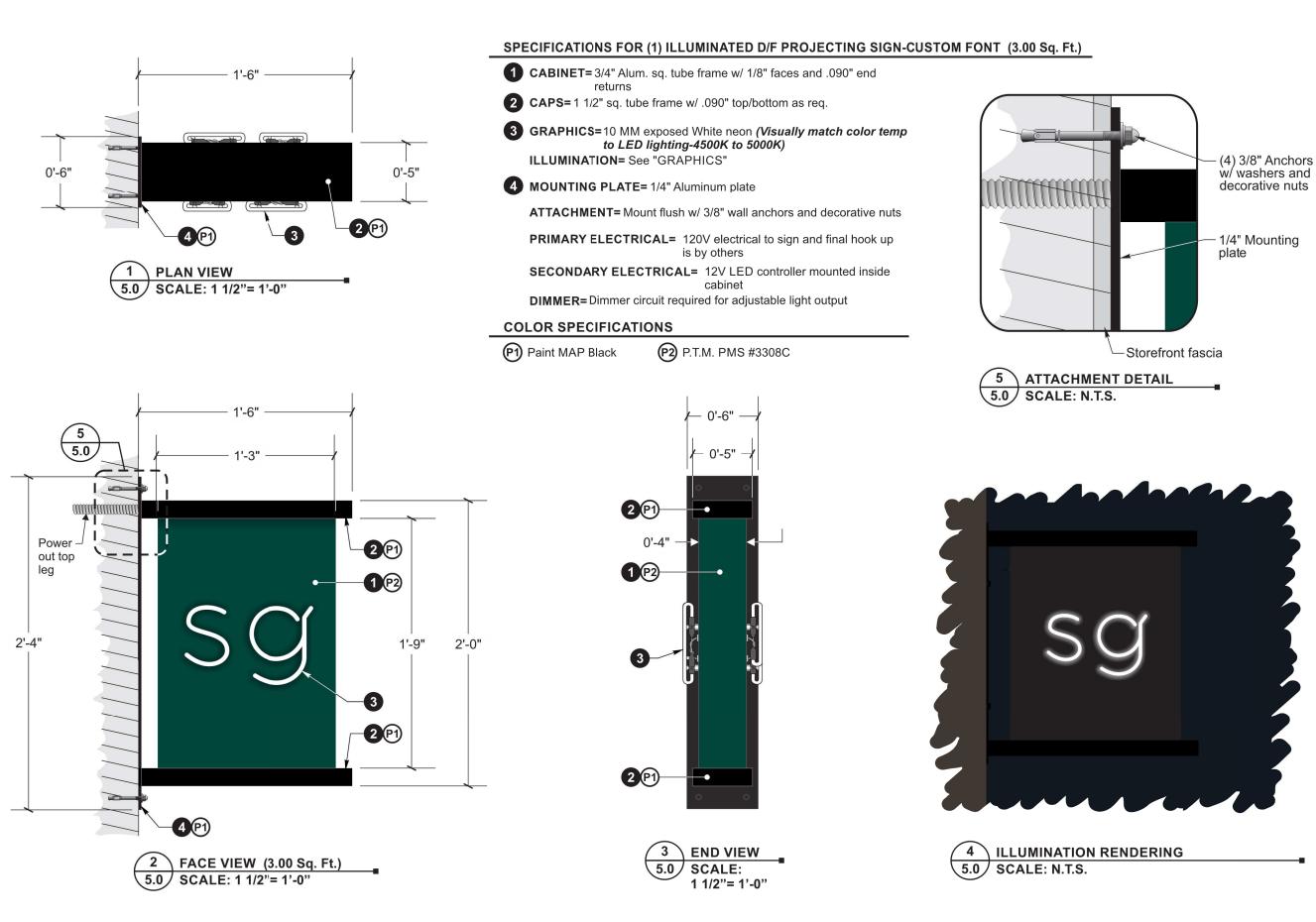
Account Mgr. Approval

P&D Mgr. Approval

Revision Notes:

Added square footage and ______

Seg. No.	*
W.O. No.	
Rev. No. B	Date: 12-19-16 By: TAK
Sheet No. 4.0	



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Design Proposal for:

Sweetgreen Marina Del Rey 4716 Admiral Way Marina Del Rey, CA 90292

Sign Type: Blade Sign

Date:	Decembe	er 19, 2016
Drawn by:_		Troy K.
Account Mar	nager:	Rob K.
Project Mar	nager:	
Design/ Quo	te #:	1145
File Name:	Projectin	g Blade Sign

Client Approval

Signature

NOTE: Please ensure all red line changes are noted on this drawing prior to returning it to ADCON. Subsequent to ADCON incorporating the red line changes requested on this drawing, any further changes will result in additional billing at the rate of \$86 per hour.



Approved As Noted Revise And Resubmit

Production Mgr. Approval

Date

Date

Date

Date

Project Mgr. Approval

Account Mgr. Approval

P&D Mgr. Approval

Revision Notes:

Added square footage and font specs

Seg. No.	*
W.O. No.	
Rev. No. B	Date: 12-19-16 By: TAK

Sheet No. 5.0

Caring for Your Coast

. . .

Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

Brock Ladewig Deputy Director

January 12, 2017

TO: Design Control Board FROM: Gary Jones, 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 (Department) for temporary banners, signs and/or canopies. Since the October 2016 report, one temporary sign permit was issued by the Department.

• Parcel 50, M. Fredric – Approval of one temporary sign measuring 10' wide by 1.5' tall that reads "M. Fredric". The sign is to be made out of black vinyl letters and will be mounted above the storefront awning. The temporary sign is permitted from December 26, 2016 to February 24, 2017.

GJ:BL:te



SMALL CRAFT HARBOR COMMISSION MINUTES SPECIAL MEETING September 21, 2016

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

Department of Beaches and Harbors (DBH): Gary Jones, Director; Steve Penn, Division Chief -Asset Management; Michael G. Rodriguez, Chief Property Manager; Don Geisinger, Lease Specialist; Gloria Perez, Management Fellow

County: Amy Caves, Senior Deputy County Counsel

Item 1- Call to Order and Pledge of Allegiance

Chair Lumian called the meeting to order at 1:44 p.m., followed by the Pledge of Allegiance led by Commissioner Lesser. Chair Lumian read the Commission's policy on public comments.

Item 2a – Parcel 10 Approval of Lease Assignment and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14 (Neptune Marina)

Don Geisinger presented the staff report.

Commissioner Lesser clarified that the project has already been approved by the Board of Supervisors (BOS) and the Coastal Commission. He further clarified that the configuration and physical attributes of the project are not open for discussion and the Commission is only discussing the assignments of the lease and options.

Dan Gottlieb spoke about the Coastal Improvement Fund and he is concerned that money has not been properly collected for these two parcels. He further added that Parcel 14 was designated as a site for a public park.

Jon Nahhas spoke about his concerns including the need for a public park on Parcel 14, overdeveloping the Marina, and toxicity in the water. He believes all lessees should be responsible for cleaning up toxicity in the water and suggested this requirement be added to all future leases.

Jeannette Vosburg objected to the project because she believes the project is in violation of Public Laws 780 and 389.

Peter Beale commented that people view the Commission as more in favor of increasing revenue for the County rather than protecting recreational boating. He also expressed his concern about the Mariner's Bay redevelopment project eliminating 35 – 40 ft. slips and replacing them with 40-45 ft. slips which will increase the dock fees for 35- 40 ft. boat owners. He also is upset with the low number of slips available throughout the Marina. He suggested that B Basin be completed to accommodate

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displaced boaters and that Mariner's Bay redevelopment project be delayed because there are currently too many development projects scheduled for the same time.

Nancy Vernon Marino expressed her opinion that the project is not favorable to the County and she believes the County is not receiving ample funds for this project. She also believes the land can be used for recreational purposes.

Erick Preven spoke against the project and stated that the public's interest has to be protected. He believes the project limits public access to the water. He also asked that in the future, large lease documents be separated from other meeting materials and not packaged as one pdf file. The lease should have been a separate file.

Brian Golden expressed his opinions about the Commissioners' support of the project. He is not in favor of the project.

Commissioner Lesser asked staff to speak about the Coastal Development Fund requirement for this project.

Michael Tripp replied that developers must pay these fees to obtain building permits.

Commissioner Lesser also asked staff about the possibility of using Basin B for displaced boaters and to address the concern with the low number of slips available in the Marina. Commissioner Lesser further commented that he believed the opposite was true and that the Marina was experiencing a large number of vacancies.

Michael Tripp replied that he believed that the gentleman was actually referring to Basin C which has vacant slips; however, Basin C lacks landside resources. There are no restrooms, parking or power currently available in Basin C.

Commissioner Lesser asked about the financial benefits of the project.

Don Geisinger replied that there are social benefits as well as economic benefits including 84 affordable housing units. The Lessee is also constructing a transient dock in front of Parcel 9.

Commissioner Delgado reminded that even if the Commission did not endorse this item, the item would still be presented to the BOS.

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

Ayes: 3 – Chair Lumian, Commissioner Delgado, and Commissioner Lesser

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Item 2b – Parcel 52/GG (Boat Central) Granting of a Lease Option Agreement

Don Geisinger presented the staff report.

Chair Lumian asked when approval was granted for this project.

Don Geisinger replied that approval was originally granted in 2003 but the BOS asked for the reissuance of the RFP and Almar was approved again in 2005. The option agreement was approved in 2007.

Commissioner Lesser asked staff to explain the exception provided for dry stack percentage rent.

Mr. Geisinger replied that the dry stack percentage rent is based on a sliding scale for the first three years and is directly related to the minimum occupancy rate. After three years, the sliding scale will end.

Commissioner Delgado reminded speakers that the SCHC reviews the financial aspects of the project. Questions or concerns regarding the aesthetics of the project will be addressed at a future Design Control Board (DCB) meeting.

Gary Jones further clarified that one of the conditions of the agreement is that the developer must obtain a building permit. To obtain a permit, the plan must be approved by the DCB.

Tim Riley reiterate the Lessees Association's objections to the project, including the fact that there have been many changes in the Marina since the project was first approved. However, the plans for this project have not been updated. He further reminded the Commission that the DCB rejected the design of this project twice.

Andy Bessette expressed her concerns that the County and the Commission do not take public comments into consideration when voting on a project.

Ben Hamilton spoke about recreational boating and the need for another marina.

Dan Gottlieb spoke about the lack of a suitable wind study.

Jeannette Vosburg spoke about the TMDL in the harbor and encouraged the County to resolve the issue. She also questioned the financing of the project and asked what type of guarantee would be offered to protect the public and ensure the project is completed. She also questioned if there would be sufficient demand to make the project financially sound. She believes the project is not following the spirit of the Public Law 780 which requires reasonable rates and equal access to all.

Jon Nahhas spoke against the project and he believes the facility will be cost prohibitive for most boaters in the Marina. He asked for more information on anticipated costs for boat storage.

Eric Preven spoke about his concerns of the functionality of the project and compares it to an existing facility in Florida which cost \$225,000 for ownership. He stated it's like buying a condo for your yacht. He further commented that the public does not express an interest in this project. He believes there are vacancies in the Marina and it is easy to find a vacant slip. He asked Commissioners to refrain from voting on this item.

Nancy Vernon Marino spoke against the project. She believes that boaters and recreational users of MdR are not interested in this project.

Commissioner Delgado inquired if the project must be approved by the DCB before it can move forward.

Gary Jones replied that it does have to be approved by DCB and satisfy other conditions stated in the option agreement.

Commissioner Delgado asked if SCHC could review this item after it has been approved by the DCB.

Gary Jones replied the item could not be delayed because the developer needs the rights to the property to move forward.

Commissioner Lesser stated that the dry stack storage project can be beneficial if it makes boating more affordable. He referenced existing facilities that he saw in Brazil and other countries and said the facilities were cheaper than a standard slip, making boating more affordable. He would like to know if this will be a similar case for MdR. He also asked about the County's protection should the developer abandon the project.

Gary Jones replied that there are clauses in standard County agreements that put restrictions on charging exorbitant prices. However, the agreement does not stand in the way of a business setting prices to recoup its expenses. Mr. Jones commented that there are requirements in place to demonstrate the developer's ability to finish the project. He further reminded the public that the developer has already shown a commitment to this project. After all these years, the developer has not abandon the project.

Chair Lumian expressed his dislike for the project. He asked if a wind study had been conducted and also asked what size boats can be stored.

Gary Jones replied that there was a wind study completed. The facility will have the ability to change compartment sizes to accommodate a range of boats.

Don Geisinger added that he believed the slips can be configured to accommodate boats up to 40 ft.

Commissioner Lesser requested to have the lessee speak about the economics and projections of the project.

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Tom Hogan stated that the average boat size will be between 25 to 28 ft. and the maximum length would be about 34 ft. He added that there is a difference between the dry stack storage and a boat in the marina because the dry storage is enclosed and height is a consideration. He further stated the facility will charge a market rental rate and it is projected that rates will be approximately the same as boats slips in the water. He also mentioned that the DCB's objection to the project was not the project but the over-the-water design and the lack of a promenade. The plan did not include a promenade because the developer believes it would create safety issues. Mr. Hogan believes these concerns have been addressed. He further announced that his firm has been selected to build a dry stack storage facility in San Diego.

Commissioner Lesser stated that the goal of this project was to make boating more affordable and it is disappointing to hear that the rates will be close to the water slip rates. He also asked about the Coastal Commission requirement for the preservation of smaller slips.

Gary Jones replied that the Coastal Commission requires certain thresholds of small slips particularly in the 30 ft. and under and 31-35 ft. that need to be maintained regardless of any development in the marina. There is also a Local Coastal Program requirement regarding the availability of dry storage. This project was envisioned to help fulfill this mandate.

Chair Lumian asked what would happen if the construction of the project failed or if the project is completed but is unsuccessful.

Gary Jones replied that the lease would fall into default and the County would gain back control of the site. He further commented that if the project were completed and then abandon, the County would RFP for a management company to run the facility or RFP to lease the property. This would be the same as any other project in the Marina. He added that the financial component also creates an additional layer of protection. Lenders are also concerned with the viability of a project. If the developer abandons the project, the lender may step in and complete the project and offer the facility to a different lessee.

Tom Hogan reminded that the County requires bonds to guarantee the completion of the project. If for some reason they were unable to perform, the County would receive the property, less that equity or the bank would take over the property and make arrangements for operations. If the bank decided to forgo the project, the County would receive the project for free. The lease specifically requires a completion guarantee.

Commissioner Delgado asked the lessee if they were seeking this project because they viewed it as financially viable.

Mr. Hogan replied affirmatively.

Commissioner Lesser asked what are the next steps after SCHC reviews the item.

Gary Jones replied that it will go before the BOS, then the developer will work on meeting the conditions listed to exercise the lease option, including providing the County evidence of satisfactory financing. The project will have to be approved by the DCB, obtain building permits, and receive approval from Building & Safety.

Commissioner Lesser asked about the Coastal Commission's approval.

Gary Jones replied that Coastal Commission already approved the project, within its jurisdiction, in January 2015. A component of this project will be constructed above the water.

Commissioner Lesser stated that he would like to approve the financial aspects of this project and mentioned that he's in favor of the project. He believes the project will increase small boat owners' access to the water.

Motion to approve by Commissioner Lesser, seconded by Commissioner Delgado, motion denied. Ayes: 2 – Commissioner Delgado and Commissioner Lesser Nos: 1 – Chair Lumian

Adjournment

Quorum was lost due to Commissioner Delgado departure at 3:17 p.m.

SMALL CRAFT HARBOR COMMISSION MINUTES October 12, 2016

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

Department of Beaches and Harbors (DBH): Steve Penn, Chief of Asset Management Division; Michael G. Rodriguez, Chief Property Manager; Amir Tadros, Real Property Agent II; Gloria Perez, Management Fellow

County: Amy Caves, Senior Deputy County Counsel

Item 1- Call to Order and Pledge of Allegiance

Chair Lumian called the meeting to order at 10:03 a.m., followed by the Pledge of Allegiance led by Deputy Sheriff Richard Godfrey. Chair Lumian read the Commission's policy on public comments.

Item 2- Approval of Minutes

Motion to approve August 10, 2016, Meeting Minutes by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

Ayes: 4 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri and Mr. Lesser

Motion to approve September 21, 2016, Special Meeting Minutes by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

Ayes: 4 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri and Mr. Lesser

Item 3 – Communication from the Public

Peter Beale stated that he was told by DBH staff that the Mariners Bay project was not approved; however, he received a notice from Mariners Bay, confirming that they will begin evicting tenants in December. He also requested further clarification.

Steve Penn explained that before the Lessee of Mariners Bay can proceed with their construction they must submit a Slip Transition Plan to DBH for approval, which is part of the Coastal Commissions conditions. He added that the plan has not been approved yet, and the goal of the department is to work with the Lessee so they are able to accommodate all their tenants.

Alex and Anastasia Aleksandrov, owners of the Marina Sailing Club, spoke about the changes to their operation and the additional expenses due to their relocation.

Commissioner Lesser inquired about the Task Force meeting.

Chair Lumian and staff determined that the Task Force updates would be discussed after the public comment period.

Mike Leneman inquired about the mast-up storage and the auction of boats.

Chair Lumian replied that there will be an update during the Boating Section Report.

Steve Curran said that at the Task Force meeting, it was agreed upon that sailing instruction would take place out of Parcel 47. He was also told (at the Task Force Meeting) that due to safety concerns, and increase usage of the docks, boat brokers would not be allowed to operate out of Parcel 47. He then elaborated on the fact that boat brokers only utilize their boats at the time of transaction; otherwise they sit in the docks unused.

Steve Penn responded to Commissioner Lesser's inquiry about the Task Force meeting. He explained that during the meeting they were focused on the immediate needs of the displaced slip tenants due to Parcel 44's construction. He further explained that they did not want to be distracted by other issues such as illegal charters, and mentioned that the sailing schools were a priority. He stated that, after the Task Force meeting, a decision was made to allow the schools to conduct their operations at Anchorage 47, and that boating staff is working with the sailing school operators so they can revise their permits to include said activity.

Chair Lumian agreed with Steve Penn and mentioned that he was pleased with the outcome of the Task Force meeting. He added that focus of the meeting was to move the sailing schools from Pier 44 over to Anchorage 47, monitoring it closely. He also spoke about addressing the charter issues and expressed his disappointment about the displacement of Mr. Steve Curran's slips and relocation of his business to Long Beach.

Item 4 – Communication with the Commissioners

Commissioner Lesser disclosed his meeting with Supervisor Knabe regarding the boat brokers, and expressed concern about losing brokers to other areas which is causing the marina to lose revenue.

Item 5a – Marina Sheriff

Deputy Sheriff Richard Godfrey presented the liveaboard report. He also announced that the removal of abandoned vessels has increased due to construction; however, no sufficient funds are available for demolition of these vessels. He suggested that future developers should bear the cost of the removal of abandoned boats.

Commissioner Alfieri inquired if the abandoned boats can be donated.

Deputy Godfrey replied that the boat owners can donate their boats; however, most of the boats are dilapidated and in poor condition, making them undesirable or unwanted donations.

Chair Lumian asked about the status of the new funding of the Watercraft Abatement Fund and Vessel Turn-In Program.

Deputy Godfrey replied that the Board of Supervisors (BOS) is expected to approve the funds in December. He also added that there is also a 10% County match.

Chair Lumian inquired about the seaworthy ordinance and enforcement.

Deputy Godfrey replied that during the inspection process they look at the boats' fuel in the bilge and safety equipment. He also mentioned that inspections occur once a year.

Greg Schem stated that he works on a lot of the boat demolitions and mentioned that the condition of the boats are beyond repair. He added that the demolition cost for each boat is approximately \$3000 because it consists of removing the oils, battery, and other items that can be harmful. He suggested finding another way to supplement the financing because there's too many boats to demolish so they simply end up getting sunk out at sea where the impact is harmful to the environment. He suggested writing the BOS a letter or asking for other sources of capital.

Chair Lumian requested putting this item on next meeting's agenda.

Item 5b – MdR and Beach Special Events

Catrina Love reported that the Discover Marina del Rey event was successful and further announced upcoming fall activities planned for Marina del Rey, including having haunted tall ships on display during Halloween. She also announced the two separate fireworks shows scheduled for the New Year Celebration.

Chair Lumian announced that the Boys & Girls Club of Venice and Supervisor Ridley Thomas will honor the boys and girls who've been in the sailing program on October 19, 2016.

Item 5c – Marina Boating Section Report

Penelope Rodriguez reported that some of the marinas within Marina del Rey are closing and sending notices to their tenants. As a result, the Boating Section is trying to accommodate as many boaters as possible. She added that they have placed a hold on the dry storage spaces for people who were not being displaced. She mentioned that Anchorage 47 has an 8.7% vacancy rate and most of the slips available are in the smaller 17ft-25ft range, and the 36ft-40ft range mast-up spaces are filling up quickly. She further explained that after taking in boats from Pier 44, mast-up storage has 41 available spaces with 24 people on the waiting list. She stated that staff will be calling the people on the waitlist to accommodate them. Parcel 77 (power boat storage) only has 7 open spaces available with 85 people on the waitlist. She also mentioned that 30 boats are going through lien sales, but there is no set date for the sales.

Chair Lumian asked how many spaces are available at mast-up storage.

Penelope Rodriguez replied that there are 41 spaces available with a waiting list of 24 people, which are probably people that are not being displaced so staff will be contacting them to see if they are still interested.

Captain Alex Balian pointed out that he did not see the enforcement of illegal yacht charters on the agenda and inquired about the status of it.

Captain Zimmerman expressed concern about the issues and long waiting periods in regard to the mastup storage.

Chair Lumian asked to place the illegal charters Item on the next month's agenda.

Steve Penn stated that the illegal charters item will be placed on the agenda, he added that the department has increased its efforts in addressing the issue. He further explained that DBH does not have enforcement power such as the sheriff. However, once the illegal charter is identified in a leasehold, staff will notify the lessee of the particular marina about the illegal activity and request their action to address it; otherwise the lessee will receive a notice of lease violation based on the ground lease agreement. So far it seems to be effective in some cases. But unfortunately the matter is proliferating and some illegal charters are just moving from marina to marina which creates continuing efforts.

Commissioner Alfieri asked who handles this matter.

Steve Penn replied that his division handles these types of issues based on the enforcement of contracts but will have to coordinate efforts with the sheriff and other agencies to enforce the illegal charters.

Commissioner Alfieri expressed concern about the continuation of this issue and asked for a monthly report, he also stated that the department should get all agencies involved to enforce the issue and be consistent.

Commissioner Lesser agreed with Commissioner Alfieri and suggested having the lessee give a warning to the illegal charter operators; and if this matter continues, then said charters must be evicted and their names given to the dockmasters in the harbor.

Chair Lumian asked staff to consider putting the illegal boat charters item under the regular reports, Boating Section, or staff reports to have a monthly update.

Commissioner Lesser requested that staff present a proposed plan on enforcement of illegal boat charters at the next meeting.

Gerry Purcell spoke about the slip problems in the marina and the impact it has on the boat sales.

Steve Penn stated that the department is mindful of the displacement of local businesses due to a shortage of slips and they have been working with various lessees to coordinate a logistic construction timeline to avoid a severe impact and will continue that effort.

Commissioner Lesser inquired if a boater sells their boat located in a slip, would the slip be transferable to the new owner.

Steve Penn replied that he wasn't sure but he believes it's really just the practice of each individual marina.

Commissioner Lesser stated that if a boat owner wants to sell their boat but is told that if they sell the boat they must leave the slip, it makes it difficult for them to sell the boat.

Amy Caves stated that staff would have to get back to him about the answer because they would need to look at the contract.

Jim Doler the dockmaster of Pier 44 stated that the decision is under the discretion of the dockmaster of each marina, and it's not allowed at his marina because they run a credit check. If the applicant does not pass the credit check they will be denied the slip.

Peter Beale stated that the slip report at the last Special Meeting was out of date and asked if there was an updated report available. He also expressed frustration about staff not answering audience's questions.

Commisioner Lesser reassured Mr. Beale that his question was indeed answered and that he will review the tape with him.

Item 6a – Old Business None.

Item 7a – Lease Amendment for Parcel 141 (Marriott Hotel) to include Decennial Rent Adjustment. Michael Rodriguez provided the staff report.

Commissioner Lesser asked what the hotel grosses in a year.

Steve Penn replied that the gross revenue for the last fiscal year is approximately \$37million.

Commissioner Lesser stated that the numbers didn't look correct.

Steve Penn replied that the cover memo may have some errors and staff will look into it and make any corrections.

Commissioner Rifkin inquired about the expiration of the lease.

Michael Rodriguez replied that he wasn't sure of the exact date, but is a long ways away.

Commissioner Rifkin requested that the staff report be corrected for possible typo errors.

Commissioner Alfieri requested to be updated at the next meeting with correct numbers for information purposes.

Steve Penn replied that staff will make corrections.

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

Ayes: 4 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri and Mr. Lesser

Item 8 – Staff Reports

Steve Penn provided the staff reports.

Commissioner Rifkin commented on the Slip Vacancy Report and noted that biggest vacancies are in the 17ft to 25ft range.

Commissioner Lesser stated that the Coastal Commission has mandated small slips without understanding that most of the vacancies in Marina del Rey are in the small slips and suggested that someone speak to the commission.

Adjournment

Chair Lumian adjourned the meeting at 11:31 a.m.

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
9 Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	 * Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. * Wetland public park project (1.46 acres). 	Massing Revised project will be resubmitted at a later date. Parking plan will be resubmitted at a later date.	 Proprietary Option was approved by BOS on 10/6/15. Regulatory January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP On July 11, 2016, work began on the wetland park.
10/14 (FF) Neptune Marina/ Legacy Partners	Tim O'Brien	 * Demolish existing facilities and build 526 apartments. * 161-slip marina + 7 end-ties. * 28 foot-wide waterfront promenade. 	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) * Replacement of public parking both on and off site.	 Proprietary – December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Regulatory On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project.
43 Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	Massing Parking163 spaces for boaters	 Proprietary BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Lessee exercised its option to expand the lease term. Regulatory Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016.

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
				Regulatory Matter : No Variance proposed. Parking Permit for reduced Parking.
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	 * Build 5 new visitor serving commercial and dry storage buildings * 82,652 s.f. visitor serving commercial space 	Massing Four new visitor- serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.	Proprietary The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016.
		* 141 slips + 5 end ties and 57 dry storage spaces	Parking 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).	Regulatory February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016. Regulatory Matter: Shared Parking Agreement. No Variance proposed
52 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	 Massing 81.5' high boat storage building partially over water. Parking with view corridor parking. All parking required of the project to be located on site. 	 Proprietary An extension to the Option was approved at the 11/12/13 BOS meeting. September 21, 2016, the SCHC voted 2 to 1 in favor of endorsing the recommendations to approve the Option and the new Lease for Parcel 52. Since three votes were needed to endorse the recommendation, there was no endorsement by the SCHC. On October 25, 2016, Supervisor Knabe referred the project back to DBH. Regulatory The waterside portion of the project was approved by the Coastal Commission on January 9, 2015. On August 23, 2016, the USACOE approved the 404 permit.
53 The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment,	Massing One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall.	Proprietary On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. On January 13, 2016, SCHC endorsed DBH's recommendation to extend the lease for 39 years. The grant of option was approved by the BOS at its March 15, 2016 meeting
		including new landscaping, hardscape, and waterside	Parking Parking proposed is 147 spaces. The code	Regulatory The DCB approved the final design of the project on December 16, 2015. Construction has begun, and the scheduled completion date for

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
		walkway.	requires 134 spaces for this use.	landside and docks is December 2017 Regulatory Matter: Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead.
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 (Whiskey Reds).	 Proprietary The lessee provided the SCHC with project updates at the March and May 2015 meetings. Regulatory The Department of Regional Planning had considered a design concept, which would relocate the launch ramp to Fisherman's Village. In June 2014, Supervisor Knabe announced that moving the launch ramp would no longer be part of the visioning process. Regulatory Matter: Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).
113 Mariner's Village	Michael Sondermann	 * Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities 		Proprietary – Item opened on 9/23/2013 Regulatory A new EIR scoping meeting was held on 09/16/14 in Chace Park.
13 Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated	Massing Four existing buildings up to 3 stories high. Parking Existing open air Parking and Parking structure will be renovated.	 Proprietary Construction commenced on December 8, 2014. Completion of construction is currently anticipated in December 2016. Regulatory On 6/18/14, the DCB approved the final design of the renovation project.

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
		commencing no later than 2029 * Improved pedestrian promenade and public amenities will be renovated.	Total Parking provided on site is 572 spaces.	
15 AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-Parking space garage	 Massing Six buildings up to 5 stories and 70' high Parking All Parking to be provided on site within new 1,271-space Parking garage 	 Proprietary Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018. Regulatory June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway.
28 Mariners Bay	Tim O'Brien	 * Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation 	Massing Seven buildings up to 3 stories high Parking Existing subterranean Parking structure contains 947 Parking spaces.	 Proprietary The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Regulatory On July 15, 2015, the DCB approved the final design of the project.



Project Status Report Map





Los Angeles County Department of Beaches and Harbors, Planning Division.



Caring for Your Coast

Gary Jones

Kerry Silverstrom

John Kelly Deputy Director

Brock Ladewig Deputy Director

January 12, 2017

TO: Design Control Board FROM: Gary Jones, Director

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On November 1, 2016, the Board of Supervisors approved a motion to direct the Department of Beaches and Harbors, in collaboration with the Department of Regional Planning, the Community Development Commission, the Chief Executive Office, and County Counsel, to consult with affordable housing stakeholders and Marina del Rey lessees to examine the effectiveness of the current Marina del Rey Affordable Housing Policy and report back to the Board within 180 days.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the November or December 2016 Regional Planning Commission agendas.

CALIFORNIA COASTAL COMMISSION CALENDAR

On November 8, 2016, the California Coastal Commission approved Coastal Development Permit Amendment No. 5-11-131-A3 to allow for the installation of a new approximately 140 foot long by 32 foot wide floating dock at parcel EE/48 and installation of a temporary 38 foot long by four foot wide floating dock extension at parcel 77.

FUTURE MAJOR DESIGN CONTROL BOARD ITEMS

There are no future major Design Control Board items at this time.

SMALL CRAFT HARBOR COMMISSION MINUTES

The September and October 2016 Small Craft Harbor Commission minutes are attached.

REDEVELOPMENT PROJECT STATUS REPORT

The updated "Marina del Rey Redevelopment Projects Report" is attached.

MARINA DEL REY DESIGN GUIDELINES

On October 20, 2016, your Board approved the Marina del Rey Design Guidelines. A copy of the guidelines is attached. The guidelines are available to the public online at



Design Control Board January 12, 2017 Item 7B Page 2

<u>http://beaches.lacounty.gov/design-control-board</u> or at the Lloyd Taber Marina del Rey Library at 4533 Admiralty Way.

VENICE DUAL FORCE MAIN PROJECT UPDATE

There are no further updates on the Venice Dual Force Main Project since the April 2016 report.

2015-2016 ASSESSMENT OF COUNTY COMMISSIONS

On July 7, 2015, the Board of Supervisors instructed the Chief Executive Officer and the Executive Officer of the Board to report back with an assessment of the role of County Commissions as it relates to the adopted revised County governance structure. Regarding the Design Control Board, the report recommended that current design standards be reviewed for Marina del Rey. Once set design standards are documented and approved, the DCB should be reviewed to determine if its mission is still necessary.

The Assessment of County Commissions report is attached. Relevant sections of the report include the review of the Design Control Board (p.79-80) and recommendations for the Beach Commission and Small Craft Harbor Commission (p.2).

http://file.lacounty.gov/SDSInter/bos/supdocs/107880.pdf

NEW DEPARTMENT OF BEACHES AND HARBORS WEBSITE

The Department of Beaches and Harbors recently launched a redesigned website. Relevant pages of the website include the Design Control Board homepage (<u>http://beaches.lacounty.gov/design-control-board</u>), and the public meetings calendar (<u>http://beaches.lacounty.gov/public-meetings</u>).

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Attachments (4)



Caring for Your Coast

• • •

Gary Jones Director

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

January 12, 2017

TO: Design Control Board FROM: Gary Jones, Director

SUBJECT: AGENDA ITEM 7C -MARINA DEL REY SPECIAL EVENTS

BURTON CHACE PARK WALKING CLUB

Burton Chace Park + Lobby + 13650 Mindanao Way + Marina del Rey Tuesdays & Thursdays 10:30 a.m. – 11:30 a.m.

The Department of Beaches and Harbors (Department) is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (310) 305-9595.

For more information: Call (310) 305-9595

MARINA DEL REY FARMERS' MARKET

Parking Lot #11 + 14101 Panay Way + Marina del Rey Saturdays 9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Saturdays. The Marina del Rey Farmers' Market offers fresh, locally-grown organic and conventionally grown fruits and veggies. Also available are prepared and packaged foods, hand-crafted products and much more! Paid parking is available for 25 cents for every 10 minutes.

For more information: Call the Marina del Rey Visitors Center at (310) 305-9545

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

13755 Fiji Way ♦ Marina del Rey Sponsored by Pacific Ocean Management, LLC



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Call the Marina del Rey Visitors Center at (310) 305-9545. All concerts are from 1:00 p.m. – 4:00 p.m.

Saturday, January 21st Friends, playing R&B

Sunday, January 22nd 2Azz1, playing Jazz/Funk

<u>Saturday, January 28th</u> JB & The BC Riders, playing Country/Rock-A-Billy

> Sunday, January 29th Shades, playing R&B

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

<u>THE FREE RIDE!</u> Daily service 12:00 p.m. – 9:00 p.m.

Catch free on-demand transportation aboard a five-passenger electric shuttle. The service provides transportation to attractions within Marina del Rey, including Fisherman's Village, Burton Chace Park, Waterside shopping center, and many restaurants. Select shuttles also travel to the Venice Pier and to Abbot Kinney Blvd. in Venice.

Wave down a Free Ride car and hop in, or text your pick-up location and passenger count to (323) 435-5000. Please allow 10 – 15 minutes for pick-up. Kids must be big enough to use a regular seatbelt; child-safety seats are not provided. Dogs are welcome.

For more information: Call the Marina del Rey Visitors Center at (310) 305-9545

HOUSEHOLD HAZARDOUS WASTE AND E-WASTE COLLECTION EVENT Dock 52 Parking Lot + 13483 Fiji Way + Marina del Rey Saturday, March 4, 2017 9:00 a.m. – 3:00 p.m.

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

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For more information: Call Sanitation Districts of Los Angeles County at (800) 238-0173 or visit their website at www.lacsd.org

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