



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

SMALL CRAFT HARBOR COMMISSION MEETING **Wednesday, October 12, 2022**

10:00 A.M.

AUDIO LINK SCHC OCTOBER 12, 2022 MEETING

NOTICE

In accordance with Government Code § 54953 permitting the convening of public agency meetings in light of the COVID-19 pandemic, all regularly scheduled Small Craft Harbor Commission meetings will convene as virtual (online) meetings and by teleconference as determined by the Commission.

OBSERVING THE MEETING

To observe the meeting without public comment for the record, go to <http://beaches.lacounty.gov/watch-schc-meeting> (Webinar ID: 928 7881 2983) or dial **(408) 638-0968** or **(669) 900-6833**.

PROVIDING PUBLIC COMMENT DURING THE MEETING

To provide verbal public comment for the record during the meeting, go to <http://beaches.lacounty.gov/watch-schc-meeting> (Webinar ID: 928 7881 2983) and staff will assist you via the Zoom chat feature.

PROVIDING PUBLIC COMMENT BEFORE THE MEETING

To provide public comment for the record before the meeting, send an email to DSCHCSecretary@bh.lacounty.gov or dial (424) 526-7778 and leave a message with your comment, the agenda item number, your first name and last name, email address, and phone number. Public comments submitted prior to 5 p.m. on Tuesday, October 11, 2022 will be transcribed and provided to the Small Craft Harbor Commission. Verbal public comments submitted after 5 p.m. on Tuesday, October 11, 2022 will not be provided to the Small Craft Harbor Commission, but will be transcribed and added to the public record.

AUTHORITY TO HOLD THE MEETING BY TELECONFERENCE

The Small Craft Harbor Commission meeting is continuing to be held via teleconference consistent with the Board of Supervisors' findings on September 27, 2022, that 1) in accordance with Assembly Bill (AB) 361 Section 3 (e)(3), California Government Code Section (54953 (e)(3), that it reconsidered the circumstances of the State of Emergency due to the COVID-19 pandemic and that the State of Emergency remains active; and 2) that local officials continue to recommend measures to promote social distancing.

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

Small Craft Harbor Commission Meeting of August 10, 2022.

3. **COMMUNICATION FROM THE PUBLIC**

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

4. **COMMUNICATION WITH THE COMMISSIONERS**

This is the opportunity for members of the Commission to provide notification to the public regarding any communication received by the Commissioners from the public, lessees, or other interested parties regarding business of Marina del Rey.

5. **REGULAR REPORTS**

- a. Marina Sheriff (VERBAL REPORTS)
 - Crime Statistics
 - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages
- b. Marina del Rey and Beach Special Events (VERBAL REPORT)
- c. Marina Boating Section Report (VERBAL REPORT)
- d. Marina del Rey Maintenance Report (VERBAL REPORT)

6. **OLD BUSINESS**

- a. Marina del Rey Total Maximum Daily Load Requirements Update (PRESENTATION)
Presentation

7. **NEW BUSINESS**

- a. Parcel 113 (Mariners Village) Amendments to Lease (ENDORSEMENT REQUESTED)
and Option Agreement

[Attachment: Amendment No. 9 To Lease No. 11834 Parcel No.113S](#)

[Attachment: Amendment To Option Agreement Parcel No.113S](#)

8. **STAFF REPORTS**

- Ongoing Activities (VERBAL REPORTS)
 - Board Actions on Items Relating to Marina del Rey
 - Regional Planning Commission Calendar
 - California Coastal Commission Calendar
 - Redevelopment Project Status Report
 - Design Control Board Minutes
 - Marina del Rey Slip Report
 - California Coastal Commission Slip Report
 - Illegal Boat Charter Enforcement

9. **ADJOURNMENT**

PLEASE NOTE

1. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Small Craft Harbor Commission on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

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

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

Burton Chace Park Community Room
13650 Mindanao Way
Marina del Rey, CA 90292

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

3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at <http://marinadelrey.lacounty.gov>

Si necesita asistencia para interpretar esta informacion llame al (424) 526-7777.

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 (424) 526-7752 (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.

SMALL CRAFT HARBOR COMMISSION MINUTES
VIRTUAL MEETING
August 10, 2022

Commissioners: Richard Montgomery, Chair; Nathaniel Salazar, Bernard Kozacik III, Allyn Rifkin, Gregory Gorman

Department of Beaches and Harbors (DBH): Gary Jones, Director; Amy Caves, Deputy Director; Steve Penn, Chief of Asset Management Division; Susana Graether, Chief Property Manager; Ivy Bordenave-Priestley, Senior Real Property Agent; Amir Tadros, Senior Real Property Agent

County: Parjack Ghaderi, Principal Deputy County Counsel

Item 1 - Call to Order and Pledge of Allegiance

Chair Montgomery called the virtual meeting to order at 10:00 am, followed by the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

Item 2 – Approval of Minutes

Motion to approve June 29, 2022, Special Meeting Minutes by Mr. Salazar, seconded by Mr. Kozacik III.

**Ayes: 5, Chair Montgomery, Mr. Rifkin, Mr. Kozacik, Mr. Gorman,
Mr. Salazar**

Abstain: 0

Item 3 – Communication from the Public

None

Item 4 – Communication with the Commissioners

Mr. Salazar requested that the motion Mr. Rifkin submitted at the June 29, 2022, Special Meeting be reflected in writing.

Chair Montgomery asked Mr. Salazar to delay his request until Item 8.

Item 5a – Marina Sheriff

Sergeant Carlson presented the report.

Mr. Rifkin inquired about the Liveaboard report and outreach activities on homelessness in the Marina.

Sergeant Carlson explained the liveaboard process and noted that Ms. Jamieka Brown oversees the liveaboards in Marina del Rey. He further explained that they would be working with Captain Keith Harrison to address any homeless outreach priorities; however, it's usually handled by the community-oriented policing bureau. They are specifically trained to speak to the homeless and provide them with different services available, including mental health.

Alicia Koonz thanked Ms. Brown for all her efforts.

Item 5b – MdR and Beach Special Events

Catrina Love discussed the Marina Movie Nights outdoor movie series at Burton Chace Park, the Marina Drum Circle, and the Waterbus, which is available until Labor Day (\$1 per person per way). The Beach Shuttle is back, only running on Saturday and Sunday. Beach Eats, our weekly food truck event is on Thursdays until the end of October.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has zero 42-feet, zero 40-feet slips, five 38-feet, four 34-feet, three 28-feet, three 27-feet, ten 24-feet, and nine 22-feet vacant slips available. Parcel 77 powerboat storage is full, and Mast-Up storage has 35 spaces available.

Item 5d – Marina del Rey Maintenance Report

Jose Bedolla reported no significant updates to the projects reported at last month's meeting due to the public's high volume of Marina usage during the summer months. He stated that the asphalt repairs were completed in Lot 2 (Boat Launch location).

Item 6a – Ballona Creek Trash Interceptor Project Follow-Up Presentation

Tiffany Chang presented the report.

Steve Penn reminded the Commission about its request to place this item on the next meeting agenda to discuss their support for this project and have the Commission entertain a motion to ask businesses in Marina del Rey to minimize plastic use in the Marina.

Mr. Rifkin spoke in favor of this project.

Chair Montgomery inquired about plans for a kick-off event.

Tiffany Chang replied that there are plans for a ribbon-cutting ceremony; however, the date is unknown, and the details are still being worked out, but it will be publicized and shared with the public.

Mr. Kozacik noted that the project would be during off-season hours, and the haul route seems straightforward.

Tiffany Chang explained that there had been ongoing communication with DBH staff, and most of the trash that does flow is during storm season in the area, but they're doing all they can to minimize the impact. She further explained that if it does extend, it may run from 9 am to 3 pm, but to remember that it's a pilot. She noted they're happy to stay in contact and stated that the operators will remain on sight and can work with DBH staff during the pilot period.

Mr. Gorman pointed out that there are two motions that should be separated. He explained that one motion is to write a letter of support and the other for a report on the haul route to assure

there would be no environmental impacts. He expressed concern for the haul route report as it is a different type of analysis.

Mr. Rifkin agreed with Mr. Gorman's comment that the haul route is a separate issue. He noted the importance that there was no public input on this item. He suggested reporting back instead of producing an actual report.

Steve Penn noted that Mr. Gorman and Mr. Rifkin raised valid points and that the Ballona Creek Trash Interceptor is a great project. However, DBH is aware that there are still challenges and concerns. For that reason, the permit issued to the Department of Public Works includes DBH incorporated terms to ensure they adopt the best management practices in all operations, including the haul route, ensuring no environmental concerns and ongoing monitoring programs throughout the project.

Chair Montgomery explained that the two issues would be bifurcated into two separate motions.

Motion to write a letter of support by staff to Board of Supervisors by Mr. Rifkin, seconded by Mr. Kozacik

Mr. Rifkin withdrew his motion for a haul route report due to Mr. Penn's report that there's sufficient consideration in the project's permit to mitigate possible impacts.

Ayes: 5 - Chair Montgomery, Mr. Gorman, Mr. Kozacik, Mr. Rifkin, and Mr. Salazar

Nay: 0

Item 7a – Aligning Marina del Rey with Los Angeles County Priorities for Equity and Inclusion Presentation

Amy Caves presented the report.

Mr. Salazar suggested including a mural as part of this initiative.

Ms. Caves requested that he send her specific information on murals and stated this item would return with updates.

Item 8 – Staff Reports

Steve Penn presented the staff report.

Captain Alex Balian spoke about the illegal charter operation enforcement and urged this program to continue.

Mr. Rifkin requested an acknowledgment letter to Mr. David Lumian on behalf of the Commission.

Chair Montgomery expressed his support for the acknowledgment letter to Mr. David Lumian.

Steve Penn also expressed his support and stated that staff would draft the letter, circulate and have the chair sign, and then send it out.

Mr. Salazar reminded staff about his request for a future presentation about the California Yacht Club's membership and the public promenade design.

Chair Montgomery also inquired as to the status of the presentation.

Steve Penn stated that it would be a part of the "Marina for All" project; however, there is no specific timeline for the public promenade redesign. Staff will follow up with the new management team to discuss their proposal, and we'll bring it back to the Commission for presentation when it's ready.

Adjournment

Chair Montgomery adjourned the meeting at 11:07 am.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES SEPTEMBER 2022



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	TOTALS
Homicide									1		1
Rape					1						1
Robbery: Weapon		1						1			1
Robbery: Strong-Arm								1			2
Aggravated Assault	2								1		3
Burglary: Residence	2						2		1		5
Burglary: Other Structure	1	1							1		3
Grand Theft	4	2		1	2		3	6			18
Grand Theft Auto	4	1		1		1	1	7	5		20
Arson									1		1
Boat Theft											0
Vehicle Burglary	3						1	2	3		9
Boat Burglary											0
Petty Theft	3	5		1	1		1	1	2		14
REPORTING DISTRICTS TOTALS	19	10		3	4	1	8	18	15		78

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

Source- LARCIS, **Date Prepared** October 4, 2022
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES – SEPTEMBER 2022



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape	1	
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault		
Burglary: Residence		2
Burglary: Other Structure		
Grand Theft	2	3
Grand Theft Auto		1
Arson		
Boat Theft		
Vehicle Burglary		1
Boat Burglary		
Petty Theft	1	1
Total	4	8

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

Source- LARCIS, **Date Prepared** October 4, 2022
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- SEPTEMBER 2022



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2791)
Part I Crimes		
Homicide		1
Rape		1
Robbery: Weapon		1
Robbery: Strong-Arm	1	1
Aggravated Assault	2	1
Burglary: Residence	2	3
Burglary: Other Structure	2	1
Grand Theft	7	11
Grand Theft Auto	6	14
Arson		1
Boat Theft		
Vehicle Burglary	3	6
Boat Burglary		
Petty Theft	3	5
Total	26	46

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

Source- LARCIS, **Date Prepared –** October 4, 2022
CRIME INFORMATION REPORT - OPTION 5A



MARINA DEL REY HARBOR

September 2022 Monthly Report



Total Boats in the Marina: 4,442

Total Liveboards: 334

Number of impounded Vessels: 10

Boat Rescues: 5

Boat Non haz cites: 7

Boat Haz cites: 2

Boat Warnings: 39

Boat Disturbances: 48

Boat Recovered: 1

Impounded Boats: 8

Tow to save boats: 4

Pumped sinking boat: 1

Boat Assists: 6

Person dead in water: 0

Boat contacts: 124



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Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

October 12, 2022

TO: Small Craft Harbor Commission
FROM: Gary Jones, Director
SUBJECT: **ITEM 5B – MARINA DEL REY SPECIAL EVENTS**

BURTON CHACE PARK YOGA CLASS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Sundays
9:30 a.m. – 10:30 a.m.

Join the Department of Beaches and Harbors (Department) and instructor Anastasia for a yoga session at the water's edge and connect with nature and community. Classes are offered to all, regardless of age or ability for \$10 per class. Children should be able to follow along or sit quietly with a parent/guardian. Students must bring their own mats and water bottles. Please pre-register for each class by emailing chacepark@bh.lacounty.gov.

For more information: Call (424) 526-7910 or visit marinadelrey.lacounty.gov

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 is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Call (424) 526-7910 to RSVP or email to chacepark@bh.lacounty.gov.

For more information: Call (424) 526-7910 or visit marinadelrey.lacounty.gov



BURTON CHACE PARK ZUMBA CLASS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Tuesdays and Thursdays
3:30 p.m. – 4:30 p.m.

Ditch your boring workout and join the Department's FREE outdoor Zumba class at Burton Chace Park! Each class is limited to 10 people. Registration is required and is available on a first-come, first served basis. Pre-register for each class by emailing chacepark@bh.lacounty.gov.

For more information: Call (424) 526-7910 or visit marinadelrey.lacounty.gov

DRAWING & PAINTING CLASS

In-Person and online class via Zoom
Wednesdays
5:00 p.m. – 6:30 p.m.

The Department is offering a FREE drawing and watercolor art class for beginners ages 14 years or older. In-person classes are limited to ten people and supplies are provided. Registration is required and is available on a first-come, first served basis. Pre-register for each class by emailing chacepark@bh.lacounty.gov.

For more information: Call (424) 526-7910 or visit marinadelrey.lacounty.gov

BEACH EATS

Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey
Thursdays through October 27, 2022
5:00 p.m. – 9:00 p.m.

The Department hosts a gourmet food truck event in Marina del Rey that offers a variety of delectable savory foods and desserts. The weekly assortment of food trucks will vary along with menu options, such as gourmet burgers, hot dogs, tacos, lobster rolls, and more. Paid parking is available for 25 cents for every 10 minutes.

For more information: Call (424) 526-7900 or visit marinadelrey.lacounty.gov

MARINA DEL REY FARMERS' MARKET

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

The Department, in collaboration with Southland Farmers' Market 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 prepackaged foods and much more! Paid parking is available for 25 cents for every 10 minutes.

For more information: Call (424) 526-7900 or visit marinadelrey.lacounty.gov

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

13755 Fiji Way ♦ Marina del Rey

Sponsored by Pacific Ocean Management, LLC

Sundays

2:00 p.m. – 5:00 p.m.

October 9

Rhythm (Funk/R&B/Soul)

October 16

Smooth (Smooth Jazz/Soul)

October 23

Jimi Nelson & The Drifting Cowboys (Country)

October 30

Elements (R&B/Soul)

For more information: Call Pacific Ocean Management at (310) 306-0400

MARINA DRUM CIRCLE

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Sunday, October 16, 2022

Sessions: 11:30 a.m. and 1:30 p.m.

Discover the fun and excitement of interactive group drumming at the water's edge! Drums and other percussion instruments will be provided. Choose from one of two FREE 60-minute sessions that are available for enthusiasts of all ages and skill levels.

For more information: Call (424) 526-7900 or visit marinadelrey.lacounty.gov

COVID-19 VACCINE & BOOSTER CLINIC

Burton Chace Park Community Room ♦ 13650 Mindanao Way ♦ Marina del Rey

Monday, October 24, 2022

12:00 p.m. – 4:00 p.m.

This FREE COVID-19 Vaccine and Booster Clinic is open to everyone ages 6 months and older, regardless of insurance or immigration status. Minors must be accompanied by a parent/guardian. Please make an appointment at bit.ly/dbhvaccine. Walk-ups are welcome!

Vaccines and boosters available:

- Pfizer (6 mos-5) COVID-19 vaccine
- Moderna COVID-19 vaccine + Booster
- Pfizer COVID-19 vaccine + Booster
- Pfizer (5-11) COVID-19 vaccine

*NOTE: The new Pfizer & Moderna Bivalent boosters are available. This is the new booster shot that protects against the more contagious Omicron strain.

For more information: Email cms@bh.lacounty.gov

60TH ANNUAL MARINA DEL REY HOLIDAY BOAT PARADE

Saturday, December 10, 2022

Watch beautifully lit and decorated boats from 6:00 p.m. to 8:00 p.m. as they sail along the harbor for the Marina del Rey Holiday Boat Parade! View the fireworks that will be shot off the south jetty at 5:55 p.m. to kick off the start of the parade. The theme of this year's parade is "What Winter Is All A-Boat." Boat owners will compete for numerous prize packages. Best spots for viewing the boat parade are Burton Chace Park (13650 Mindanao Way) and Fisherman's Village (13755 Fiji Way).

For more information: Visit mdrboatparade.org or call (424) 526-7900

W.A.T.E.R PROGRAM WINTER SAILING CLASSES

Boathouse - Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Los Angeles County Lifeguards will instruct the Department's sailing courses that teaches students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Students will learn to sail on 14-foot Capri sailboats (with main sail and jib) and Laser sailboats. In the final days of the session, students may get experience on Catalina 275 Sport.

Financial aid is available for qualified families. Please call for details.

2022/2023 WINTER SESSION:

Beginning/Intermediate:

December 19 – 23, December 27 – 30, and January 3 – 6

Time: 10:00 a.m. – 4:00 p.m.

Ages: 11 - 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

Level: Beginning and Intermediate

Fee: \$355 per 5-day session

\$284 per 4-day session

*NOTE: Applicants must successfully complete a 100-yard swim test in 2 minutes and 20 seconds to be eligible for Beginning Sailing.

For more information: Call (424) 526-7888 or visit marinadelrey.lacounty.gov

GJ:CML:da



(424) 526-7777 • 13837 Fiji Way, Marina del Rey, CA 90292 • beaches.lacounty.gov

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Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

October 12, 2022

TO: Small Craft Harbor Commission
FROM: Gary Jones, Director

**SUBJECT: ITEM 6a – OVERVIEW OF WATER QUALITY IMPROVEMENT EFFORTS
IN MARINA DEL REY HARBOR IN RESPONSE TO THE MDR TOXICS
AND BACTERIA TMDLS**

Item 6a on your agenda is a presentation by Chantal Alatorre, Planner, Department of Beaches and Harbors (DBH) and Brenda Ponton, DBH Consultant, on the Department's efforts to improve water quality in Marina del Rey Harbor.

GJ:WO:ca





October 12, 2022


Caring for Our Coast

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Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 7a – APPROVAL OF AMENDMENTS TO EXISTING GROUND LEASE, OPTION TO AMEND EXISTING GROUND LEASE AGREEMENT, AND APPROVAL OF REVISED AMENDED AND RESTATED GROUND LEASE AGREEMENT TO FACILITATE REDEVELOPMENT – PARCEL 113 (MARINERS VILLAGE APARMENTS) – MARINA DEL REY**

Item 7a on your agenda pertains to Amendment No. 9 to Lease No. 11834 to provide a short-term extension of the Parcel 113 (Mariners Village) Lease term from March 31, 2023 to October 29, 2023 and to provide a short-term extension of the Option Agreement term from October 29, 2022 to October 29, 2023 to allow Lessee to satisfy the conditions required for Lessee to exercise its option to extend the Lease term for 42 years and 10 months, terminating on January 31, 2066.

Attached is a copy of the Board letter that explains the details of the proposed extension. Your Commission's endorsement of the recommendation to the Board of Supervisors to approve the proposed amendment as contained in the attached letter is requested.

GJ:AC:SP:vl

Attachments





October 18, 2022

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

Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Acting Chief Deputy Director

Carol Baker
Deputy Director

Dear Supervisors:

**APPROVAL OF AMENDMENTS TO EXISTING GROUND LEASE, OPTION TO
AMEND EXISTING GROUND LEASE AGREEMENT, AND APPROVAL OF REVISED
AMENDED AND RESTATED GROUND LEASE AGREEMENT TO FACILITATE
REDEVELOPMENT
PARCEL 113 (MARINERS VILLAGE APARTMENTS) - MARINA DEL REY
(SECOND DISTRICT)
(4 VOTES)**

SUBJECT

Request for approval of the following: (i) Amendment No. 9 to Lease No. 11834, dated February 14, 1967, for Parcel 113, Marina del Rey (Existing Ground Lease); (ii) Amendment to the Option to amend the Ground Lease for Parcel 113, dated October 30, 2018 (Option Agreement); and (iii) revised Amended and Restated Ground Lease.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), for the reasons stated in this Board letter and in the record of the project.
2. Approve and authorize the Chair to sign Amendment No. 9 to the Existing Ground Lease for Parcel 113 (Amendment No. 9) in substantially the form of Attachment A hereto, providing a short-term extension of the Existing Ground Lease term from March 31, 2023 to October 29, 2023.
3. Approve and authorize the Chair to sign an amendment to the Option Agreement for Parcel 113 (Amendment to Option) in substantially the form of Attachment B hereto, providing a short-term extension of the Option Agreement term from October 29, 2022 to October 29, 2023, to allow Lessee to satisfy the conditions

required for Lessee to exercise its option to extend the Existing Ground Lease term for 42 years and 10 months, terminating on January 31, 2066.

4. Approve and authorize the Chair to sign: (a) the revised Amended and Restated Lease Agreement for Parcel 113 (A&R Lease), attached as Exhibit B to the Amendment to Option, upon confirmation by the Director of the Department of Beaches and Harbors (Director) that the Lessee has fulfilled and satisfied the conditions to exercise the option which are set forth in the Option Agreement as amended; and (b) a Memorandum of Ground Lease as referenced in the A&R Lease for Parcel 113, and approved by the Los Angeles County Counsel and the County's outside counsel.
5. Authorize the Director to execute and deliver such other ancillary documentation, including without limitation, a lender Estoppel Certificate for Parcel 113, as required by a lender to Lessee in connection with the development of Parcel 113.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On October 30, 2018, the Board of Supervisors granted Marina Admiralty Company, LP, a California limited partnership (Lessee) an option to extend the existing lease for an additional 42 years and 10 months with a new expiration date of January 31, 2066. The Existing Ground Lease is set to expire on March 31, 2023, and the option term is set to expire on October 29, 2022.

The recommended actions would amend the Existing Ground Lease and Option Agreement for the Mariners Village Apartments (Parcel 113) in Marina del Rey to provide a one-year extension of the option period so that the Lessee can complete the conditions prerequisite to exercising its option to extend the term of the Existing Ground lease to January 31, 2066. The recommended actions would also result in: (a) the extension of the Existing Ground Lease term so that it expires concurrently with the extended option period, and (b) revisions to the previously approved form of A&R Lease to i) increase the amount required to be spent by Lessee on hard costs in renovation to \$115 million; and ii) make the Lessee responsible for required improvements to the lookout points which will be made part of the leased premises and maintained by the Lessee.

In exchange for the amendments described herein, the Lessee has agreed to pay an extension fee of \$340,000 and restructure the County's participation fee for transactions occurring during the option period so that it matches the County's standard language. The remainder of the transaction terms as approved by your Board on October 30, 2018, remain unchanged.

Approval of the recommended actions will find that the project is exempt from CEQA and allow the County to enter into the referenced agreements and enable Lessee to complete the conditions required so it can exercise the option and commence the redevelopment work.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

The recommended actions are consistent with the County's Strategic Plan Goal I, Make Investments that Transform Lives, by promoting fiscal sustainability that will facilitate proactive redevelopment of Parcel 113. The recommended actions are also consistent with the County's Strategy I.1.5, Increase Affordable Housing Throughout L.A. County, by developing and/or preserving affordable housing units in L.A. County.

FISCAL IMPACT/FINANCING

The proposed A&R Lease for the renovation of Parcel 113 reflects the County's current market rate percentage rents for all relevant categories, subject to adjustment as provided in the proposed A&R Lease. DBH will adjust the rent revenue budget in future fiscal years as necessary. The extension of the term of the Existing Ground Lease and Option Agreement terms will produce a one-time extension fee of \$340,000 to DBH, which revenue will be recognized in Fiscal Year 2022-23 as one-time over-realized revenue.

Costs of consultants and County Counsel involved in the negotiation and development of the Option Agreement and A&R Lease are being reimbursed by the Lessee.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Mariners Village Apartments, located at 4600 Via Marina, occupy Parcel 113. The current improvements consist of 981 apartments in 28 buildings with a commercial area of approximately 27,000 square feet, with no anchorage. Parcel 113 contains approximately 23.1 acres of land. The parcel has frontage on Via Marina and is located south of Marina Harbor Apartments and Anchorage (Parcels 111 and 112) and overlooks the Main Channel. The Existing Ground Lease for Parcel 113 expires on March 31, 2023.

Among the material terms that the County agreed to in granting Lessee the Option for the extension of the Ground Lease on October 30, 2018 are: (a) renovation of the buildings and common areas including the creation of 196 low income affordable housing units, (b) public access to the Promenade, and (c) reconstruction of the six lookout points on the Promenade to be performed by the County at Lessee's expense.

During its initial Option period, Lessee has finalized an affordable housing program which was approved by the County and has resolved a Coastal Development Permit issue with the Coastal Commission related to past tree trimming. Also, during this period, Lessee determined that it could create more value for the Parcel if it increased the scope of work for the renovation. With that in mind, Lessee has proposed significant upgrades to the original scope of work for the renovation of the parcel that includes among other things, the addition of: i) washer/dryers in many of the units, ii) HVAC in the units, iii) removal or encapsulation of asbestos in the hallways and units, and iv) reconstruction of the lookouts (instead of having the County do the work).

In re-drafting and submitting to the Department of Building and Safety revised Plans and Specifications, Lessee realized that it did not have enough time to satisfy all the conditions to exercise the Option, particularly the condition that all Plans and Specifications be permit-ready prior to exercise of the Option. Lessee therefore requested an extension of the Option and the Ground Lease terms from October 31, 2022 and March 31, 2023, respectively, to a coterminous date of October 31, 2023. Following negotiations, the County agreed to Lessee's request with the following amendments and modifications to the Existing Ground Lease, the Option Agreement, and the A&R Lease:

EXISTING GROUND LEASE

1. Term Extension: From its current expiration date on March 31, 2023 to October 31, 2023.

AMENDMENT TO OPTION

1. Term Extension: From its current expiration date on October 29, 2022 to October 29, 2023.
2. Extension Fee: In consideration for the extension of the Option, Lessee shall pay an extension fee of \$340,000.
3. Look-Out Agreement: The provision relating to the Look-Out Agreement is deleted and revised and inserted in the revised A&R Lease.
4. Participation Fee: The Participation Fee provision in the Option is amended to provide that the Net Proceeds Share payable to the County shall be the greater of \$7.5M or 20% of the Net Transfer Proceeds.

A&R LEASE (ATTACHED AS EXHIBIT B TO THE AMENDMENT TO OPTION)

1. Look-Outs: The Look-Out provision is amended to make the Look-Outs part of the leased premises for which Lessee is responsible and shift responsibility for the reconstruction of the look-outs from the County to Lessee.
2. Renovation Scope: A detailed description of the renovation scope of work is added as an exhibit to the revised A&R Lease as Exhibit B.
3. Required Hard Cost Amount: The Required Hard Cost Amount for the renovation work is increased from \$100M to \$115M.

Other than the requested changes above, the terms of the extension as approved by the Board of Supervisors in the October 30, 2018 Board Letter remain as they were proposed.

Entering into leases of the County's Marina del Rey real property is authorized by Government Code sections 25907 and 25536. The cumulative Lease term is in conformance with the maximum 99-year period authorized by California law. County Counsel has approved all of the subject agreements as to form. At its regular meeting on October 12, 2022, the Small Craft Harbor Commission voted ____ to [endorse/reject] the recommendations set forth herein.

CONTRACTING PROCESS

Lessee acquired the leasehold interest through an assignment on April 14, 1972. In or around 2017, Lessee entered into negotiations with DBH to extend the Ground Lease term for Parcel 113. The County granted Lessee an option on October 30, 2018 that is set to expire on October 29, 2022 but with the Board's approval the expiration date will be extended to October 29, 2023. Upon Lessee's demonstration that it has satisfied the conditions for exercise of the Option, as amended, including the receipt of approvals required to be obtained from governmental authorities for construction and development of the project associated with that Option, DBH will present to your Board's Executive Officer final confirmation that the conditions for exercise contained in the Option Agreement, as amended, have been satisfied and will request the Chair's execution of the revised A&R Lease, attached as Exhibit B to the Amendment to Option.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA pursuant to sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15304 (Minor Alterations to Land) of the state CEQA Guidelines and Classes 1, 2, and 4 of the County's Environmental Document Reporting Procedures and Guidelines. The Project, includes amending agreements related to the lease of Parcel 113 and involves 1) improvements to the common areas of the building, the building exterior and interior,

and interior of all 981 units; 2) improvements to the Promenade located adjacent to the buildings along the waterfront; 3) improvements to the waterside areas and the lookout points on the Promenade; and 4) the establishment of affordable housing units within an existing multi-family residential complex. The rolling renovation of units and associated infrastructure do not expand the size or number of residential units. The proposed project is not subject to the exceptions to CEQA's categorical exemptions as no unusual circumstances exist on-site that would be affected by the implementation of the proposed project, there are no areas of critical concern or environmental resources that are precisely mapped or designated that would be affected by implementation of the proposed project, and the proposed project would not result in any significant cumulative effects.

Upon your Board's approval of the recommended actions, the Department will file a Notice of Exemption with the County clerk in accordance with section 21152 of the California Public Resources Code.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on other current services or projects.

CONCLUSION

It is requested that the Executive Officer, Board of Supervisors send two (2) original copies of the executed Amendment No. 9 and the Amendment to Option and an adopted Board Letter to DBH. Should you have any questions please contact Don Geisinger at (424) 526-7730 or dgeisinger@bh.lacounty.gov.

Respectfully submitted,

GARY JONES
Director

GJ:AC:SP:dlg

Enclosures

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

October 12, 2022

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: ITEM 8 – ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On August 2, 2022, the Board of Supervisors, acting as the Governing body of the County, approved the rental of a property owned by the District along Ballona Creek, Parcels 99, 103, 120, 122 and 123, in the Playa del Rey community of the City of Los Angeles, by the County for the operation and maintenance of a public parking lot and authorize the Director of Beaches and Harbors to execute the rental agreement with the District for these purposes; authorize the Director to execute amendments to extend the term of the rental agreement, modify its obligations under the rental agreement or suspend, cancel or terminate the rental agreement if in the Director's opinion, it is in the best interest of the County; and find that the proposed project is exempt from CEQA.

On September 13, 2022, the Board of Supervisors (BOS) approved the Department of Beaches and Harbors Project Construction Contract for Marina del Rey - Department of Beaches and Harbors Fiscal Building Improvements Project, Capital Project No. 89108 (Project) (2), with a Project budget of \$1,600,000; approve an appropriation adjustment to transfer \$1,100,000 from the Services and Supplies Marina Replacement Accumulative Capital Outlay Fund to the Project, to fully fund the Project; authorize the Director of Public Works to deliver the Project using a Board-approved Job Order Contract; and find that the proposed Project is exempt from the California Environmental Quality Act.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on September 2022 Regional Planning Commission agenda.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Maria del Rey were on the September 2022 California Coastal Commission agenda.



REDEVELOPMENT PROJECT STATUS REPORT

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

DESIGN CONTROL BOARD MINUTES

The July 2022 and August 2022 meeting minutes are attached.

MARINA DEL REY SLIP REPORT

In June 2022, the overall vacancy rate across all anchorages in Marina del Rey stood at 11.0%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 9.6%. The vacancy data by anchorage and slip length are provided in the document attached.

In July 2022, the overall vacancy rate across all anchorages in Marina del Rey stood at 10.9%. Adjusted to remove out-of-service slips and 50% of available double slips, the vacancy rate within Marina del Rey stood at 9.6%. The vacancy data by anchorage and slip length are provided in the document attached.

CALIFORNIA COASTAL COMMISSION SLIP REPORT

Pursuant to certain conditions of the Coastal Development Permit (5-11-131) issued by the California Coastal Commission, the County is required to maintain certain minimum thresholds of slip sizes as a percentage of the entire Marina. A report of the percentage of each size category as a percentage of all available slips in the Marina is attached.

ILLEGAL BOAT CHARTER ENFORCEMENT

DBH Code Enforcement Unit continues to monitor and deter illegal charter boat activities at the public launch ramp and Chace Park docks. The County Sheriff's Marina del Rey station and the US Coast Guard have an enforcement program for charter boat activities in Marina del Rey. Members of the public are encouraged to report illegal boat charters to the Harbor Master at (310) 482-6000 and USCG at (310) 521-3770 or SECLALB@uscg.mil, or to DBH at info@bh.lacounty.gov.

GJ:AC:SP:yw

Attachments (4)

**Marina del Rey Redevelopment Projects Report
As of October 06, 2022**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
113 -- Mariner's Village	Mark Wagner	* Renovation of 981 apartments * Improvements to promenade	Massing – Existing buildings to remain. Parking – Existing parking to remain.	<p>Proprietary – Item opened on 9/23/2013. On October 30, 2018, the Los Angeles County Board of Supervisors approved an option for an amended at restated lease. The revised project will include 20% affordable units.</p> <p>Regulatory – The Regional Planning Commission approved an after-the-fact Coastal Development Permit (CDP) for the previous removal of waterbird nests. The appeal of that CDP was approved by the Coastal Commission in September 8, 2021. Lessee is tentatively scheduled to present at the Marina del Rey Design Control Board meeting scheduled for January 19, 2022. Lessee's presentation at Jan 19, 2022's DCB meeting was continued to allow more time to review the proposal. Staff scheduled ex-parte meetings with Meg Coffee and Chair Cho. Lessee's design plans were approved at the March 2022 DCB meeting.</p>

DESIGN CONTROL BOARD MINUTES

July 20, 2022

Members Present: Meg Rushing Coffee, Member (First District); Genelle Brooks-Petty, Member (Second District); Steven Cho, Chair (Fourth District); Tony Wong, P.E., Vice Chair (Fifth District)

Members Absent: None

Department Staff Present: Amy Caves, Acting Chief Deputy Director; Warren Ontiveros, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Chantal Alatorre, Planner; Lola Reyna, Secretary

County Staff Present: Parjack Ghaderi, County Counsel; Clark Taylor, Department of Regional Planning

Guests Testifying: Robert Kirsten, A-RTK; Hans Rockenwagner, Dear Jane's; Michelle Kelly, Restore Hyper Wellness

1. Call to Order and Pledge of Allegiance

Chair Cho called the meeting to order at 1:30 pm and led the Pledge of Allegiance. Ms. Tashjian read the virtual meeting procedures.

2. Approval of the June 15, 2022 Minutes

Board Member Coffee moved to approve minutes, seconded by Vice Chair Wong.

Ayes: 3 – Chair Cho, Vice Chair Wong, Ms. Coffee

Nays: 0

Abstained: 1 – Ms. Brooks- Petty

Board Comment

Chair Cho commented that the approval of the May 18, 2022 minutes would be deferred. Ms. White confirmed that the item would be on the August meeting agenda for the Board's review.

3. Consent Agenda

None

4. Old Business

A. Marina del Rey Design Guidelines Update

Ms. White presented staff comments.

Board Comment

None

Public Comment

None

Chair Cho asked if there were any questions or concerns from Board.

Public Comment

None

Vice Chair Wong moved to approve the Guidelines, seconded by Chair Cho

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty

Nays: 0

B. Parcel 44 – Pacific Marina Venture, LLC / Uovo Pasta – DCB #20-004-C – Consideration of new awning

Ms. White presented the staff report.

Board Comment

Chair Cho asked if there were any Applicants present. Ms. Tashjian stated that there was one member of the Applicant's project team present.

Mr. Robert Kirsten introduced himself and commented that the retractable awning would only be used when needed for shade and the awning would be retracted against the building façade when not in use.

Chair Cho asked if the charcoal color of the awning would match the existing black paint on the building facade.

Mr. Kirsten replied that the color choice was selected due to the dust conditions of the area with the intent to complement the existing building façade.

Public Comment

None

Vice Chair Wong moved to approve DCB #20-004-C, seconded by Ms. Brooks-Petty.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Brooks-Petty, Ms. Coffee

Nays: 0

5. New Business

Parcel 18 – Dolphin Marina, LTD. / Dear Jane's – DCB #22-007 – Consideration of exterior improvements and new signage

Ms. Alatorre presented the staff report.

Board Comment

Chair Cho requested that staff provide clarification regarding the hand painted mural and vinyl.

Ms. Alatorre clarified that the vinyl would be installed on all windows at the restaurant storefront and all signs would be hand painted, including the monument sign faces.

Chair Cho asked for clarification on a triangular image shown on the monument sign rendering.

Ms. Alatorre deferred the question to the Applicant's project team.

Chair Cho asked if there were any Applicants present. Ms. Tashjian stated that there were two members of the Applicant's project team present.

Mr. Hans Rockenwagner addressed the Board and noted that the triangular image may be an error. Furthermore, he mentioned that he was attending the meeting in place of the project architect, who was unable to attend.

Chair Cho asked if the painted sign would be 3D or painted to look 3D.

Mr. Rockenwagner stated that he believes that it would be 3D.

Ms. Coffee stated that she interpreted the sign description to mean the sign was 2D painted to appear 3D, not an actual 3D sign. She also asked if the triangle shown on the monument sign was meant to be directional.

Chair Cho stated that he agreed with Ms. Coffee's previous interpretation of the sign.

Ms. Coffee asked what the design intent was for the window vinyl graphics.

Mr. Rockenwagner explained that the vinyl covered windows would be located in the bar areas to minimize bright light from vehicle headlights in the evenings, which is not desirable for an intimate setting. The vinyl design was created from photographs of sailboats in the marina, with alternative colors used to provide a slightly abstract look.

Chair Cho asked if the roofing was part of the scope of the project.

Mr. Rockenwagner stated there were no proposed changes to the roof.

Public Comment

None

Vice Chair Wong moved to approve DCB #22-007, seconded by Ms. Coffee

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Brooks-Petty, Ms. Coffee

Nays: 0

B. Parcel 44 – Pacific Marina Venture, LLC / Restore Hyper Wellness – DCB #22-008 – Consideration of new signage

Ms. Chantal Alatorre presented the staff report.

Board Comment

Chair Cho asked if there were any applicants present. Ms. Tashjian stated that there was one member of the Applicant's project team present.

Ms. Michelle Kelly of Restore Hyper Wellness introduced herself to the Board and awaited comments.

Ms. Coffee noted that in the project staff report it was stated that the Design Guidelines would only allow one sign per tenant, and any signs for this space would not usually be installed facing the basin. Ms. Coffee asked if there were any other tenants with signage facing the basin.

Chair Cho reviewed photos of site and determined that it appears that two other tenants have signage facing the basin.

Ms. Tashjian clarified that there are no restrictions against having signage facing the basin. She clarified that the Parcel 44 Master Sign Program specifies that tenant identification signage should only be installed at the tenant storefront, where an entrance exists. The Restore Hyper Wellness frontage is along the streetside and they do not have an entrance along the waterside where the additional sign would be installed. However, the Board has the discretion to approve variances to the Master Sign Program.

Public Comment

None

Chair Cho moved to approve DCB #22-008, seconded by Vice Chair Wong.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Brooks-Petty, Ms. Coffee

Nays: 0

C. Election of Officers

Vice Chair wong moved to continue with the current Board officers until the end of year, seconded by Chair Cho.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Brooks-Petty, Ms. Coffee

Nays: 0

6. Staff Reports

Chair Cho asked if any staff members had an update about a motion made in a previous Board of Supervisor's meeting regarding the Marina del Rey revisioning plan.

Ms. Caves gave a brief summary of the motion. She noted that the program is still in the early planning stages and suggested that the item can be added to a future agenda and a formal staff presentation could be given at a later date. Furthermore, she mentioned that staff is currently tasked with reporting back to the Board with an urgent needs assesment for the Marina del Rey area.

Chair Cho asked if the plan would activiate the items on the visioning statement.

Ms. Caves stated that the statement would be reviewed.

Chair Cho asked is there was a Deputy from Supervisor Mitchell's office assigned to this project.

Ms. Caves stated that there were mutiple staff assigned depending on the subject matter and contact informtion could be provided to the Board, if needed.

All reports were received and filed.

Moved by Vice Chair Wong, seconded by Chair Cho.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty
Nays: 0

7. Public Comment
None

8. Adjournment

Moved by Chair Cho.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty
Nays: 0

Chair Cho adjourned the meeting at 2:14 p.m.

Respectfully Submitted,

Lola Reyna
Secretary for the Design Control Board

DESIGN CONTROL BOARD MINUTES

August 17, 2022

Members Present: Meg Rushing Coffee, Member (First District); Genelle Brooks-Petty, Member (Second District); Steven Cho, Chair (Fourth District); Tony Wong, P.E., Vice Chair (Fifth District)

Members Absent: None

Department Staff Present: Amy Caves, Acting Chief Deputy Director; Warren Ontiveros, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Julie Yom, Planner; Chantal Alatorre, Planner; Lola Reyna, Secretary

County Staff Present: Parjack Ghaderi, County Counsel; Clark Taylor, Department of Regional Planning

Guests Testifying: Andrew Roux, Keller Williams Realty; Scott Greene, Mark Miller, Andi Wang, and James Shahamiri, LA Metro

1. Call to Order and Pledge of Allegiance

Chair Cho called the meeting to order at 1:30 pm and led the Pledge of Allegiance. Ms. Tashjian read the virtual meeting procedures.

2. Approval of the May 18, 2022 and July 20, 2022 Minutes

Board Member Coffee moved to approve minutes, seconded by Vice Chair Wong.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks- Petty
Nays: 0

3. Consent Agenda

None

4. Old Business

None

5. New Business

- A. Parcel 95 – Gold Coast West, LLC / Keller Williams Realty – DCB #22-009 – Consideration of new signage

Ms. Yom presented the staff report.

Board Comment

Chair Cho asked if there were any questions from the Board. He then asked if there were any Applicants present.

Ms. Tashjian stated that there was one member of the Applicant's project team present.

Mr. Roux introduced himself and awaited questions from the Board.

Public Comment

None

Chair Cho moved to approve DCB #22-009, seconded by Vice Chair Wong.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Brooks-Petty, Ms. Coffee

Nays: 0

B. Parcel 3 – Los Angeles County Metropolitan Transportation Authority – DCB #22-010 – Conceptual design consideration of a new bus turnaround loop and associated improvements

Ms. Alatorre presented the staff report.

Board Comment

Chair Cho asked if the new entry driveway would only be utilized by buses or would cars also be allowed to use the entryway.

Ms. Alatorre deferred the question to the Applicant project team.

Mr. Greene introduced himself and clarified that the entryway would be available for use by both cars and buses. He also noted that “Do Not Enter” signs would be installed at the exit driveway.

Chair Cho expressed that in his experience the current layout of the central parking lot entryway has been difficult to use and asked why the Applicant did not propose to remove this entryway.

Mr. Greene noted that the smaller driveway would be utilized during construction as vehicles would still need to have access to the lot.

Chair Cho asked if the smaller driveway would be needed after construction as it is very difficult to enter and has a very narrow, sharp turn. He noted that if the main entryway would be widened, the smaller entryway doesn't seem necessary and removing it may be an opportunity to recapture parking spaces.

Mr. Greene responded that the project team could look into this design change. He then deferred to the Applicant team for further comments on Chair Cho's proposal.

Mr. Miller addressed the Board and noted that the smaller driveway is not necessary.

Ms. Wang, addressed the Board and agreed with Mr. Miller's prior statement.

Mr. Miller stated that, at most, two parking spaces could be added unless additional trees would be removed from the site.

Chair Cho commented that additional landscaping could be added to the area and recommended that the smaller entryway be removed.

Ms. Coffee asked how the public currently uses the parking lot.

Mr. Greene stated that he believes it is used as paid public parking for beach access.

Chair Cho commented that the parking lot is the last lot before the north jetty and is often used as overflow for the metered parking along the north jetty.

Ms. Coffee agreed with Chair Cho's recommendation to remove the smaller entryway to accommodate two parking spaces and additional landscaping. She also noted that the proposed irrigation system was not very water efficient and due to the different water use requirements of the plants proposed, more water would be used than necessary. Given the drought, she asked the project team whether they believed their selection of plants were wise.

Mr. Miller responded that plans can be reviewed to see if the water usage could be lowered.

Ms. Coffee asked why drip irrigation was not proposed.

Mr. Miller responded that he believes the proposed irrigation type was selected to match the existing irrigation. However, he stated that the Applicant project team could explore using drip irrigation.

Ms. Wang confirmed that the irrigation type was selected to match existing conditions, but if Mr. Greene would like, this could be explored as it would add costs to the project.

Ms. Coffee stated that all new plantings and irrigation should comply with State and County of Los Angeles water requirements and therefore, all proposed plant types should be revised to be either low or very low water use and irrigation should be modified to drip type.

Chair Cho initiated a discussion regarding closing the existing exit driveway within the project area as it seems unnecessary and the exit wouldn't be very functional. He also noted that this may be an opportunity to recapture additional parking spaces.

Mr. Greene asked if adding additional parking would absolve the project team from needing a coastal development permit (CDP).

Mr. Taylor stated that there are several possibilities for how the project could be permitted, noting that either a Coastal Development Permit (CDP) or a CDP exemption would be required. He also stated that the two reasons a CDP would be triggered for this project would be the removal of a tree and the loss of parking spaces. If the parking spaces had no net loss that would be favorable, however, the vegetation loss would still warrant a CDP.

Mr. Shahamiri introduced himself and clarified that the reason for the 30' driveway is to allow a bus to enter the lot through an entry only driveway. He expressed concern regarding allowing vehicles to exit through the proposed driveway. He also mentioned that the southernmost exit within the project boundary allows for a left turn onto the main street.

Chair Cho asked what issues would arise should the exit driveway be removed.

Mr. Shahamiri responded that he would prefer that the 30' wide driveway be entry only and only wanted to share the left turn issue regarding the exit. However, if traffic heads north towards where buses would exit, vehicles could turn left there as well.

Ms. Coffee noted that it wasn't clear that the 30' driveway would be entry only.

Mr. Shahamiri confirmed that vehicles would be allowed to use any entry or exit as only directional limitations are set for the driveways.

Chair Cho stated that the lot does not receive a lot of traffic and asked if it would be feasible to close the small exit driveway to recover any proposed loss of parking spaces.

Mr. Shahamiri stated that the lot circulation would need to be considered since having additional entry and exit points creates flexibility for the usage of the lot. He also mentioned that due to the islands with trees in the center of the lot, fitting parking spaces in certain areas could be challenging considering curbs cannot be moved due to the root systems of the trees. Furthermore, he stated that closing the small exit driveway should be seen as an opportunity for additional landscaping, with potentially a bonus of recapturing parking spaces, if possible.

Mr. Greene noted that there is another exit to the parking lot at the far north end of the lot.

Chair Cho stated that the general direction people exit is towards the main portion of the Marina by turning left out of the parking lot.

Ms. Coffee stated that she could see a potential issue with closing the small driveway as the driveway allows for a left turn. She also noted that the added scope being discussed would require additional funding, however, based on the proposed scope her main concern would be the selected plant types.

Chair Cho expressed that it would be beneficial for the Applicant to make additional modifications to the parking lot beyond the proposed scope, if funding is available.

Ms. Tashjian noted that any additional changes to the parking lot would also need to be reviewed by the Department of Beaches and Harbors' traffic engineer.

Chair Cho asked staff what the preferred path would be for approving the project should the Board request that the Applicant review additional parking lot modifications.

Ms. Tashjian noted that the current review is conceptual and the Applicant would be required to return to the Board for a final review of the project after it's approved by the Department of Regional Planning.

Ms. Coffee stated that she would like the Applicant team to conceptually explore the options of closing the two smaller driveways and making it a landscaped area. Furthermore, she noted that if the southern driveway is closed there is the possibility of adding more parking.

Public Comment
None

Chair Cho moved to approve DCB #22-010 subject to the following conditions: (a) The Applicant shall explore the removal of the vehicle entry in the center of the lot to re-capture parking spaces and landscaping, (b) the Applicant shall explore removal of the exit driveway on the southside of the parking lot to capture parking spaces in that area, (c) the Applicant shall explore adding parking spaces adjacent to the southern driveway, and (d) the Applicant shall ensure that irrigation is low water-use (drip type) to minimize water use and ensure that all plants are low water use and drought tolerant. The motion was seconded by Ms. Coffee.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Brooks-Petty, Ms. Coffee
Nays: 0

6. Staff Reports

All reports were received and filed.

Moved by Ms. Coffee, seconded by Chair Cho.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty
Nays: 0

7. Public Comment

None

8. Adjournment

Moved by Chair Cho.

Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty
Nays: 0

Chair Cho adjourned the meeting at 2:13 p.m.

Respectfully Submitted,

Lola Reyna
Secretary for the Design Control Board

Marina del Rey Slip Vacancy Report

Jun-22	17-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC					
P1																			1	5	20.0%	1	5	20.0%		
P7	1	8	12.5%	9	80	11.3%	7	44	15.9%	1	42	2.4%		12	0.0%		7	0.0%		21	0.0%	18	214	8.4%		
P8		15	0.0%		48	0.0%	5	82	6.1%		38	0.0%		16	0.0%	2	7	28.6%		1	0.0%	7	207	3.4%		
P10	1	9	11%	36	85	42%	9	44	20%	4	22	18%										50	160	31.3%		
P12							9	30	30.0%	8	53	15.1%	7	58	12.1%	8	44	18.2%	2	31	6.5%	34	216	15.7%		
P13					3	0.0%	3	33	9.1%		70	0.0%	4	36	11.1%	3	36	8.3%		8	0.0%	10	186	5.4%		
P15	12	113	10.6%	3	40	7.5%	8	59	13.6%		11	0.0%										23	223	10.3%		
P18	9	198	4.5%	4	68	5.9%		41	0.0%		39	0.0%		26	0.0%		18	0.0%		34	0.0%	13	424	3.1%		
P20	0	42	0.0%		59	0.0%	3	21	14.3%		9	0.0%		8	0.0%							3	139	2.2%		
P21	22	121	18.2%	3	51	5.9%					10	0.0%										25	182	13.7%		
P28	4	9	44.4%	36	121	29.8%		54	0.0%		22	0.0%	18	68	26.5%	6	24			1	0.0%	64	299	21.4%		
P30	1	8	12.5%	9	70	12.9%	10	51	19.6%		33	0.0%	1	26	3.8%		52	0.0%		55	0.0%	21	295	7.1%		
P41	17	90	18.9%	1	24	4.2%	8	34	23.5%													26	148	17.6%		
P43					5	0.0%	3	63	4.8%	8	48	16.7%	18	69	26.1%	5	37	13.5%		36	0.0%	34	258	13.2%		
P44	4	14	28.6%	21	66	31.8%	22	39	56.4%				7	10	70.0%		7	0.0%	1	4	25.0%	55	140	39.3%		
A47	8	96	8.3%	2	77	2.6%	4	28	14.3%	6	28	21.4%	2	10	20.0%		1	0.0%		3		22	243	9.1%		
P53	2	23	8.7%		28	0.0%	6	35	17.1%	1	21	4.8%										9	107	8.4%		
P54					2	0.0%				2	26	7.7%	1	6	16.7%		7	0.0%		14	0.0%	3	55	5.5%		
P111		20	0.0%	1	27	3.7%		2	0.0%		15	0.0%					8	0.0%		39	0.0%	1	111	0.9%		
P112	6	100	6.0%					11	0.0%		24	0.0%								40	0.0%	6	175	3.4%		
P125I	2	24	8.3%	7	48	14.6%	4	93	4.3%	4	50	8.0%	2	27	7.4%	3	17	17.6%	2	18	11.1%	24	277	8.7%		
P132	4	29	13.8%		3	0.0%	8	68	11.8%	9	58	15.5%	2	45	4.4%	2	39	5.1%	1	20	5.0%	26	262	9.9%		
Total	93	919	10.1%	132	905	14.6%	109	832	13.1%	43	619	6.9%	62	417	14.9%	29	304	9.5%	7	330	2.1%	475	4326	11.0%	0	4326

Summation

Vacancy in 17'-25'	10.1%
Vacancy in 26'-30'	14.6%
Vacancy in 31'-35'	13.1%
Vacancy in 36'-40'	6.9%
Vacancy in 41'-45'	14.9%
Vacancy in 46' to 50'	9.5%
Vacancy in 51' and over	2.1%

Overall Vacancy	11.0%
Vacancy w/o DOUBLES, OUT OF SERVICE slips	9.6%

Jun-22

	Under Construction	Net Available	TOTAL MdR	% of TOTAL	CDP MIN THRESHOLD
25' & Less					
Number of Slips	0	919	4326	21%	16%

26'-30'					
Number of Slips	0	905	4326	21%	19%

30'-35'					
Number of Slips	0	1564	4326	36%	18%

Marina del Rey Slip Vacancy Report

Jul-22	17-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL VACANT	TOTAL AVAILABLE	%VAC	TTL OFF-LINE	TTL including OFF-LINE
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC					
P1																			1	5	20.0%	1	5	20.0%		
P7	2	8	25.0%	9	80	11.3%	7	44	15.9%	1	42	2.4%		12	0.0%		7	0.0%		21	0.0%	19	214	8.9%		
P8		15	0.0%		48	0.0%	4	82	4.9%		38	0.0%		16	0.0%	2	7	28.6%		1	0.0%	6	207	2.9%		
P10	1	9	11%	35	85	41%	9	44	20%	4	22	18%										49	160	30.6%		
P12							10	30	33.3%	8	53	15.1%	7	58	12.1%	8	44	18.2%	2	31	6.5%	35	216	16.2%		
P13					3	0.0%	3	33	9.1%		70	0.0%	4	36	11.1%	3	36	8.3%		8	0.0%	10	186	5.4%		
P15	12	113	10.6%	3	40	7.5%	8	59	13.6%		11	0.0%										23	223	10.3%		
P18	9	198	4.5%	4	68	5.9%		41	0.0%		39	0.0%		26	0.0%		18	0.0%		34	0.0%	13	424	3.1%		
P20	0	42	0.0%		59	0.0%	3	21	14.3%		9	0.0%		8	0.0%							3	139	2.2%		
P21	22	121	18.2%	3	51	5.9%					10	0.0%										25	182	13.7%		
P28	4	9	44.4%	35	121	28.9%		54	0.0%		22	0.0%	18	68	26.5%	6	24			1	0.0%	63	299	21.1%		
P30	1	8	12.5%	9	70	12.9%	10	51	19.6%		33	0.0%	1	26	3.8%		52	0.0%		55	0.0%	21	295	7.1%		
P41	17	90	18.9%	1	24	4.2%	7	34	20.6%													25	148	16.9%		
P43					5	0.0%	3	63	4.8%	8	48	16.7%	18	69	26.1%	5	37	13.5%		36	0.0%	34	258	13.2%		
P44	4	14	28.6%	21	66	31.8%	22	39	56.4%				7	10	70.0%		7	0.0%	1	4	25.0%	55	140	39.3%		
A47	8	96	8.3%	2	77	2.6%	4	28	14.3%	6	28	21.4%	2	10	20.0%		1	0.0%		3		22	243	9.1%		
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P54					2	0.0%				2	26	7.7%	1	6	16.7%		7	0.0%		14	0.0%	3	55	5.5%		
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P112	6	100	6.0%					11	0.0%		24	0.0%								40	0.0%	6	175	3.4%		
P125I	2	24	8.3%	7	48	14.6%	4	93	4.3%	4	50	8.0%	2	27	7.4%	3	17	17.6%	2	18	11.1%	24	277	8.7%		
P132	4	29	13.8%		3	0.0%	8	68	11.8%	9	58	15.5%	2	45	4.4%	2	39	5.1%	1	20	5.0%	26	262	9.9%		
Total	94	919	10.2%	130	905	14.4%	108	832	13.0%	43	619	6.9%	62	417	14.9%	29	304	9.5%	7	330	2.1%	473	4326	10.9%	0	4326

Summation

Vacancy in 17'-25'	10.2%
Vacancy in 26'-30'	14.4%
Vacancy in 31'-35'	13.0%
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