To enrich lives through effective and caring service

Los Angeles County
Department of Beaches & Harbors
Caring for Your Coast

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

April 8, 2010

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director

SUBJECT: **SMALL CRAFT HARBOR COMMISSION AGENDA**
April 13, 2010

Enclosed is the April 13, 2010 meeting agenda, together with the minutes from your meeting of March 10, 2010. Also enclosed are reports related to Agenda Items 4a, 4b, 5a, 6a through 6d and 7a.

Please feel free to call me at (310) 305-9522 if you have any questions or need additional information in advance of the meeting.

SHK:jg
Enclosures

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://marinadelrey.lacounty.gov

SMALL CRAFT HARBOR COMMISSION MINUTES
MARCH 10, 2010

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

Department of Beaches and Harbors: Gary Jones, Deputy Director; Paul Wong, Chief of Asset Management Division; Dusty Crane, Chief of Community and Marketing Service Division; Barry Kurtz, Traffic and Transportation Engineer.

County: Sergeant Escamilla and Lieutenant Gautt, Sheriff's Department; Beverly Moore, Director of Marina del Rey Convention and Visitors Bureau; Tom Faughnan, County Counsel.

Call to Order and Pledge of Allegiance:
Chairman Lesser called the meeting to order at 9:49 a.m. followed by the pledge of allegiance.

Chairman Lesser introduced new Commissioner Allyn Rifkin, who highlighted his experience as follows: Allyn Rifkin is an Engineering graduate of UCLA; has a graduate degree from Northwestern University; specializes in the fields of transportation, engineering and planning; has had 34 years with the City of Los Angeles, Department of Transportation, as Chief of Bureau of Transportation, in the Planning and Land Use Management Division; has served as chief liaison between the State Departement of Transportation and the Planning Department of the City of Los Angeles; has had input on large developments city wide, including the Playa Vista project and projects in Venice; has managed the city's off street parking program with 115 off-street parking lots and a $32 million budget; currently a private consultant working for city agencies on policy papers in the field of transportation planning; has a lot of work with the city of Los Angeles Community Redevelopment Agency.

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

Item 3 - Communication from the Public
Jon Nahhas asked about the new Commissioner's connection with Regional Planning and spoke about Bruce McClendan, LCP review comments, and the number of slips 35 ft. and under. Commissioner Rifkin explained his relationship with Regional Planning. Chairman Lesser stated that in the County's and in his opinion it is impossible not to reduce the number of slips.

Alan Egusa thanked Santos Kreimann for his response letter regarding the lack of water in mast-up storage and asked when this will be installed. Gary Jones replied that facilities division will get back with an answer.

Dorothy Franklin commented on evening meetings, publication of Design Control Board's meeting time in the Argonaut, and expressed her approval of the children's painting in the parking lots. Gary Jones stated that the Portraits of Hope is painting the lifeguard towers and said he will check on the Argonaut.

Item 4 – Regular Reports
Sergeant Escamilla presented the monthly Crime Report and statistics. Crime is at an all time low except for the motorcycle thefts in January. The most common crime is theft from vehicles where valuables are left clearly visible. A Mother's Beach vandalism is currently being investigated.

Deputy John Rochford presented the Liveaboard report.

Dusty Crane reported on the following special events: free bird watching tours; the opening of yachting season; Fisherman's Village weekend concerts in March; free Shore Fishing at Dockweiler Beach in March, and the Hermosa GI Joe walk/run.

Beverly Moore gave a presentation about the strategy to get BCS and Rose Bowl fans into the Marina. She reported on a recent campaign with the University of Alabama, the AAA's Westways magazine's column on Marina del Rey, and a recent collaboration with Blaze Public Relations. She spoke on new ways to create stories about traveling green, pet friendly destinations, boating, and fitness, and said that her future focus will be on integrating social media with advertising. She spoke about President Obama's Travel Promotion Act, which will be funded by a $10 fee on foreign visitors, and said that tourism can boost the economy.

Commissioner Alfieri asked about hotel vacancy rates. Beverly Moore said they are low but improved 10% at the end of last year.

Commissioner Rifkin asked if funds from the National Tourism Act will be returned to the community. Beverly Moore said the money will go to U.S. Department of Commerce's international marketing program.

Chairman Lesser wanted an explanation of the $10 fee. Beverly Moore responded that foreign visitors pay an entry or arrival fee, if they have not been required to pay for a visa.

Jon Nahhas spoke about advertising in magazines, parking fees, recreational boating, the bike path to the jetty and the parking lots. He compared Marina del Rey with Fort Lauderdale and Vancouver.

Item 6a – Revised Small Craft Harbor Commission 2010 Meeting Schedule
Commissioner Alfieri requested that the meeting time be changed from 9:30am to 10:00am due to his parental obligations.

Jon Nahhas spoke about next month's night meeting agenda and the LCP responses. Tom Faughnan responded that the process is moving forward to Regional Planning Commission and Board of Supervisors and said that people can submit comments directly to Regional Planning. Chairman Lesser requested that LCP comments be put on the agenda for next month's night meeting and Gary Jones responded that the item goes before the Board of Supervisors on April 6th.

Jon Nahhas spoke about overlapping meetings scheduled by County departments and the lack of communication with each other. Chairman Lesser stated that SCHC makes its schedule a year in advance, Public Works has its own schedule. Commissioner Alfieri said that staff should communicate.

Gary Jones stated that Regional Planning might not make a night meeting and that if a potential conflict of meeting times arises, staff will notify Commissioners as soon as they realize there is a conflict.

Chairman Lesser asked for a motion to approve the revised meeting schedule. **Moved by Commissioner Rifkin; seconded by Commissioner Lesser; unanimously approved.**

Item 6b – Bicycling on the Marina Promenade and Updating the County Bicycle Master Plan
Barry Kurtz gave a presentation on bikeways in Marina del Rey. Chairman Lesser asked about moving the bikeway and Barry Kurtz responded by explaining why moving the bikeway is not feasible at this time.

Commissioner Rifkin asked if bicyclists could share traffic lanes and Barry Kurtz said that bicyclists will still have to compete with transit vehicles that need a dedicated lane; the 6pm meeting to be held tonight would be a scoping session to get input from the community.

Dorothy Franklin spoke on the bike path's purpose and Chairman Lesser opined that there are two purposes for the bike path: recreation and transportation.

Jon Nahhas agreed with Chairman Lesser, asked for a definition of a Class 2 and Class 3 bike path, and other biking issues.

Captain Alex Balian said that the speed limit on certain streets is dangerous. Barry Kurtz said that speed limits are set by Department of Public Works and they are in the 85th percentile of the engineering traffic survey.

Chairman Lesser asked if speed limit safety could be put on the agenda and stated that there should be public access to the beach, especially from the jetty northward.

John Rizzo spoke about the bike path and said the beach should not be closed to bicyclists.

Barry Kurtz stated that pedestrian paths will also be added to the bike study.

Commissioner Rifkin proposed that staff compose a letter stating the Commission's recommendation for the bike path; Chairman Lesser presented a map of the bike path he would like to see and proposed that the

Commission recommend to the bikeway consultant a safe route through the marina. **Moved by Commissioner Lesser; seconded by Commissioner Rifkin; unanimously approved.**

Item 6c – Anchorage Replacement Plan – Parcel 125R (Marina City Club) – Marina del Rey
Erik Alexander, Senior VP of Operations at Essex Property Trust, introduced Tim Bazley of Blue Water Design Group. Mr. Bazley presented Marina City Club's dock replacement plan and requested endorsement from the Commission.

Eddie Estrada, Avo Papazian and Jerr Dunlap spoke in support of the plan and in favor of having more large slips in the 35 ft. and 40 ft. sizes.

Captain Alex Balian asked if his business will be affected, and spoke about seawall upgrades.

Tim Bazley stated that the entire marina is being replaced as a requirement of the lease and that the project is scheduled to start in September, 2010, and be completed by 2012.

Paul Wong stated that a seawall repair project was completed under Department of Public Works' supervision and the seawall cathodic protection system is functional.

Jon Nahhas spoke about other marinas with large slips, ADA slips, vacancy rates and asked when discounts were offered.

Tim Bazley said 35 ft. slips have the biggest change in number and Jerr Dunlap opposed removing more slips in the 30 ft. to 35 ft. category.

Erik Alexander spoke on vacancy, the need to bring the dock system up to date, reasons we are losing slips, and why the Marina City Club should not be compared to Santa Barbara or San Diego.

Paul Wong stated that the project is under the original jurisdiction of Coastal Commission but the lessee has obtained approval from the Department of Regional Planning. A staff report was not available because DRP just approved the plan the Thursday prior to the SCHC meeting. He said that vacancies for slips 35 ft. and under are abundant in the Marina and he has referred interested parties to the Marina City Club regularly. He provided an email address, SCHC-Secretary@bh.lacouty.gov, for anyone who is interested in renting a small slip to contact him.

Gary Jones said that the project goes next to the Coastal Commission. Commissioner Alfieri asked about financial ramifications and Gary Jones explained them. Paul Wong added more details.

Chairman Lesser suggested that endorsement be held over to the April night meeting. **Moved by Commissioner Rifkin; seconded by Commissioner Alfieri; unanimously approved.**

Item 7a – Staff Reports
Gary Jones gave updates on the ongoing activities.

Jon Nahhas spoke about the boathouse being unavailable for public uses, unlawful detainers and lawsuits. Paul Wong stated he is not aware of a specific time for the boat house refurbishment to be completed but the facility would be open to the public once the project is completed and Public Works determines it is safe. Tom Faughnan stated that unlawful detainers have special rules and that they are lawsuits.

Chairman Lesser stated the reason for providing the unlawful detainers reports is that people have complained about being evicted because of discriminations but all he has heard about are for non-payment of rent.

Chairman Lesser adjourned the meeting at 12:19 p.m.

*A compact disc of the recorded meeting can be purchased from the Commission's secretary immediately following the meeting.

To enrich lives through effective and caring service

LOS ANGELES COUNTY Department of Beaches & Harbors

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

March 23, 2010

Mr. Matt Benjamin
Alta Planning
453 South Spring Street
Los Angeles, Ca 90013

Dear Mr. Benjamin:

COUNTY OF LOS ANGELES BICYCLE MASTER PLAN

During its meeting of March 10, 2010, the Marina del Rey Small Craft Harbor Commission (SCHC) requested that Alta Planning take into consideration a potential bikeway that extends from the Admiralty Way to Via Marina and connect to a strip of land located between the beach and the Ocean Front Walk, as illustrated on the attached Exhibit A.

Please call me at (310) 305-9512 if you have any questions.

Very truly yours,
Santos H. Kreiman, Director

Paul Wong, Chief
Asset Management Division

c\ Department of Public Works
Bikeway Coordinator

SCHC file

Enclosure

Marvin Braude Bike Trail through Marina del Rey

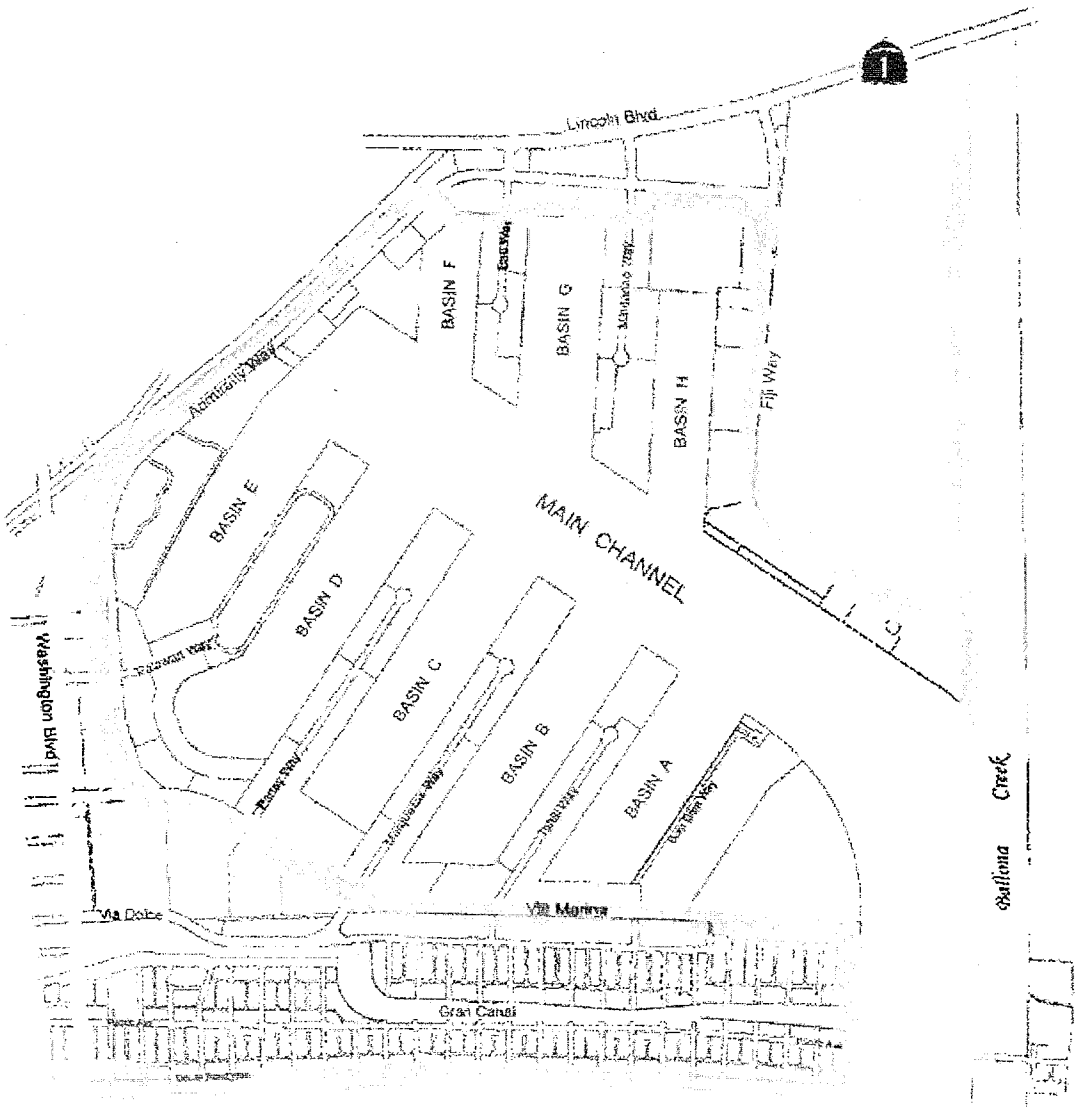


EXHIBIT A

0 500 1,000 2,000 Feet

To enrich lives through effective and caring service

Los Angeles County
Department of Beaches & Harbors
Caring for Your Coast

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

SMALL CRAFT HARBOR COMMISSION
AGENDA
April 13, 2010
6:00 P.M.

BURTON W. CHACE PARK COMMUNITY ROOM
13650 MINDANAO WAY
MARINA DEL REY, CA 90292

1. Call to Order and Pledge of Allegiance

2. Approval of Minutes: Meeting of March 10, 2010

3. **COMMUNICATION FROM THE PUBLIC**

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

4. **REGULAR REPORTS**

   a. Marina Sheriff (DISCUSS REPORTS)
   - Crime Statistics
   - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance with Liveaboard Permit Percentages

   b. Marina del Rey and Beach Special Events (DISCUSS REPORT)

5. **OLD BUSINESS**

   a. Anchorage Replacement Plan – Parcel 125R (Marina City Club) (ENDORSEMENT REQUESTED)

6. **NEW BUSINESS**

   a. Marina del Rey Speed Limits (PRESENTATION)

   b. Marina del Rey Water Distribution System (PRESENTATION)

   c. Approval of Amendment No. 5 to Lease No. 17567– Parcel 131S (Café del Rey) (RECOMMEND TO BOARD OF SUPERVISORS)

   d. Department of Beaches and Harbors' New Web Site - Public Review and Comment (PRESENTATION)

7. **STAFF REPORTS** (DISCUSS REPORT)

a. Ongoing Activities
- Board Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Venice Pumping Plant Dual Force Main Project Update
- Oxford Basin Project Update
- Redevelopment Project Status Report
- Unlawful Detainer Actions
- Design Control Board Minutes
- Parcels 49 and 77 Competitive Selection Process
- Diversion of Ballona Creek Dry Weather Flow to Hyperion
- Public Access on Strip of Land Between Ocean Front Walk and the Beach

8. **ADJOURNMENT**

PLEASE NOTE

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

2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

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

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

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

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

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

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

Si necesita asistencia para interpreter esta informacion llame al (310) 305-9586.

ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- MARCH 2010

Part I Crimes	MARINA AREA (RD'S 2760-2763)	EAST END (RD'S 2764-2768)
Homicide	0	0
Rape	1	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	1
Aggravated Assault	0	1
Burglary: Residence	4	9
Burglary: Other Structure	3	5
Grand Theft	5	5
Grand Theft Auto	2	9
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	3	20
Boat Burglary	5	0
Petty Theft	5	8
Total	**28**	**58**

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

Source- LARCIS, **Date Prepared – April 1, 2010**
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- MARCH 2010

Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide	0	0
Rape	0	0
Robbery: Weapon	0	0
Robbery: Strong-Arm	0	1
Aggravated Assault	0	0
Burglary: Residence	1	3
Burglary: Other Structure	0	1
Grand Theft	0	1
Grand Theft Auto	1	4
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	0	3
Boat Burglary	0	0
Petty Theft	1	5
Total	**3**	**18**

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

Source- LARCIS, **Date Prepared April 1, 2010**
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES MARCH 2010

	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
Homicide										0
Rape	1									1
Robbery: Weapon										0
Robbery: Strong-Arm							1			1
Aggravated Assault								1		1
Burglary: Residence	3			1	1		3		5	13
Burglary: Other Structure	3					2	1	2		8
Grand Theft	4	1				2	1	1	1	10
Grand Theft Auto	2				1		4	1	3	11
Arson										0
Boat Theft										0
Vehicle Burglary	2		1				3	10	7	23
Boat Burglary		1		4						5
Petty Theft	4	1			1		5	2		13
REPORTING DISTRICTS TOTALS	**19**	**3**	**1**	**5**	**3**	**4**	**18**	**17**	**16**	**86**

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

Source- LARCIS, **Date Prepared April 1, 2010**
CRIME INFORMATION REPORT - OPTION B

MARINA DEL REY HARBOR
LIVEABOARD COMPLIANCE REPORT
2010

Liveaboard Permits Issued

	February	March
New permits Issued:	2	3
Renewal Issued:	10	23
Total:	12	26
Notices to Comply Issued:	29	39

Totals:	February	March
Liveaboard:	318	318
Current Permits:	218	228
Expired Permits:	80	73
No Permits:	20	17

Total reported vessels in Marina del Rey Harbor:	4690
Percentage of vessels that are registered liveaboards	6.78%
Number of currently impounded vessel:	8

To enrich lives through effective and caring service

Los Angeles County Department of Beaches & Harbors
Caring for Your Coast

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

April 8, 2010

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director

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

MARINA DEL REY EVENTS

MARINA DEL REY OUTDOOR ADVENTURES 2010

Sponsored by the Los Angeles County Department of Beaches and Harbors
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292

BIRD WATCHING EXPERIENCE PROGRAM

Thursdays, April 15th and June 17th, at 4:00 pm
&
Thursday, May 20th, at 9:00 am

County-sponsored bird watching walk for adults is a free two-hour walk, which will take place at various sites in the Ballona Wetlands. This year, we will also be visiting the shoreline habitat to observe sandpipers. Meet at the Burton Chace Park Community Room. Participation, parking and transportation to the tour site are free. Pre-registration is a must! To register, please call (310) 726-4128.

For more information call: (310) 726-4128

SUNSET SERIES SAILBOAT RACES

Marina del Rey
Wednesdays, April 14 – September 1, 2010
5:30 pm – 8:00 pm

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 5:30 pm (sailboats leaving the harbor) and 8:00 pm (race finishes at California Yacht Club).

For more information call: (310) 823-4567

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
All concerts are from 2:00 pm – 5:00 pm

Saturday, April 10
Crown City Bombers, playing 50's Rock & Roll

Sunday, April 11
2AZZ1 Body & Soul Band, playing Smooth Jazz with Vocals

Saturday, April 17
LA Love Band, playing Classic Jazz, Blues & Soul

Sunday, April 18
Bernie Meisinger Band, playing Jazz Standards & American Song Book

Saturday, April 24
Javid & Naoko New Flamenco, playing Flamenco Guitars

Sunday, April 25
Bob DeSena Latin Jazz Band, playing Latin Jazz

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

BEACH EVENTS

SHORE FISHING

Dockweiler Youth Center
12505 Vista del Mar
Los Angeles, CA 90245
8:00 am – 10:00 am

Los Angeles County Department of Beaches and Harbors is offering an introduction to shore fishing class. Come enjoy a beautiful morning of fishing from the shores of Dockweiler Beach. Fishing poles and bait will be provided at no cost. All ages are welcome, although anyone under the age of 12 years old must be accompanied by an adult. Anyone over the age of 16 years old must present a valid California fishing license to participate. Please call to pre-register at (310) 726-4128. ***Limited to 10 participants per session.**

Fishing Dates:

Sundays: April 11, April 18 and April 25, 2010

For more information call: (310) 726-4128

SURFER'S WALK OF FAME INDUCTION CEREMONY

City of Hermosa Beach
Hermosa Beach Pier
Saturday, April 17, 2010
11:00 am

Come recognize the men and women who have made a difference and contributed to the sport of surfing in Hermosa Beach.

For more information call: Community Resources Department at (310) 318-0280

HEAL THE BAY NOTHIN' BUT SAND BEACH CLEANUP

City of Santa Monica
1600 Ocean Front Walk – Lifeguard Tower 1550
Saturday, April 17, 2010
10:00 am – 12:00 pm

Join the cleaning fun to help keep our oceans clean and safe of harmful trash.

For more information call: (800) Heal-Bay

RICHSTONE PIER TO PIER WALK

City of Manhattan Beach to City of Hermosa Beach
Saturday, April 24, 2010
7:30 am – 9:30 am

The Pier-to-Pier Walkathon is a great way to spend your Saturday morning while raising money for the prevention and treatment of child abuse. Walk begins at Manhattan Beach Pier to the Hermosa Beach Pier and ends back at the Manhattan Beach Pier for a distance of 3.4 miles.

For more information call: (310) 970-1921 or visit website at www.richstone.com

SHK:DC:cm

To enrich lives through effective and caring service

April 8, 2010

Los Angeles County
Department of Beaches & Harbors
Caring for Your Coast

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

To: Small Craft Harbor Commission

From: Santos H. Kreimann, Director

Subject: **ITEM 5a - ANCHORAGE REPLACEMENT PLAN PARCEL 125R (MARINA CITY CLUB)**

Item 5a on your agenda pertains to Marina City Club's (MCC) plan to redevelop its anchorage, which was originally submitted at the March 10, 2010 meeting and was held over to the April meeting. The Department of Regional Planning (DRP) reviewed and approved the initial proposed replacement plan and slip mix, however the current plan adopts a revised layout respective to FantaSea's mooring. Accordingly, after your Commission's review, DRP will need to sign off on the final version before MCC submits the plan to the California Coastal Commission for issuance of a Coastal Development Permit. MCC is required to obtain all regulatory permits by June 30, 2010 and complete replacement of the anchorage by December 31, 2012 per the terms of lease amendment approved by the Board of Supervisors on December 16, 2008.

The existing marina consists of 323 slips configured in 16 docks. The proposed configuration has 15 docks with 282 slips. The resulting loss of 41 slips is due to the need to meet current State Department of Boating and Waterways (DBAW) guidelines (21 slips), provide Americans with Disabilities Act (ADA) access (two slips) and better access for fire boats (three slips), and allow for dock reconfiguration (15 slips). Of the existing docks, 255 slips (79%) do not meet current DBAW beam width recommendations for power boats and 13 slips fail to meet even the narrower beam width recommended for sailboats.

In addition to the replacement of the marina, MCC has agreed to widen and improve the promenade fronting its leasehold and provide access to the public from dawn to dusk. This provides better access to the public while preserving the privacy and security of the residents.

MCC's engineer and representative will attend the meeting to provide you with a complete review of the anchorage replacement plan and answer any questions your Commission may have. We recommend your Commission's endorsement of the plan, which is consistent with the Slip Sizing Study prepared by Noble Consultants.

SHK:ks

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://marinadelrey.lacounty.gov

Marina City Club
Dock Rehabilitation

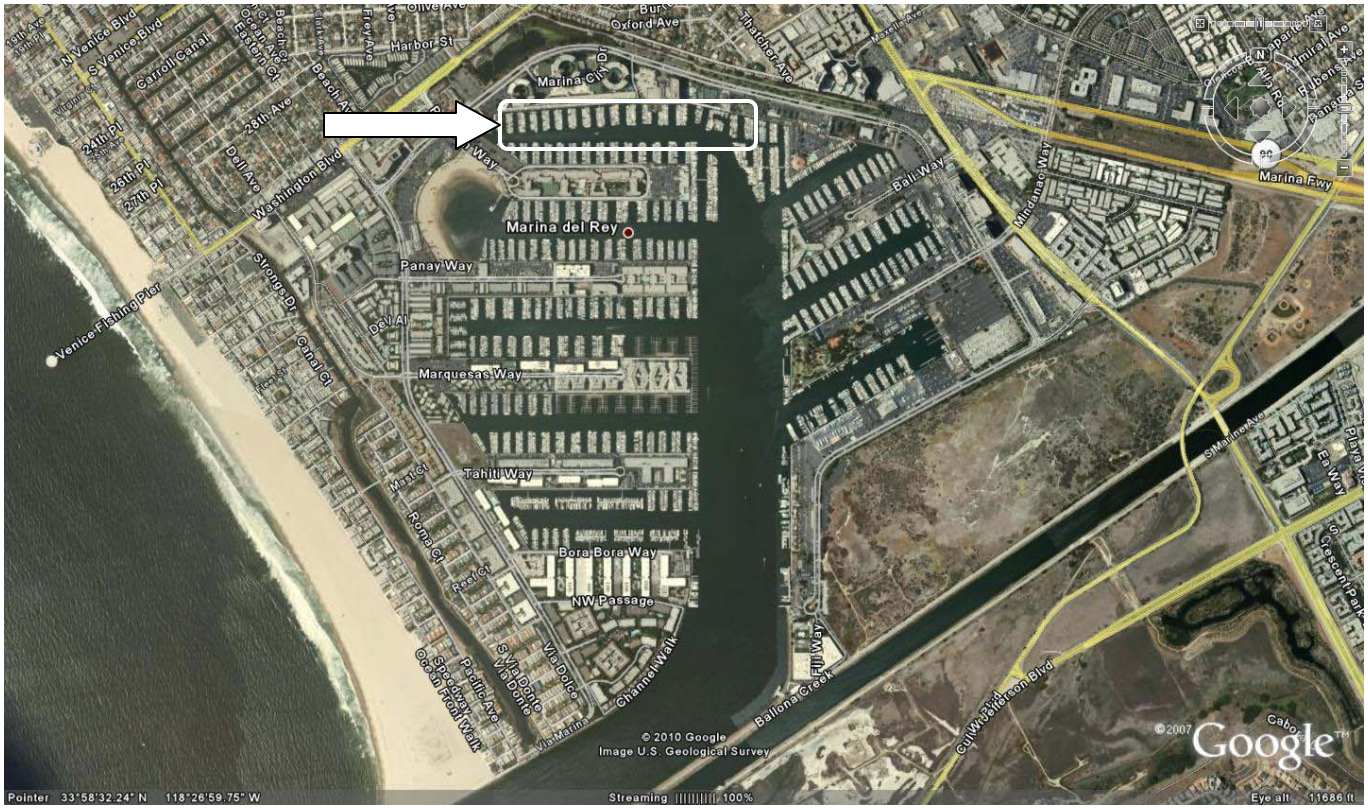
April 2010

Small Craft Harbor Commission

ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Marina City Club: Site Location



Parcel 125
4333 Admiralty Way, Marina del Rey, CA
Water Area – 11.1 Acres
Promenade Area – 0.3 Acres

ESSEX PROPERTY TRUST, INC.
BLUEWATER Design Group

Introduction

- Owner: Essex Property Trust, Inc
  - Fully Integrated Real Estate Trust
- Engineer: BLUEWater Design Group, LLC
  - Planning and Engineering Services for Marinas and Waterfront Resorts

Overview

- Existing 323 slip marina configured in16 docks
- Propose slip configuration of 282 slips within 15 docks. Configuration changes include:
  - ADA access
  - Slip layout to meet DBAW guidelines
  - Utilities for a green and clean marina
- Promenade improvements

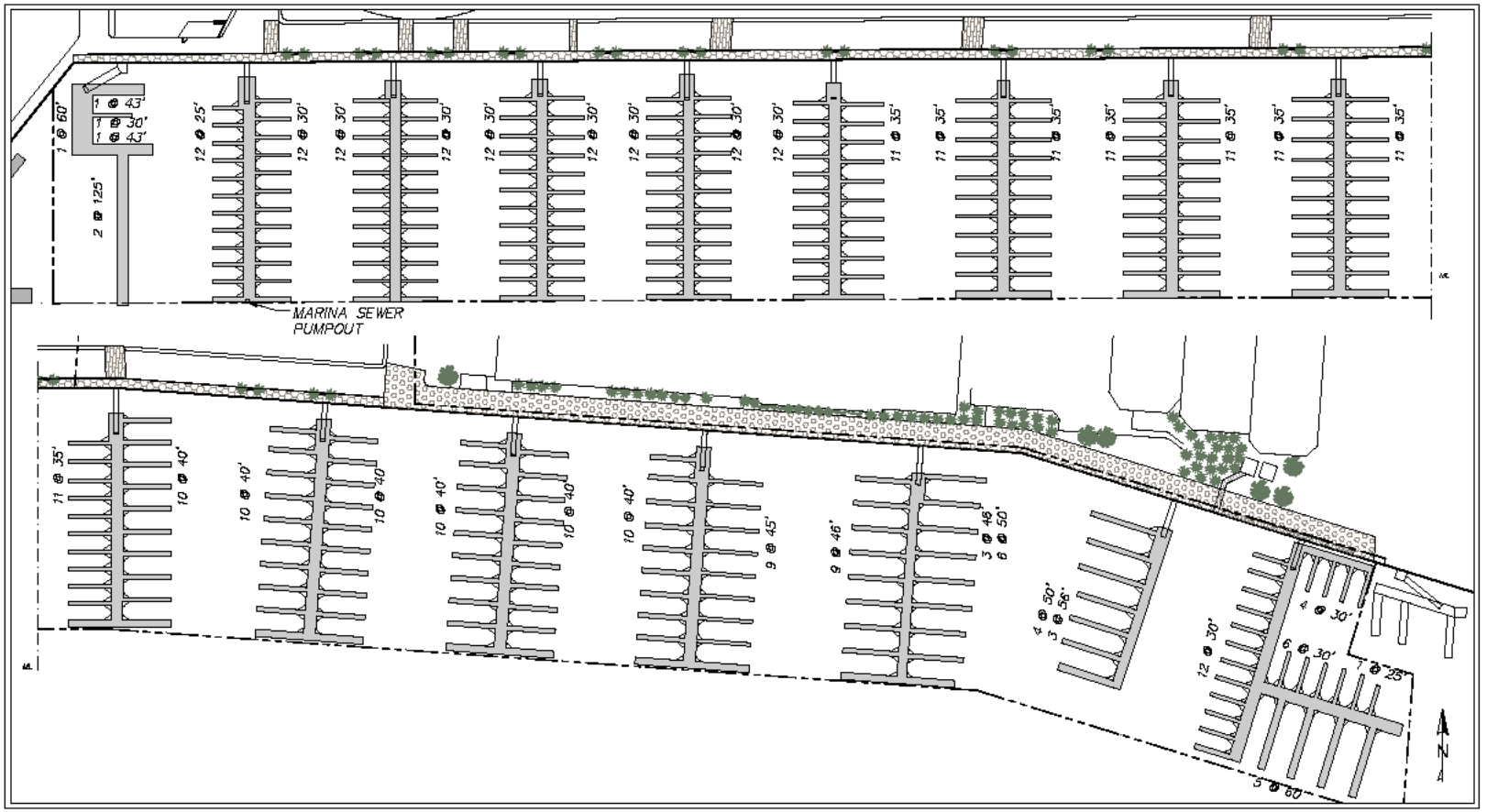
Existing Marina

- Originally constructed in 1970s.
- 323 slips ranging from 25 to 125 feet
- Average slip size = 36.1 feet
- 68% of slips are 35 feet and below.
- Configured in 16 docks
- Marina spans 2,258 foot long promenade – Marina City Club Condominiums, Ritz Carlton Hotel, and FantaSea Cruises.

ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Existing Marina Layout



Existing Marina Slip Table

Existing					
Length	Qty	LF	%	Agg %	Agg Qty
25	13	325	4%		
30	118	3,540	37%		
35	88	3,080	27%	68%	219
40	60	2,400	19%		
43	2	86	1%		
45	9	405	3%		
46	12	552	4%		
50	10	500	3%		
55	0	-	0%		
56	3	168	1%		
60	6	360	2%		
70	0	-	0%		
75	0	-	0%		
100	0	-	0%		
120	0	-	0%		
125	2	250	1%	32%	104
	323	11666	100%		
Avg			36.1	FT	

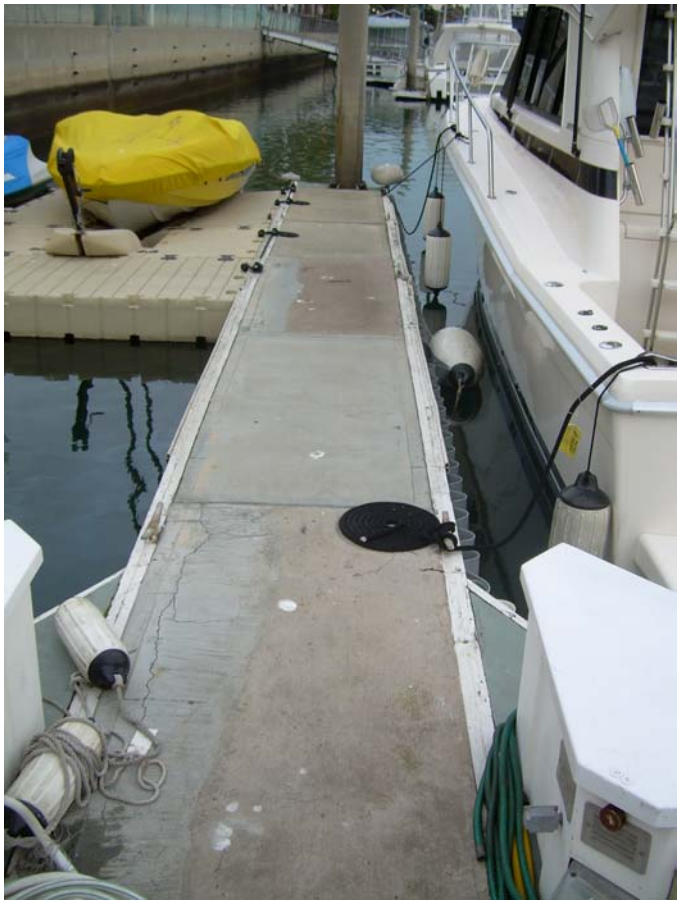
ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Existing Docks

- Ever Increasing Maintenance

Existing Docks



- Cracked and listing docks

Existing Docks

- Utilities are out of date

Existing Docks

- Marina requires sewer pumpout system for a clean marina.

Existing Docks – Deficiencies

- Floating dock system is beyond its service life and requires replacement.

DEPARTMENT OF BEACHES AND HARBORS

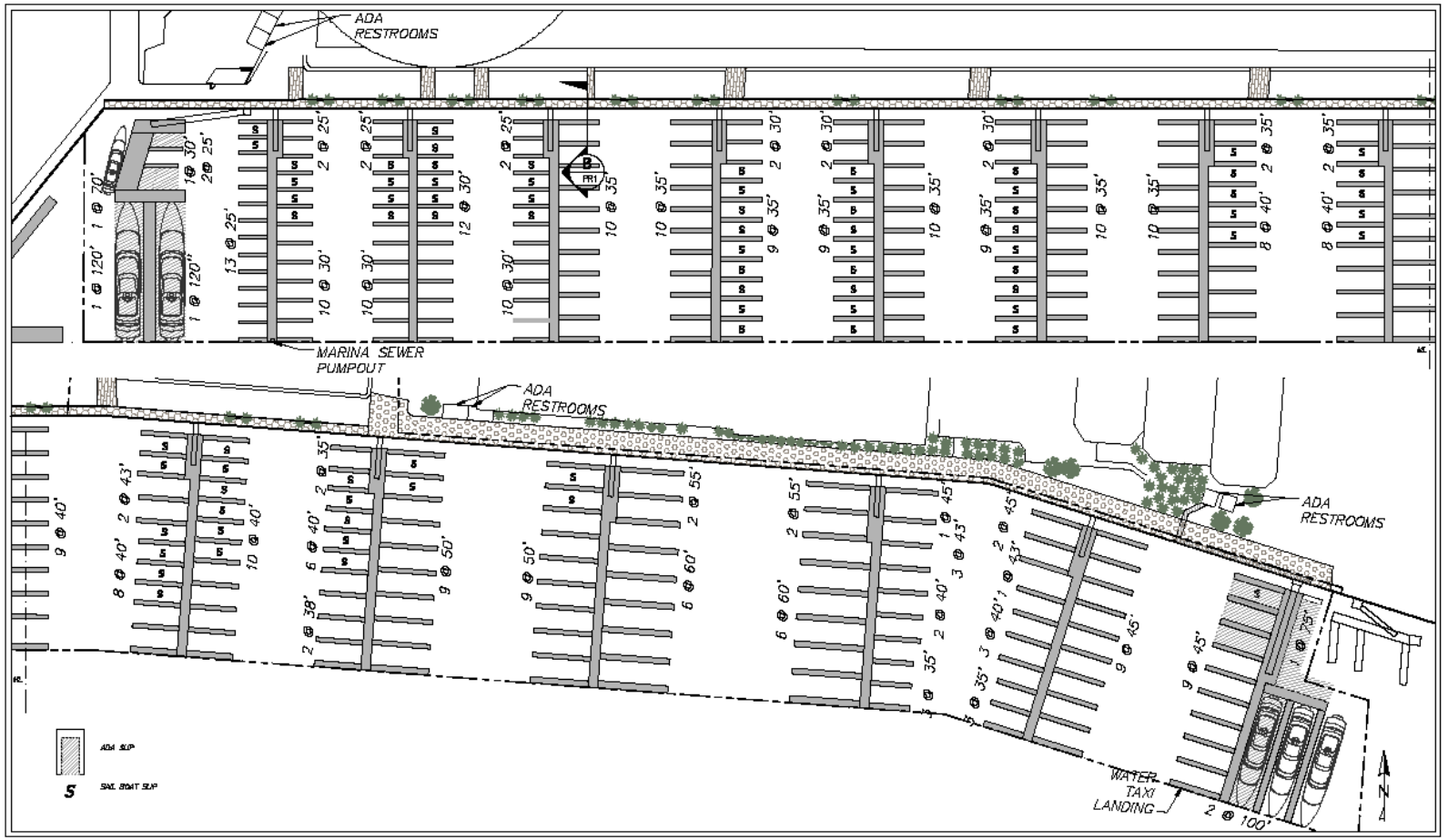
DEFICIENCY REPORT

DATE OF REPORT	TOTAL # OF DEFICIENCIES	TOTAL # COMPLETED
3/12/2008	249	data not found
7/23/2008	406	58
12/7/2008	459	175
2/10/2009	426	data not found
4/14/2009	600	185
11/2/2009	353	83

Proposed Marina

- Proposed rehabilitation to meet all County and State (DBAW) requirements
- Provide ADA access
- MDR Water Taxi landing
- Improve Fire Station emergency dock access
- Utilities:
  - Electrical service improvements to meet code and vessel requirements
  - Potable water
  - Fire Protection
  - Sewer Pumpout

Proposed Marina Layout



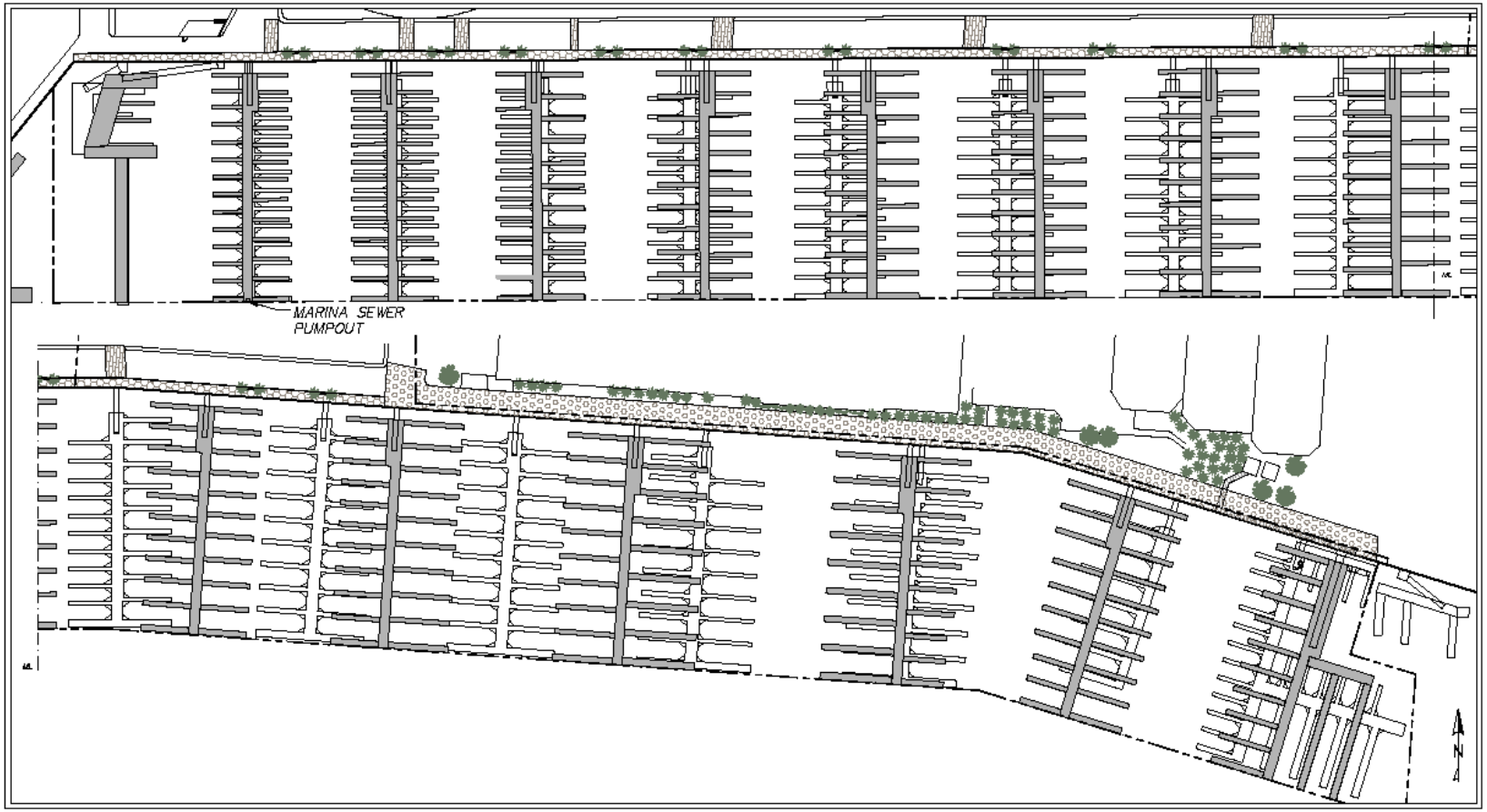
Proposed Marina Slip Table

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

ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Proposed over Existing Dock Layout



ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Prop. Vs Existing Comparison

	Existing				Proposed Alt			
Length	Qty	%	Agg %	Agg Qty	Agg %	Agg Qty	%	Qty
25	13	4%					7%	21
30	118	37%					17%	49
35	88	27%	68%	219	56%	159	32%	89
40	60	19%					20%	56
43	2	1%					2%	6
45	9	3%					7%	21
46	12	4%					0%	0
50	10	3%					6%	18
55	0	0%					1%	4
56	3	1%					0%	0
60	6	2%					4%	12
70	0	0%					0%	1
75	0	0%					0%	1
100	0	0%					1%	2
120	0	0%					1%	2
125	2	1%	32%	104	44%	123	0%	0
	323	100%					100%	282
Avg	36.1						Avg	38.9

ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Proposed vs. Existing Analysis

- Existing Slip Width Analysis

No. of Slips Widths smaller than DBAW Recommended for Powerboats =	255	79%
No. of Slips Widths at or above DBAW Recommended for Power (including Bulkheads) =	68	21%
Total No of Slips =	323	100%
No of slips smaller than DBAW Recommended for Sailboat =	13	4%
No. of Bulkhead Slips =	28	9%

Proposed vs. Existing Analysis

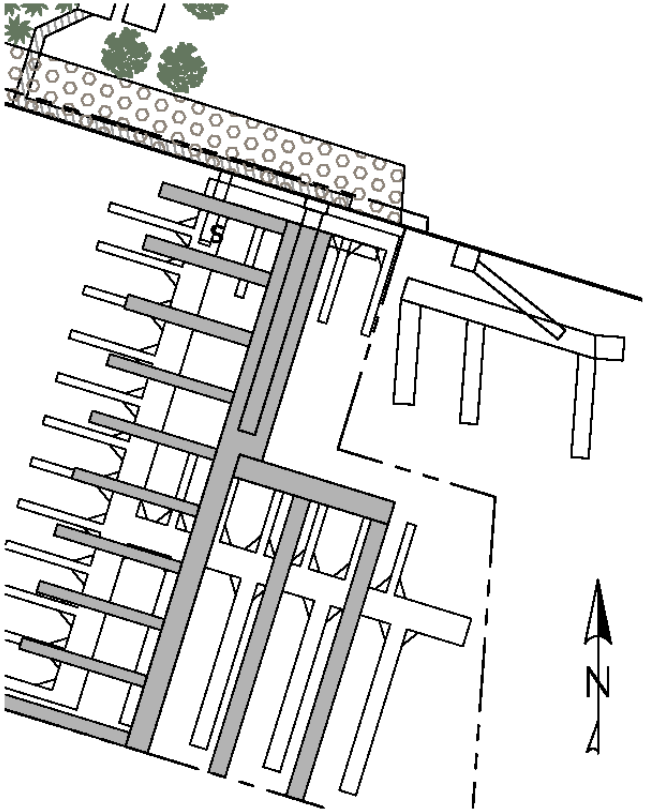
- On average, approximately 15 narrow width slips will result in loss of 1 slip.
- Each bulkhead slip will require an additional 3’ to 5’ wide finger in the new dock configuration.

ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Proposed vs. Existing Analysis

- Improve fire station emergency access to existing dock
- Loss of approximately 3 slips.



ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Proposed vs. Existing

- REPLACE IN KIND COMPARISON W/PROPOSED

	Existing	Replace in Kind	Proposed
Length	Slip Qty	Slip Qty	Slip Qty
25	13	13	21
30	118	107	49
35	88	80	89
40	60	60	56
43	2	2	6
45	9	9	21
46	12	12	0
50	10	11	18
55	0	0	4
56	3	4	0
60	6	3	12
Large Slips	2	2	6
Totals	323	302	282
Sail:Pwr Ratio	N/A	27%S-73%P	29%S - 71%P

Marina Occupancy

	2005	2006	2007	2008	2009	TOTAL NO OF SLIPS	2009 VACANT SLIPS
25 FOOT	100.00%	98.81%	85.71%	93.45%	92.86%	14	1
30 FOOT	100.00%	99.61%	95.83%	89.71%	82.29%	128	23
35 FOOT	100.00%	99.83%	98.79%	96.36%	86.37%	96	13
38 FOOT	100.00%	100.00%	88.89%	79.17%	83.33%	6	1
40 FOOT	100.00%	100.00%	99.58%	100.00%	94.72%	60	3
41 FOOT	100.00%	100.00%	91.67%	100.00%	100.00%	1	0
45 FOOT	100.00%	100.00%	100.00%	99.17%	100.00%	10	0
47 FOOT	100.00%	100.00%	100.00%	100.00%	100.00%	12	0
51 FOOT	100.00%	100.00%	100.00%	100.00%	100.00%	10	0
54 FOOT	100.00%	100.00%	100.00%	100.00%	100.00%	1	0
56 FOOT	100.00%	100.00%	100.00%	100.00%	100.00%	4	0
60 FOOT	100.00%	100.00%	98.33%	100.00%	100.00%	5	0

NOTE:
VALUES SHOWN ARE TAKEN AS AN AVERAGE OF 12 MONTHS
125' SLIPS HAVE BEEN FULLY OCCUPIED

ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Marina Marketing Efforts

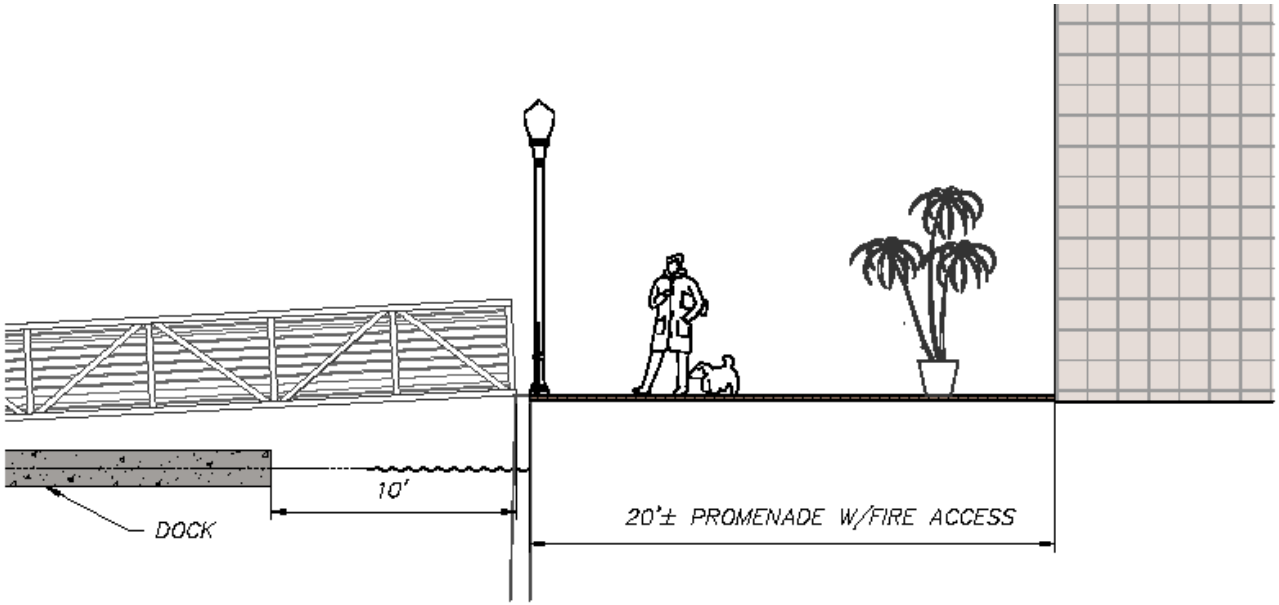
Dock Analysis Summary

- Existing vs. Proposed Loss of Slips = 41 (13%)
- Slip loss contributed by current state guidelines for dock design = 21 slips (7%)
- Slip loss contributed by ADA requirements = 2 slips (1%)
- Slip loss contributed by Fire Access docks = 3 slips (1%)
- Slip loss contributed to dock reconfiguration = 15 slips (4%)

Promenade Improvements

- Wider promenade at west side of parcel
- New colored pavers, benches and trash receptacles
- New security gates at gangways, new railings, and light bollards providing downward focused lighting.
- Promenade in front of Ritz to remain.

Promenade West Proposed

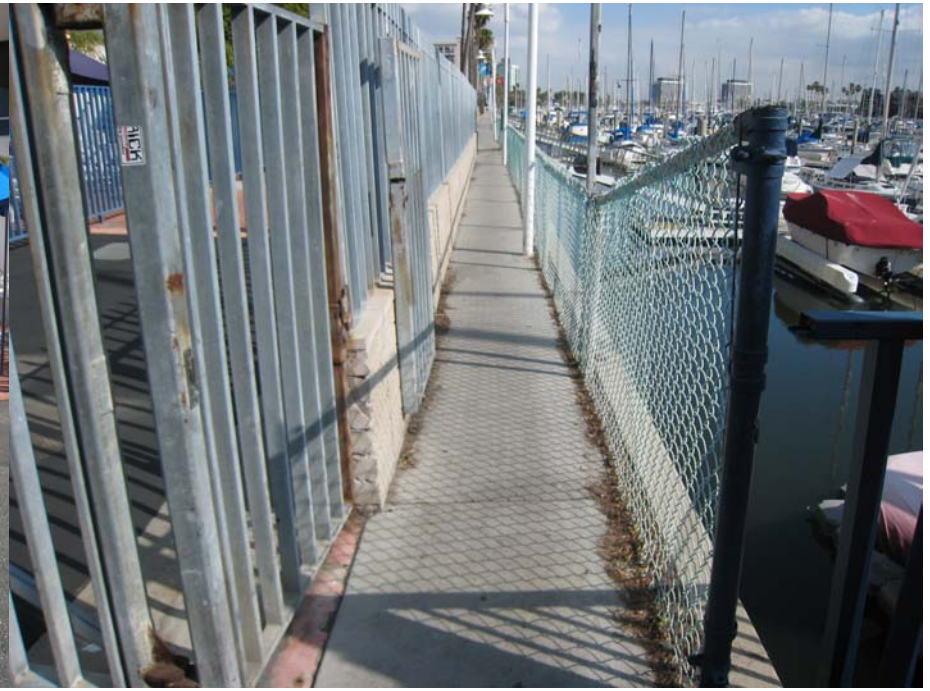


ESSEX PROPERTY TRUST, INC.

BLUEWATER Design Group

Existing Promenade - West

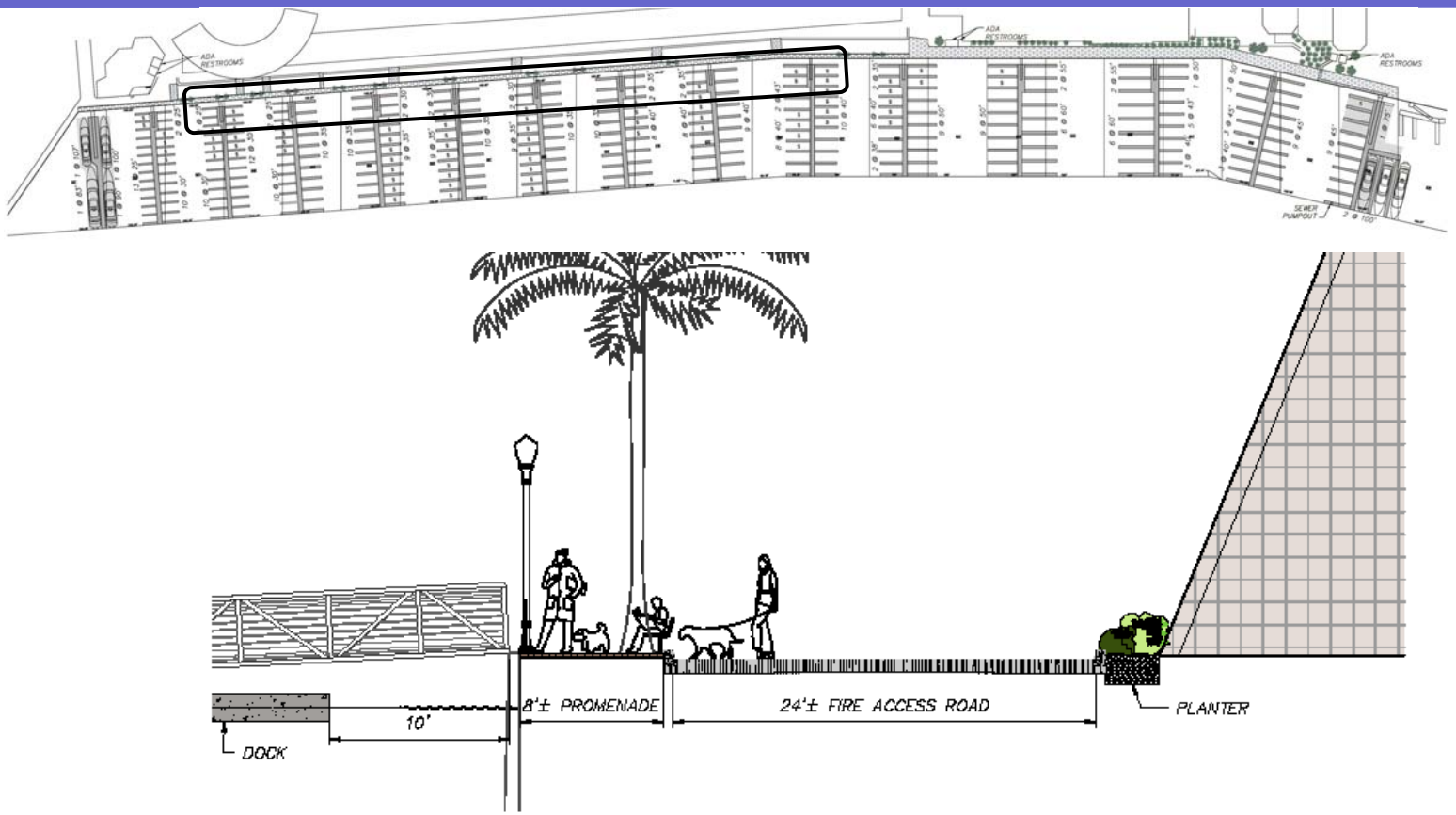
- Narrow walkway, old railings and fence



Proposed Promenade - West

- Open walkway, new color paving, metal railing, new lighting.
- Single Level

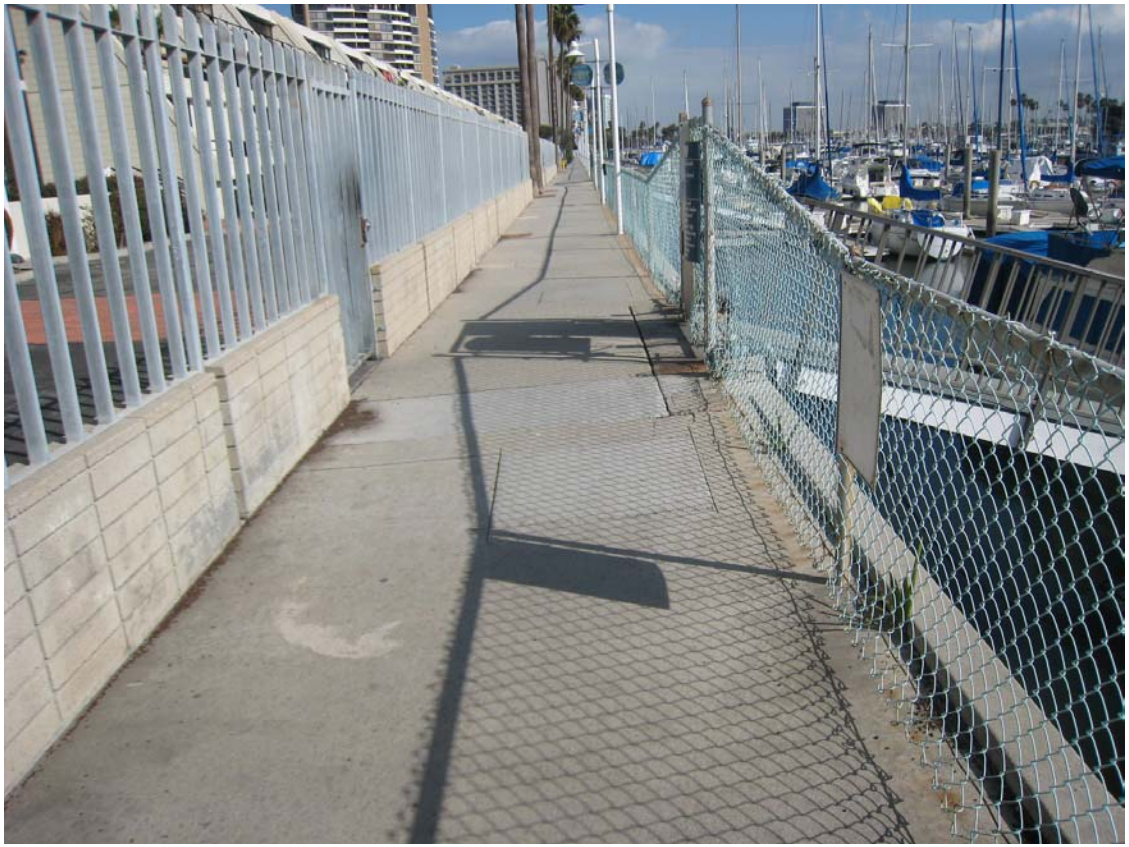
Proposed Promenade - Mid



8’ Promenade & 24’ Fire Access Road

Existing Promenade Mid

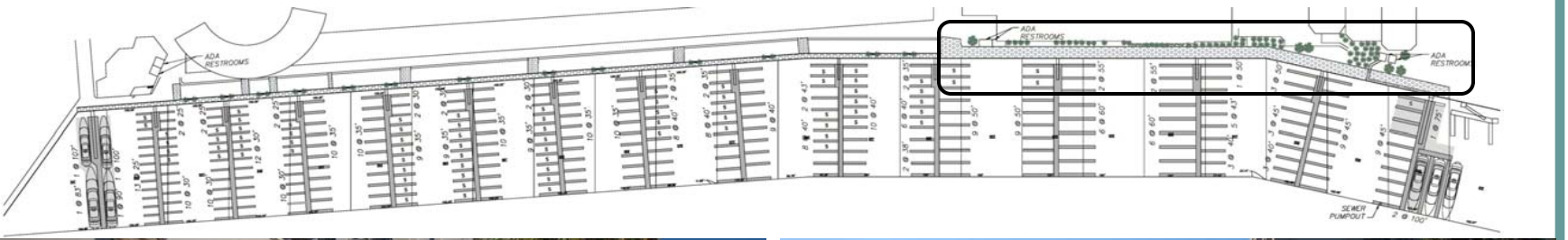
- Old chain link fencing and wall with concrete paving



Proposed Promenade Mid

- Open walkway, new color paving, metal railing, new lighting.
- Promenade and fire access separated by curb

Promenade East – Ritz



20’ Promenade

To enrich lives through effective and caring service

Los Angeles County
Department of Beaches & Harbors
Caring for Your Coast

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

April 8, 2010

To: Small Craft Harbor Commission

From: Santos H. Kreimann, Director

Subject: **ITEM 6a – MARINA DEL REY SPEED LIMITS**

Item 6a on your agenda pertains to a presentation to be made regarding the speed limits posted at the various Marina del Rey streets by Mr. William Winter, Assistant Deputy Director, who oversees the Traffic and Lighting Division in the County's Department of Public Works. This presentation is being presented in response to a public comment at your Commission's March 2010 meeting regarding the speed limits at various Marina streets being set too high.

Our traffic consultant advised your Commission in March that the posted speed limits are based on traffic surveys. Mr. Winter will be available to provide more clarification and answer any additional questions you or the public may have.

SHK:ks

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://marinadelrey.lacounty.gov

To enrich lives through effective and caring service

Los Angeles County Department of Beaches & Harbors
Caring for Your Coast

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

April 8, 2010

To: Small Craft Harbor Commission

From: Santos H. Kreimann, Director

Subject: **ITEM 6b – MARINA DEL REY WATER DISTRIBUTION SYSTEM**

Item 6b on your agenda pertains to a presentation to be made by Daniel Lafferty, Assistant Division Chief of the Waterworks and Sewer Maintenance Division in the County's Department of Public Works, which operates the Marina del Rey water distribution system. Mr. Lafferty will be making a brief presentation and answer any questions your Commission or the public may have regarding the water distribution system in Marina del Rey, including the recently completed Phase I of the current water main replacement project and the impending Phases II and III of the project.

SHK:ks

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://marinadelrey.lacounty.gov

To enrich lives through effective and caring service

Los Angeles County
Department of Beaches & Harbors
Caring for Your Coast

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

April 8, 2010

To: Small Craft Harbor Commission

From: Santos H. Kreimann, Director

Subject: **ITEM 6c - APPROVAL OF AMENDMENT NO. 5 TO LEASE NO. 17567 PARCEL 131S (CAFÉ DEL REY)**

Item 6c on your agenda pertains to Amendment No. 5 for Parcel 131S (Café del Rey), which will update the lease's insurance provisions and adjust the rental security deposit.

Amendment No. 5 does not adjust the percentage rental rates, as the existing rates are consistent with the rates for comparable leases in the Marina. The minimum rent is due for an adjustment on August 1, 2010.

Attached is a copy of the Board letter that explains the details of the proposed amendment. 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.

SHK:ks
Attachment

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://marinadelrey.lacounty.gov

May 11, 2010

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

Dear Supervisors:

APPROVAL OF AMENDMENT NO. 5 TO LEASE NO. 17567
PARCEL 131S (CAFÉ DEL REY)—MARINA DEL REY
(SUPERVISORIAL DISTRICT FOUR)
(4 VOTES)

SUBJECT

This Board letter requests approval of a lease amendment for Parcel 131S (Café del Rey) that maintains existing percentage and minimum rental rates, adjusts the rental security deposit, and updates the insurance provisions.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed Amendment No. 5 to Lease No. 17567 is categorically exempt under the California Environmental Quality Act pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.

2. Approve and authorize the Chair of the Board to sign the attached Amendment No. 5 to Lease No. 17567, maintaining existing percentage and minimum rental rates, adjusting the security deposit, and updating the insurance provisions for a ten-year period ending July 31, 2018.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Marina del Rey ground leases generally provide for the periodic review of leasehold rents and liability insurance coverage to ensure that the rental rates payable to the County are maintained at current fair market levels and that the amount of general liability insurance is adequate to protect the County's interests. County rents are typically computed as the greater of either a fixed minimum rent or the total of varying percentages of the lessee's gross receipts from uses of the leasehold.

The Parcel 131S lease (Café del Rey) requires adjustment of rents on August 1, 1998 and every tenth anniversary thereafter. Based on comparable rates at other Marina leaseholds, the

Department of Beaches and Harbors has negotiated with the lessee to keep rates of all percentage rent categories unchanged as the current rates are at market. Additionally, there will be no change to the minimum rent, or "square foot rental", provision as there is already an adjustment mechanism in place. The next minimum rent adjustment will be made on August 1, 2010 to an amount equaling 75% of the average annual rent payable to the County over the prior three years.

The rental security deposit provision has been revised to require the security deposit to be at an amount equal to one month's minimum rent or the square foot rental. Additionally, Amendment No. 5 incorporates changes to the indemnity clause, insurance requirements, and miscellaneous insurance provisions to conform to the Chief Executive Office's Risk Management Branch's new and more stringent requirements.

Implementation of Strategic Plan Goals

The recommended action will keep County percentage rental rates at Parcel 131S comparable to other Marina del Rey parcels and incorporates new insurance provisions in fulfillment of Strategic Plan Goal No. 1, "Operational Effectiveness", Strategy 1, "Fiscal Sustainability".

FISCAL IMPACT/FINANCING

There will be no fiscal impact from your Board's approval of Amendment No. 5.

Operating Budget Impact

There will be no operating budget impact as a result of this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commonly known as Café Del Rey, Parcel 131S is improved with a restaurant building and parking lot and occupies 38,486 square feet of land in Marina del Rey. It does not have a water area. The 60-year ground lease between the County and lessee was executed in 1970.

Amendment No. 5 has been approved as to form by County Counsel. At its meeting of April 13, 2010, the Small Craft Harbor Commission _____ the Director's recommendation that your Board approve the Amendment.

ENVIRONMENTAL DOCUMENTATION

The proposed Amendment No. 5 is categorically exempt under the provisions of the California Environmental Quality Act pursuant to Class 1(r) of the County's Environmental Document Reporting Procedures and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services from your Board's approval of Amendment No. 5.

CONCLUSION

Please have the Chair of the Board of Supervisors sign all three copies of Amendment No. 5 and have the Executive Officer of the Board return two executed copies, as well as a copy of the adopted Board letter, to the Department of Beaches and Harbors.

Respectfully submitted,

Santos H. Kreimann
Director

SHK:KS:GJ:PW:ks

Attachments (1)

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

AMENDMENT NO. 5 TO LEASE NO. 17567

Parcel No. 131S--Marina del Rey

THIS AMENDMENT TO LEASE is made and entered into this _____ day of _____, 2010 (the "Effective Date"),

BY AND BETWEEN	**COUNTY OF LOS ANGELES, hereinafter referred to as "County",**
AND	**COMMODORE CLUB INC, a California corporation, hereinafter referred to as "Lessee".**

W I T N E S S E T H :

WHEREAS, County and Lessee entered into Lease No. 17567 under the terms of which County leased to Lessee that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, now commonly known as Parcel 131S, which leasehold premises (the "Premises") are more particularly described in Exhibit "A" attached to and incorporated in said lease, as amended (the lease and all amendments are collectively hereafter referred to as the "Lease"); and

WHEREAS, Section 15 of said Lease provides that as of August 1, 1998, and as of August 1st of every tenth (10th) year thereafter (each such date is hereafter referred to as a "Rental Adjustment Date"), the rates for square foot rental and all categories of percentage rentals, and liability insurance requirements (collectively, the "Adjusted Rentals") shall be readjusted by Lessee and County in accordance with the standards established in said Section 15; and

WHEREAS, Section 15 further provides that Adjusted Rentals may be determined by Lessee and County by mutual agreement at any time; and

WHEREAS, the parties hereto have reached agreement with respect to the square foot rental, percentage rental, security deposit, and amounts of liability insurance for the ten-year period commencing as of August 1, 2008 (the "2008 Rental Adjustment Date").

NOW, THEREFORE, in consideration of the mutual agreements, covenants and restrictions contained herein, the parties, and each of them, agree as follows:

1. **Security Deposit.** The first paragraph of Section 7 (Security Deposit) of said lease is hereby amended to read as follows:

"Lessee shall deliver to and maintain with County a security deposit (the "Security Deposit") in an amount equal to one month's square foot rental for the leasehold premises, as this rental may change over the term of this Lease. This sum shall be maintained by the County as a security deposit to cover delinquent rent and any other financial obligations of the Lessee under this lease, and shall be so applied at the discretion of the County."

2. **Square Foot Rental.** There shall be no modification to the square foot rental provision of Section 12 of the Lease.

3. **Percentage Rental.** There shall be no readjustment to the percentage rental rates to be paid by Lessee for the ten-year period commencing on the 2008 Rental Adjustment Date.

4. **Insurance Provisions.** Commencing as of the Effective Date, Sections 25, 26, 27, and 28 of said Lease are deleted in their entirety and the following substituted therefor:

"25. INDEMNIFICATION.

Lessee shall indemnify, defend and hold the County, its Special Districts, elected and appointed officers, employees and agents harmless from and against all liability, including, but not limited to, demands, claims, actions, fees, costs and expenses (including attorney and expert witness fees), arising from or connected with Lessee, its members, agents and invitees, operations and use of the Premises.

"26. INSURANCE REQUIREMENTS.

Without limiting Lessee's indemnification of County and during the term of this Lease, Lessee shall provide and maintain the following insurance. Such insurance shall be primary to and not contributing with any other insurance or self-insurance programs maintained by County, and such coverage shall be provided and maintained at Lessee's own expense.

"26.1.1. General Liability insurance (written on ISO policy form CG 00 01 or its equivalent) and endorsed to name County as an additional insured, with limits of not less than the following:

General Aggregate:	$10 million
Products/Completed Operations Aggregate:	$10 million
Personal and Advertising Injury:	$5 million
Each Occurrence:	$5 million

"26.1.2. Automobile Liability insurance (written on ISO form CA 00 01 or its equivalent) with a limit of liability of not less than $1 million for each accident and providing coverage for all "owned", "hired" and "non-owned" vehicles, or coverage for "any auto". If and when valet parking services are provided at the Premises, Lessee shall provide Garagekeeper's Legal Liability coverage (written on ISO form CA 99 37 or its equivalent) with limits of not less than $3 million for this location.

"26.1.3. Workers' Compensation and Employers' Liability insurance providing Workers' Compensation benefits, as required by the Labor Code of the State of California and for which Lessee is responsible, and including Employers' Liability coverage with limits of not less than the following:

Each Accident:	$1 million
Disease - policy limit:	$1 million
Disease - each employee:	$1 million

"26.1.4. Commercial Property insurance covering damage to County's property, including improvements and betterments, from perils covered by the Causes-of-Loss Special Form (ISO for CP 10 30 or its equivalent), excluding earthquake and including Ordinance or Law Coverage, written for the full replacement value of the property, with a deductible no greater than $250,000 or 5% of the property value. whichever is less, and also including business interruption, including loss of rent, equal to six months' rent, with proceeds payable to Lessee and County as their interests may appear and utilized for repair and restoration of the Premises and improvements.

"Upon the occurrence of any loss, the proceeds of such insurance shall be held by County in trust for the named insureds as their interests appear. In the event of such loss, Lessee shall be obligated to rebuild or replace the destroyed or damaged buildings, structures, equipment and improvements to the full satisfaction of the County. Said obligation to rebuild or replace is not dependent upon the existence of insurance. County shall reimburse Lessee for said rebuilding or replacement out of and to the full extent of the proceeds of said insurance as payments are required for said purposes. Any surplus proceeds after said rebuilding or replacement shall be distributed to the named insureds as their interests may appear.

"26.1.5. Liquor Liability Insurance: If and when the manufacture, distribution or service of alcoholic beverages occurs on the Premises, Lessee shall provide Liquor Liability insurance (written on ISO policy for CG 00 33 or 34 or their

equivalent) with a liability limit of not less than $2 million per occurrence, and an annual aggregate of $5 million. If written on a "claims made" form, the coverage shall also provide an extended two-year reporting commencing upon the expiration or earlier termination of Lease No. 17567, or replacement coverage shall be maintained until such time.

"26.2 Waivers of Subrogation. Lessee shall obtain appropriate endorsements upon all insurance policies, other than Workers' Compensation, waiving subrogation by the insurer(s) against County.

"26.3. Evidence of Insurance. Certificate(s) or other evidence of coverage satisfactory to County shall be delivered to County prior to the Effective Date. Such certificates or other evidence shall:

1. Specifically identify this Lease.
2. Clearly evidence all coverages required in this Lease.
3. Contain the express condition that insurer will use its best efforts to give written notice by mail to County at least 30 days in advance of cancellation for all policies evidenced on the certificate of insurance.
4. Identify any deductibles or self-insured retentions exceeding $25,000.

"26.4. Failure to Maintain Coverage. Failure by Lessee to maintain the required insurance, or to provide evidence of insurance coverage acceptable to County, shall constitute a material breach of this Lease. Alternatively, the County may purchase such required insurance coverage, and without further notice to the Lessee, may deduct any premium costs advanced by the County for such insurance from the Lessee's security deposit.

"26.5. Notification of Incidents, Claims or Suits. Lessee shall report to County any accident or incident relating to services performed under this Lease

which involves injury or property damage, which Lessee reasonably believes has a substantial likelihood of the filing of a claim or lawsuit against the County. Such report shall be made in writing within 15 days of Lessee's knowledge of such occurrence.

"26.6. Compensation for County Costs. In the event that Lessee fails to comply with any of the indemnification or insurance requirements of this Agreement, and such failure to comply results in any costs to County, Lessee shall pay full compensation for all reasonable costs incurred by County.

"27. [INTENTIONALLY OMITTED]

"28. [INTENTIONALLY OMITTED]"

5. **Miscellaneous.** Except as herein specifically amended, all terms, conditions and provisions of the Lease shall be and continue to remain in full force and effect and are unmodified, and each of the parties hereto reaffirms and reacknowledges its respective obligations under the Lease as amended hereby.

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment to Lease to be subscribed by the Chair of said Board and attested by the Executive Officer thereof, and the Lessee, by its duly authorized representative, has executed the same.

Dated:_____, 2010

COUNTY OF LOS ANGELES

By:_____
Chair, Board of Supervisors

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Supervisors

By:_____
Deputy

LESSEE:

COMMODORE CLUB, INC., a California Corporation

By:_____

Its:_____

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By:_____
Deputy

To enrich lives through effective and caring service

Los Angeles County Department of Beaches & Harbors
Caring for Your Coast

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

April 8, 2010

To: Small Craft Harbor Commission

From: Santos H. Kreimann, Director

Subject: **ITEM 6d – DEPARTMENT OF BEACHES AND HARBORS' NEW WEB SITE – PUBLIC REVIEW AND COMMENT**

In a continued effort to improve services to the community, the Department of Beaches and Harbors, in collaboration with the County's Internal Services Department, has undertaken an effort to upgrade its Internet web pages. The primary goal is to make the Department's web site easier to use.

Attached is a copy of our Internet's proposed new front page, which is being provided for public review and comment. The page was developed in an internal process that included a working group of representatives from all Divisions, as well as substantial involvement of the Department's IT employees. Although we are proud of the design team's work, we wanted to provide the public with an opportunity to preview and provide comments and suggestions that may further enhance the functionality and usefulness of the new web site.

The Department's Information Technology team will be at the April 13, 2010 meeting to make a presentation on the new web site and to listen to suggestions.

SHK:ks
Attachment

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://marinadelrey.lacounty.gov

Department of Beaches & Harbors

IT-001

Search Beaches and Harbors

Search entire Beaches & Harbors site

Go

Search all of lacounty.gov

IT-003

Tell Me About

- Activities and Programs
- Things To Do
- Exploring Marina del Rey
- Visiting the Beaches
- Doing Business with Us

Calendar

IT-006

Board of Supervisors

District	Supervisor
1st	Gloria Molina
2nd	Mark Ridley-Thomas
3rd	Zev Yaroslavsky
4th	Don Knabe
5th	Michael D. Antonovich

CMS-001

Beaches and Harbors Announcements

More Beaches and Harbors Announcements

CMS-002

News

News Story
News Story
News Story

More News

CMS-003

Press Releases

Press Release
Press Release
Press Release

More Press Releases

IT-002

Services Locator

Find the LA County services and facilities that serve your area.

Arts and Recreation

Find Services

DBH-001

Documents for Public Review

Document
Document
Document

Search All Documents

IT-004

Beaches and Harbors Document Search

Enter the full or partial name of a Beaches and Harbors document, RFP, Redevelopment document, or agenda

Go

To enrich lives through effective and caring service

April 8, 2010

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Santos H. Kreimann, Director

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

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On March 30, 2010, the Board of Supervisors adopted lease amendments with respect to Parcels 30 (Del Rey Yacht Club), 132 (California Yacht Club), and 94 (Marina Professional Building parking lot) related to rental adjustments. Specifically, the Parcel 30 lease amendment adjusted the insurance requirements. Parcel 94's amendment increased the annual minimum rent, adjusted the security deposit and updated the insurance requirements. Parcel 132's amendment increased the percentage rent on one category of the uses (from 10% to 12.5% for the rental of land and/or water facilities for filming and other activities not covered by other percentage rental categories), increased the annual minimum rent, updated insurance provisions and added a late charge provision to the lease.

On April 6, the Board authorized the Regional Planning Department to submit to the California Coastal Commission the County's prepared response to the Commission's Marina del Rey Local Coastal Program Periodic Review.

REGIONAL PLANNING COMMISSION'S CALENDAR

The Regional Planning Commission held public hearings for the Parcels 9U (Woodfin Hotel) and 10/FF (Neptune Marina/Legacy Apartments) projects on March 10, 2010 and approved both projects.

The projects on Parcels OT (Oceana Retirement Facility) and 21 (Holiday Harbor) were scheduled on the Regional Planning Commission's April 7, 2010 agenda for reconsideration. However, the items were rescheduled to April 28, 2010 without discussion.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

No update from last month to report.

OXFORD BASIN PROJECT UPDATE

No update from last month to report.

REDEVELOPMENT PROJECT STATUS REPORT

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached. [Note that as of this month, a new sheet (file name: 7a-Attachment2_LA County Projects 4-7-10) listing all public projects has been added as requested by the public and the Commission.]

UNLAWFUL DETAINER ACTIONS

No unlawful detainer lawsuit has been reported for the month of April 2010.

DESIGN CONTROL BOARD MINUTES

Minutes for the Design Control Board's March 3 meeting are not available at this time.

PARCELS 49 AND 77 COMPETITIVE SELECTION PROCESS

The selection committee's evaluation report and recommendation are being processed for transmission to the Board of Supervisors.

DIVERSION OF BALLONA CREEK DRY WEATHER FLOW TO HYPERION

No update from last month to report.

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

No update from last month to report.

SHK:ks
Attachments

Los Angeles County Projects in Marina del Rey

April 7, 2010

Project Name	Description	Start *	Completion	Status
Marina Seawall Repair	DBH is working with DPW to repair voids underneath Marina seawall panels with filter fabric and rock armor.	1/2007	1/2012	A void assessment report has been completed. Phase I void repairs have been completed and Phase II repairs are under review
Seawall Maintenance	DBH is working with DPW to identify and perform repairs to the seawall as necessary.	1/2007	1/2012	Upgrades to the cathodic protection system is under review.
Marina Beach Concept Plan	DBH is working with Gruen in developing a Marina Beach Concept Plan.	----	----	Public Workshop held 3/31/10; Plan goes to DCB 4/21/10.
Burton W. Chace Park Master Plan	Master Plan for expanded Chase Park	----	----	Master Plan has been completed and grant funding is needed for implementing the plan
Marina Tidegate	Rehabilitate existing tidegate at the North Jetty of the Marina. After repairs, County to tranfer tidegate ownership and operation to City of LA.	----	----	Project suspended due to budget constraints.
Marina City Club Sewer Upgrade	DPW to install 84 linear feet of new 5-inch diameter pipe and an airscubber cabinet.	6/2010	8/2010	DPW is working with utility companies on permits.
Marina Waterworks Upgrade	DPW to install approximately 20,000 linear feet of 18-inch diameter steel pipe, to replace the existing 10-inch and 14-inch water mains.	7/2010	5/2011	DPW preparing to seek BOS approval of the project
Boathouse	DBH is working with DPW to install ADA upgrades and to seismically retrofit building.	9/2010	2/2012	BOS approved project on 2/2/2010. Project is in design phase.
MdR Sewer	DPW has a 3-phased project to install new sewer pipeline.	1/2011	1/2011	Project contingent on approval of Fishermans Village EIR.
Oxford Basin	DPW improvement project to re-claim the basin's storm run-off capacity and to improve water quilty	3/2012	1/2013	DPW working on final design.
Road Projects				
Admiralty Way at Palawan, et al.	Add a right turn lane in the west direction	11/2010	7/2011	Project in concept
Washington Blvd. and Palawan Way	Traffic improvement	7/2011	9/2011	Project in concept
Admiralty Way Settlement Repair	Repair the settling pavement	9/2011	1/2012	Project in design
Admiralty Way at Via Marina	Add a third lane in the west direction	5/2012	2/2013	Project in concept

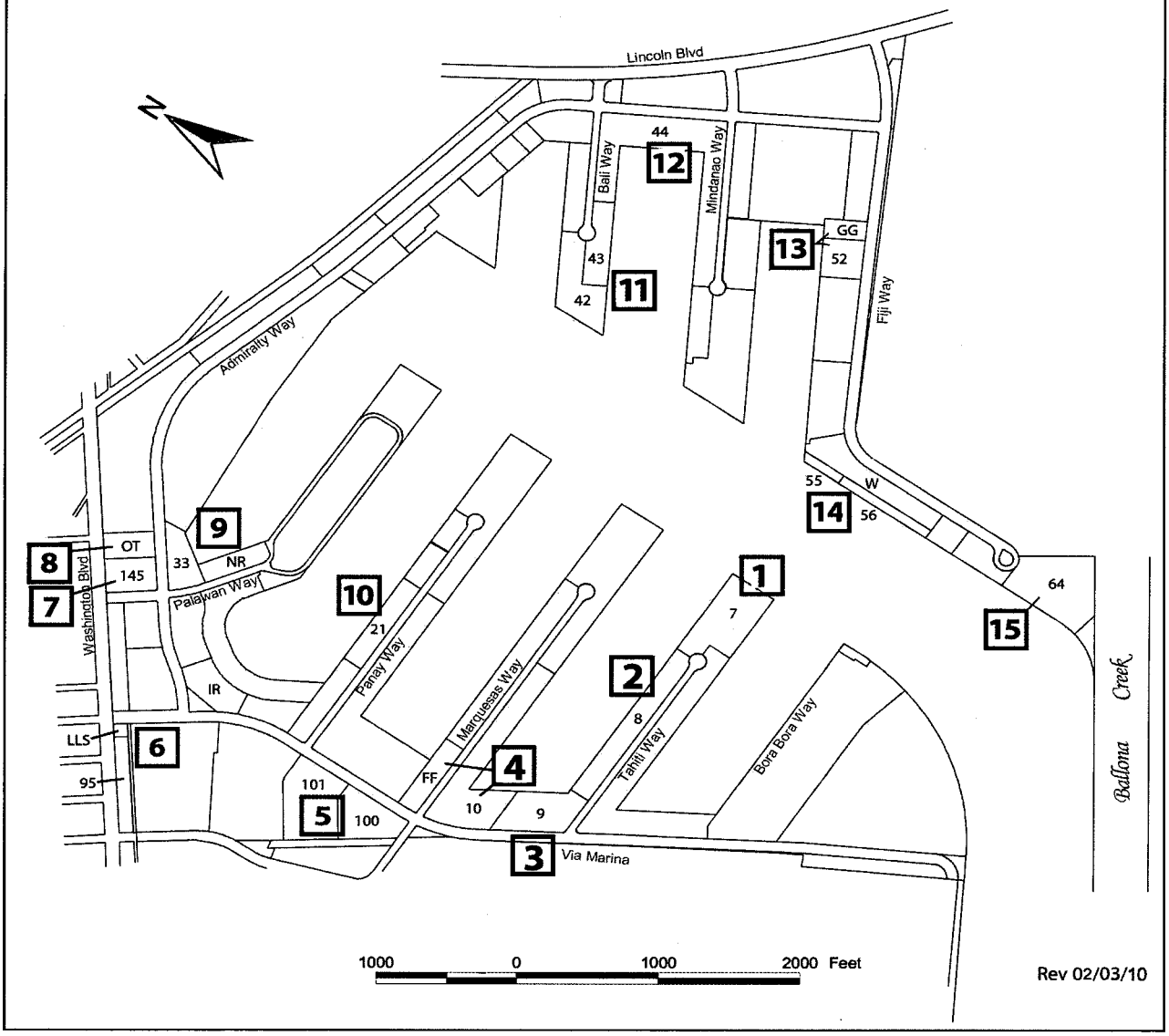
DBH = Department of Beaches and Harbors
DPW = Department of Public Works
BOS = Board of Supervisors
Start*=Construction start

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of April 5, 2010

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	Massing -- 3 stories, 36'-7" in height Parking -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- Board action on term sheet on 9/29/09 Regulatory -- Initial Study received by Regional Planning in May 2009. The 30-day public review period of the MND is 3/15/10 through 4/14/10.	No Variance proposed
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building refurbishment; 205 apartments * 207 slips + 11 end ties will be reconstructed	Massing -- Two 3-story residential buildings over parking; 41' and 48' Parking -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09 Regulatory -- DCB continued from July 2008 with concept approval August 2008. Site Plan Review application filed with DRP on 12/4/08. The 30-day public review period of the MND ended 11/9/09. MND was adopted by BOS 12/8/09.	No Variance proposed
3	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Ben Ryan	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story, 360-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB initial hearing May 2006, approved in concept June 2006; Regional Planning application filed November 2006; RP Commission continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to item returning to the Commission on 2/3/10; DCB approval on 12/17/09; item was continued on 2/3/10 by the RP Commission to 3/10/10. RP Commission approved the project on 3/10/10. Project appealed to BOS and meeting date to be determined.	Timeshare component Wetland Variance for enhanced signage and reduced setback adjacent to waterfront promenade
4	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachern	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB initial hearing May 2006, approval in concept June 2006; Regional Planning application filed November 2006; RP Commission continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to item returning to the Commission on 2/3/10; DCB approval on 12/17/09; item was continued on 2/3/10 by the RP Commission to 3/10/10. RP Commission approved the project on 3/10/10 and recommended approval of LCP amendment to BOS (meeting date to be determined)	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and to transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; and approved project March 2007. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08; Plancheck application filed	Variance for enhanced signage
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	Massing -- Single story buildings Parking -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated Regulatory -- To be determined	No Variance proposed
7	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis/ Mike Barnard	* Complete refurbishment of 125 rooms	Massing -- Two 3-story buildings, 42' and five 1-story bungalows, 22' Parking -- 208 parking spaces.	Proprietary -- Board action on term sheet on 2/16/10 Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by Regional Planning May 2009; 30-day public review period of the MND is 3/10/10 through 4/09/10	No Variance proposed
8	OT -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006. DEIR public review period from 9/3 - 10/19/09. RP Commission continued the project during the 10/21/09 hearing to 12/16/09 where staff was directed to finalize the EIR and obtain DCB review of the pedestrian connections prior to returning to the Commission on 4/7/10; DCB approval on 2/17/10.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	33/NR -- The Waterfront	Ed Czuker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project to DCB on August 2008, then December 2008 where it was continued	LCP amendment to add Residential V and a Mixed Use Overlay Zone to Pcl 33, and rezone NR from parking to Visitor Serving/Commercial with a Mixed Use Overlay Zone. Parking permit to allow some replacement public parking off site No Variance proposed
10	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Option has expired. Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006. DEIR public review period from 9/3 - 10/19/09. RP Commission continued the project during the 10/21/09 hearing to 12/16/09 where staff was directed to finalize the EIR and to have the DCB review promenade improvements prior to returning to the Commission on 4/7/10; DCB approval on 2/17/10. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006, item continued.	LCP Amendment to transfer parking from OT to 21 CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
11	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis/ Mike Barnard	* Complete refurbishment and dock replacement	Massing -- 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 8/31/09. Regulatory -- To be determined	No Variance proposed
12	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised.	Shared Parking Agreement No Variance proposed
13	52/GG -- Boat Central/ Pacific Marina Development	Jeff Ponce	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. Sheriff boatwright facility	Massing -- 81.5' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007, BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application filed December 2008. Screencheck Draft EIR received July 2009.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures be within 15 ft. of bulkhead
14	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extention Option approved by BOS December 2005. Option expired Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
15	64 -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold refurbishment	Massing -- Existing 224 units in 3 stories with portions over parking Parking -- All parking located on site	Proprietary -- Board action on term sheet on 2/2/10 Regulatory -- To be determined. Project has changed. Refurbishment rather than redevelopment now proposed. Initial Study received by Regional Planning May 2009. Agency comments requested 1/27/10.	No Variance proposed

Note: Height information for projects will be shown as information becomes available.

PROJECT STATUS REPORT - KEY



DRAFT

MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD
"SPECIAL MEETING"

February 17, 2010 @ 6:30 p.m.

Department of Beaches and Harbors
Burton Chace Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292

Members Present:	Peter Phinney, A.I.A., Chair, Fourth District Simon Pastucha, Vice-Chair, Third District Helena Lin Jubany, First District
Members Absent:	Tony Wong, P.E., Fifth District David Abelar, Second District
Department Staff Present:	Santos Kreimann, Director Gary Jones, Deputy Director Charlotte Miyamoto, Chief, Planning Division Kathline King, Planning Specialist Ismael Lopez, Planner Peter Dzewaltowski, Planner Teresa Young, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Michael Tripp, Department of Regional Planning
Guests Testifying:	Gina Natoli, Department of Regional Planning Sherman Gardner, Goldrich & Kest Calvin Abe, Ahbe Landscape John Kim, Poon Design for Mendocino Farms Jason Ingber, The Cheescake Factory Jon Nahhas Robert "Roy" Van de Hoek Marcia Hanscom Andy Bessette Nancy Vernon Marino Carla Andrus Dave Lumian Dorothy Franklin

Larry Koch
Dan Gottlieb
Gerald Sobel
Tim Riley, Marina del Rey Lessees Association

1. **Call to Order, Action on absences and Pledge of Allegiance**
   Mr. Phinney called the Special Meeting to order at 6:35 p.m., and Mr. Pastucha led the Pledge of Allegiance.

   Mr. Pastucha (Jubany) moved to excuse Mr. Abelar and Mr. Wong from the meeting. {Unanimous consent}

2. **Approval of the DCB minutes**
   Minutes for the January 20, 2010 meeting will be considered at the next regularly scheduled meeting.

   Mr. Phinney brought to the Board's attention an issue raised in a letter from a member of the public concerning the audio recordings of the DCB meetings. The letter, which was also sent to the Small Craft Harbors Commission, asked the Board to develop a mechanism to find specific agenda items. Mr, Phinney requested staff to record the exact time in the minutes to note the start time of each agenda item in order to make it easier for someone reviewing the tape. The Board agreed to try this for a couple of months to see if it solves the problem

3. **Design Control Board Reviews**
   None

4. **Consent Agenda**
   None

5. **Old Business**
   A. Parcel OT – Oceana Retirement Facility DCB #05-015-B
   Reconsideration of public amenity improvements.

   Mr. Lopez provided an overview of the project.

   Mr. Gardner stated their purpose in showing the DCB the enhancements incorporated into the project was at the direction from the Regional Planning Commission.

   Mr. Abe, the project's landscape architect, described design enhancements to both the Oceana project on Parcel OT located along Admiralty Way and Washington Boulevard, as well as the Holiday Harbor project on Parcel 21 along Panay Way.

   Public Comments
   Ms. Marino spoke about the removal of the mature ficus trees on Washington Boulevard the transfer of a portion of Parcel P to the project site and the shadows on the park at Parcel 21.

Ms. Andrus commented about the public amenities of the Parcels OT and 21 projects.

Mr. Koch commented about the Parcel OT walkway and the Parcel 21 shading.

Mr. Van de Hoek opposes the projects.

(Time started: 01:30)

Board Comments

Mr. Phinney disclosed he met with the applicant two weeks before to review the plans and provide feedback. Ms. Jubany also met with the applicant for the same purpose.

Ms. Jubany asked about the comments from the public about the use of the land and whether these concerns are under the jurisdiction of the Board's current review. She understood that the DCB review at this meeting was limited to the quality of the pedestrian areas.

Mr. Tripp stated that the Regional Planning Commission is still considering the project but requested that the DCB look at the promenade for Parcel 21 to see if there are improvements that could be made to the amenities. The Commission is also looking for input on the Washington Boulevard elevations for Parcel OT and how they interacted with pedestrians.

Mr. Pastucha agreed that the development approval and environmental approval are not before the Board at this time.

Ms. Jubany noted that plans for Parcel OT should have more programmed space along Washington Boulevard, such as seating areas, to retain control over furnishings in this public space. The planters along Admiralty Way are too tall and should be lowered. She asked for additional shading devices that expand beyond the seawall on Parcel 21.

Mr. Tripp noted that the promenade is 28' wide and shading structures could be installed within the 8-foot pedestrian walk along the seawall.

Mr. Pastucha commented on the difficulties with retaining the ficus trees in the landscape plans for the Washington Boulevard elevation because of their extensive root system. He noted the enhancements made by the landscape architect to widen the pedestrian pathway around the Admiralty Way drop-off area. Simple differentiation is needed to distinguish between the drop-off drives and the public sidewalks. He asked to demarcate the path of travel for the pedestrian walkway along the edge of Parcel OT. For Parcel 21, he expressed appreciation for the building step-back at a 45 degree angle to eliminate shade problems. Improvements to lighting plans and the extension of paving materials from the park across the promenade were noted.

Mr. Phinney commented on including Washingtonian Palms in the landscape plans for Parcel OT and the iconographic value that these palms contribute to the area. In response to Mr. Phinney's question, Mr. Abe explained the function of the planters and the way in which they meet SUSMP requirements for handling roof run-off.

Mr. Abe noted that the planters meet Regional Water Quality Board standards to capture water and remove particulate matter through permeable soil as water filtration. He added that five shade structures were added to the project

Mr. Phinney requested the Applicant consider creative ideas for the form of the shade structures in order to break away from having the promenade characterized in a strictly rectilinear architecture. Mr. Pastucha agreed that the developer be encouraged to pursue creative use of the edges of the shade structures.

Ms. Jubany requested specific sizes of the trees.

Mr. Abe said that sycamores would be a minimum of 36" box sizes. The palms will be 18' to 20' (brown trunk) in height.

Mr. Pastucha (Jubany) moved to approve DCB #05-015-B with changes that were shown by the consultant team to include the following: {Unanimous consent}

1) Increased planting on retail side, facing Washington Boulevard
2) Increased walkway around driveway, facing Admiralty Way
3) Reduced planter height around drop-off zone, facing Admiralty Way
4) Ability to use Washingtonia palm trees along Washington Boulevard as an iconic species that suits the area

Mr. Pastucha (Jubany) moved to approve DCB #05-16-B with changes that were shown by the consultant team to include the following: {Unanimous consent}

1) Improved paving design around the park area
2) Shading and combined seating options in park
3) Shade structure design should have curvilinear or curved form, and the size of the shading should extend beyond seating areas, if possible
4) Recommended box size for trees is 36" box and 18' minimum for palm trees

Time noted: 7:34 p.m.

6. **New Business**
   A. Parcel 22- The Cheesecake Factory – DCB #10-001
   Consideration of replacement signage.

Mr. Lopez provided an overview of the project.

Public Comments
None

In response to a question by Ms Jubany, staff clarified the location of the second sign in the parking area which Mr. Lopez noted had already been removed, and would not be replaced.

Mr. Phinney inquired abut the scrollwork along the edge of the sign. He noted the sign would be stronger, more in keeping with the other signs in the Marina and still establish the identity of The Cheesecake Factory without the scrollwork.

Mr. Pastucha concurred that the detailing of the sign could be simpler and more elegant without the circular scrollwork.

Mr. Phinney stated that the Board would approve the sign with modifications or the Applicant would have to come back if they wish to discuss the design.

Mr. Faughnan pointed out the sign face of the proposed replacement sign contains the word "Bar". The sign guidelines limit the size of signs that advertise alcoholic beverages to 720-square-inches. Use of the word "Bar" usually has to be on a separate panel similar to the design of the existing sign.

Mr. Ingber stated he is the sign company representative with no authority to make the decision about changing the design.

Ms. Miyamoto recommended that the DCB ask the Applicant to return next month and to continue the item.

Ms. Jubany provided more direction for the Applicant and reiterated that the Board wants the the filigree removed and a more contemporary sign design. Also, to think about the shape of the sign to reflect the contemporary nature of the re-clad sign base.

In response to a question from Mr. Pastucha, Mr. Tripp confirmed that the existing sign is legal and not a non-conforming sign. By removing the second sign, the lessee's parcel will be brought into conformance with current Codes. Mr. Pastucha stated the filigree should be removed and when the sign is re-designed (to move the word "Bar" down), the background material should be integrated into the design.

Mr. Tripp, in response to an inquiry from the sign company representative, confirmed that the 720-square-inch size limitation tied to alcohol service is for each side of the sign.

Mr. Phinney asked that the Applicant bring actual samples of the materials.

Time noted: 7:45 p.m.

B. Parcel 50 – Waterside Marina del Rey – DCB #10-003 -
Consideration of new signage for Mendocino Farms, a new tenant at Waterside.

Mr. Lopez gave an overview of the project.
Public Comment
None

Ms. Jubany (Pastucha) moved to approve DCB #10-003 sign as submitted. {Unanimous consent}

Time noted: 7:50 p.m.

C. Marina del Rey Local Coastal Program Periodic Review – Presentation of County's Proposed Response

Ms. Natoli of the Regional Planning Department described the Periodic Review process carried out by the California Coastal Commission for Local Coastal plans. She summarized the process carried out by the County to prepare responses to the Coastal Commission's recommendations, as well as public outreach and participation in preparing a response from the County. The County prepared responses to the Coastal Commission's 68 recommendations. Input is being sought from several advisory bodies, including the Design Control Board, which will be presented to the Board of Supervisors. A response is required to the Coastal Commission by April 29, 2010.

The Board agreed to take a break while members of the public organized a presentation.

Time noted: 8:02 p.m.

Public Comments

Mr. Nahhas presented a slide show and video, and spoke about public input, noticing of the meeting, and ADA slips.

Mr. Bessette expressed concern about environmental sensitive habitat area and mistakes found in the Noble Consultant study.

Ms. Hanscom spoke about the responses concerning environmentally sensitive areas

Mr. Van de Hoek spoke about the cumulative impacts of projects and ESHA.

Ms. Marino commented on the County's Draft Response and the public participation process.

Mr. Lumian spoke about the abandonment of the funnel concept and expanding boater programs.

Mr. Gottlieb spoke about errors in the slip study report related to vacancies and demand for big boats rather than smaller ones.

Mr.Phinney offered Ms. Natoli the opportunity to respond to comments from the public. Ms. Natoli clarified that the LCP area does not contain Area A or the Ballona Wetlands and while there are natural habitats in the Marina, they do not rise to the level of ESHA as defined in the Coastal Act. In response to a comment about Marina resources being ESHA, the County only has jurisdiction of terrestrial resources and not over water areas since the Coastal Commission has kept jurisdiction over water areas. The County supports or supports with modifications 80% of the recommendations of the Coastal Commission. She reiterated that the County

supports Best Management Practices and other measures to implement the County's recommendation.

Board Discussion

In response to her request, Ms. Jubany received clarification from Mr. Kreimann that Board members may send by writing or by an e-mail any additional comments to Ms. Miyamoto as quickly as possible. Ms. Natoli stated that in addition to comments given tonight, the DCB members may submit their comments in writing to the Regional Planning Department by the end of February. Ms. Jubany stated that there was a lot of information to consider and she would like to prepare a conscious response.

In response to Mr. Pastucha's request, Ms. Natoli provided a description of the overall public involvement process including the working group and public outreach efforts.

Mr. Pastucha commented on the Periodic Review comments pertaining to storm water and BMP practices. Marina del Rey, as a man-made entity, had for a long period of time diverted all of the storm water run-off directly to the ocean. Now the County has made changes to that practice to capture the water in some way and is pro-actively reducing the level of pollutants. Mr. Pastucha sees that with the LID, BMPs, landscape ordinances and work with ecosystem refinements, the County is starting to implement changes. Specifically to Periodic Review recommendation #8, Mr. Pastucha doesn't believe that the LCP needs to be amended on this point and recommends that the County simply state that the ordinances are in place; and that as part of the development application process, projects must address the County's standards and rules that are part of the development approval process. Conformance to BMPs, etc. is something the County already does.

Mr. Phinney also stated that he wants more time to submit a written response. He stated a compelling need as a representative of the county public to summarize what the public said during public comment this evening. He heard a profound lack of trust in the process that should not be dismissed. He has interviewed a lot of people in the Marina over the years and the public trust does not exist, and this has arisen for a specific set of reasons. Marina del Rey was established as a public benefit for all of the residents of Los Angeles County to provide access to the water for people who would not otherwise have access to the water. The Board of Supervisors was the trustees of this asset, and the public perception is that this relationship has changed over time resulting in a focus on fueling an economic engine. There has been a dilution of this asset's value to the people of the County to provide access to the water. There needs to be a check against what the development community's objectives are doing to the natural resources. The County needs to recapture the focus on the recreational objectives.

Mr. Phinney understands that the smaller natural areas in Marina del Rey do not rise to the level of "ESHA." However, he wants us, as a society, to think about protecting wildlife and make that as high a priority as protecting economic resources. On the other hand, he believes that we must find ways of balancing the needs of nature; since any piece of property in the Marina may, if neglected, begin to re-establish as wetlands, this would in turn limit the potential for the Marina in terms of public recreation. There are big issues that can be addressed through the Periodic Review.

Mr. Phinney added the Asset Management Study is an unfortunate plan. Development of Marina del Rey is being driven by the development community and in ways that are not always the most appropriate to the Marina asset. The County needs to wait if less-than-ideal responses are received in response to RFPs.

Time noted: 9:22 p.m.

7. **Staff Reports**

Ms. Miyamoto provided a summary of the staff reports.

Public Comment

Ms. Marino spoke about the use of the term "LCP Amendment" in County documents and "open space" areas being misrepresented on maps.

Ms. Andres asked that when the Department removes projects from the status list, a note be made that there was a change.

Time noted: 9:32 p.m.

8. **Public Comment**

Ms. Marino cited Section 30006 of the California Coastal Act and public participation in the development of coastal plans, and returning the Marina to recreation and boating uses.

Ms. Andres expressed appreciation of Mr. Phinney's comments

Adjournment

Mr. (Abelar) moved to adjourn the Design Control Board meeting at 9:35 p.m. {Unanimous consent}

Respectfully Submitted,

Teresa Young
Secretary for the Design Control Board