



To enrich lives through effective and caring service

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Wednesday, January 20, 2010, 12:30 p.m.

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

Design Control Board Members

- |                             |                   |
|-----------------------------|-------------------|
| Peter Phinney, AIA – Chair  | - Fourth District |
| Simon Pastucha – Vice Chair | - Third District  |
| Helena Jubany – Member      | - First District  |
| David Abelar – Member       | - Second District |
| Tony Wong, P.E. – Member    | - Fifth District  |



Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

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

2. Approval of Minutes

December 17, 2009

3. Design Control Board Reviews

A. Parcels 9 - Woodfin Hotel and Timeshare Resort - DCB #04-015-C

Further consideration of Waterfront Pedestrian Promenade

B. Parcels 10/FF - Neptune Marina - DCB #04-014-C

Further consideration of Waterfront Pedestrian Promenade

4. Consent Agenda

*The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.*

5. Old Business

A. Parcel 50 - Waterside Marina del Rey - DCB #09-006-B

Consideration of temporary signage extension for Charla's Place

6. New Business

A. Parcel 22 - The Cheesecake Factory - DCB #10-001

Consideration of replac

**Withdrawn**

7. Staff Reports

A. Temporary Permits Issued by the Department

- B. Ongoing Activities Report
  - Board of Supervisors Actions on Items Relating to Marina del Rey
  - Regional Planning Commission's Calendar
  - Local Coastal Program Periodic Review Update
  - Small Craft Harbor Commission Minutes
  - Marina Design Guidelines Update
  - Redevelopment Project Status Report
  
- C. Marina del Rey and Beach Special Events

8. **Public Comment**

Public comment within the purview of this Board (three minute time limit per speaker)

9. **Adjournment**

ADA ACCOMMODATIONS: 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 Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

**Project Materials:** All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595; and (beginning the Monday prior to the meeting) Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503. The material can also be accessed on our website at [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov).

**Please Note:** The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

**Departmental Information:** <http://beaches.co.la.ca.us> or <http://labeaches.info>

**MINUTES  
OF  
MARINA DEL REY  
DESIGN CONTROL BOARD**

**December 17, 2009 2:00 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  
Helena Lin Jubany, First District  
Tony Wong, P.E., Fifth District

Members Absent: Simon Pastucha, Vice-Chair, Third District  
David Abelar, Second District

Department Staff Present: Santos Kreimann, Director  
Gary Jones, Deputy Director  
Charlotte Miyamoto, Chief, Planning Division  
Ismael Lopez, Planner  
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel  
Michael Tripp, Department of Regional Planning

Guests Testifying: Aaron Clark, Armbruster Goldsmith & Delvac, LLP  
Gin D. Wong, Wong & Associates  
Ben Ryan, The Hardage Group  
Justin Wortman, Gin Wong & Associates  
Aram Chahdazian, Architect for Legacy Partners  
Sean McEachern, Legacy Partners

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

**Mr. Phinney called the meeting to order at 2:02 p.m. and Mr. Wong led the Pledge of Allegiance**

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

**2. Approval of the DCB minutes**

**Mr. Wong (Phinney) moved to approve November 19, 2009 minutes with the following changes (underlined):**

- On page one of the minutes **Mr. Phinney is the Chair** of the Design Control Board and **Simon Pastucha is the Vice-Chair**

**3. Design Control Board Reviews**

**A. Parcel 50 - Marina West Center - DCB #09-018**

Approval of the record of the DCB October 22, 2009 action continued from the November 19, 2009 meeting approving signage for Affordable Portables, a new tenant

**Mr. Wong (Jubany) moved to approve DCB Review #09-018 as submitted {Unanimous consent}**

**B. Parcel 95 - Marina West Center - DCB #09-017-B**

Approval of the record of the DCB November 19, 2009 action approving permanent signage for Images Furniture Warehouse, a new tenant

**Mr. Wong (Jubany) moved to approve DCB Review #09-017-B as submitted {Unanimous consent}**

**C. Parcel 7 - Tahiti Marina - DCB #09-019**

Approval of the record of the DCB November 19, 2009 action approving new dock gates

**Ms. Jubany (Wong) moved to approve DCB Review #09-019 as submitted {Unanimous consent}**

**4. Consent Agenda**

None

**5. Old Business**

**A. 2010 DCB Meeting Schedule**

Further consideration of the 2010 DCB Meeting Schedule

Ms. Miyamoto stated that alternative meeting times were reviewed and due to scheduling conflicts some of the DCB members had, the best alternative was the third Wednesday of each month with meetings beginning between noon and 2 p.m.

**Public Comments**

None

**Board Comments**

Mr. Phinney expressed appreciation for staff's work in assembling the proposed schedule to work around his teaching schedule and Mr. Abelar's evening meeting conflicts. He then suggested 12:30 p.m. as the starting time

Mr. Wong suggested the approval of the calendar with the condition the two absent Board members have the opportunity to review the schedule

**Mr. Wong (Jubany) moved to approve the 2010 DCB schedule as submitted with meetings on the third Wednesday, starting at 12:30 p.m., subject to review by absent DCB members {Unanimous consent}**

**B. Parcel 9 - Woodfin Hotel and Timeshare Resort - DCB #04-015-C**

Further consideration of waterfront pedestrian promenade

Mr. Lopez gave an overview of the project

Mr. Ryan commented on the Regional Planning Commission meeting on October 14, 2009 where they were asked to present promenade improvements. He also provided details about the development's amenities and Variance to eliminate the 10-foot setback from the promenade

Mr. G. Wong described promenade improvements

Public Comments

None

Board Comments

Mr. Wong suggested the Applicant incorporate green building features, such as solar panels

Mr. Ryan, Mr. Clark and Mr. G. Wong noted that solar panels would be considered and that the project would meet the County's new green building ordinance

Ms. Jubany asked that when the Applicant returns to the DCB for final design review following entitlement approvals, they clearly delineate all new amenities including water taxi gate and shading improvements. The water taxi gateway canopy should cantilever over the water without obstructing water views and without surcharging the sea wall. This will extend the visual impact of the 28'-wide promenade. She added that paving, lighting, furniture and railing design needs to be coordinated with the parcels on either sides

Mr. Phinney asked Mr. Tripp to convey to the Regional Planning Commission the DCB's appreciation for sending the projects back to the DCB for architectural input

Mr. Phinney requested the Applicant and staff to research other agency water taxi stops and consider a unifying element such as a banner that could be used at all water taxi stops

Mr. Phinney concurred with Ms. Jubany's comments on the cantilever of the canopy and the coordination of the promenade paving and improvements with the adjacent parcels. He suggested a small canopy on the promenade with a larger canopy built on the dock

Mr. Phinney noted that palm trees are typically not approved by the DCB or Coastal Commission because many species are not drought tolerant

Mr. G. Wong commented that palm trees were proposed instead of tree species with canopies that may interfere with the Fire Department's access on the promenade

Ms. Jubany said she would like the DCB to review the Board Review of this item before it is submitted to Regional Planning

Ms. Miyamoto indicated the Board Review will be detailed

Mr. Tripp advised that the Regional Planning Commission wanted the promenade to be more welcoming

**Mr. Wong (Jubany) moved to approve the project as submitted on DCB #04-015-C with the condition that the Applicant return post entitlement for final approval of landscape, lighting, signage, color and materials {Unanimous consent}**

- C. Parcels 10/FF - Neptune Marina - DCB #04-014-C  
Further consideration of waterfront pedestrian promenade

Mr. Lopez gave an overview of the project

Mr. McEachorn discussed additional details considered for the promenade including sitting areas and planters

Mr. Chahdazian described the promenade improvements

Public Comments

None

Board Comments

Ms. Jubany noted the promenade paving pattern where vehicles have access should be differentiated to alert pedestrians

Ms. Jubany raised questions about the raised planter and asked they be reduced in height and scale so as to eliminate the notion of a barrier plus provide informal seating for the pedestrian. She expressed liking the unshaded benches that could be more of a sculpture and therefore beautiful and iconic. Ms. Jubany reiterated the need for coordination of the paving design where the promenade terminates at the adjacent parcels. She appreciated the proposed promenade furniture and light fixtures, but suggested establishing a creative design theme that is not cartoonish

Mr. Phinney commented on the elevation of the courtyards in relation to the promenade and accessibility to the public

Mr. Phinney asked that the porthole windows at the base of the buildings be rethought

**Mr. Wong (Jubany) moved to approve DCB #04-014-C with the condition that a final design be submitted post-entitlement {Unanimous consent}**

**6. New Business**

**A. Board Review Approval Process**

Discuss alternatives to the existing Board Review approval process

Ms. Miyamoto gave an overview of the project

Public Comments

None

Board Comments

Mr. Phinney noted that this process was an attempt to streamline the approval of all projects beginning in January 2010 whereby before the end of the meeting, staff would restate the DCB's motion and conditions of approval for those items selected by the Board

Ms. Miyamoto advised this would eliminate the 30-day wait period for the Board Reviews, as currently processed. The Board may elect to have any Board Review return the following meeting for consideration

**Ms. Jubany (Wong) moved to approve the new Board Review process as suggested by Mr. Phinney {Unanimous consent}**

**7. Staff Reports**

All Staff Reports were received and filed

**Mr. Wong left the Design Control Board meeting at 3:40 pm and the quorum was lost**

Ms. Miyamoto commented on the Local Coastal Program Periodic Review noting that the County is continuing to prepare the response document that is planned for submittal to the Coastal Commission by April 29, 2010

Mr. Tripp noted that the redevelopment project proposed for Parcels OT and 21 would return to DCB for additional review of pedestrian connections and promenade details, respectively before returning to the Planning Commission on April 7, 2010

Mr. Phinney suggested revisions to the Development Project Status Report to include the number of the projects in the Project Report Key Map on the waterside for waterfront projects listed, especially numbers 14 and 16

**8. Public Comments**

None

Marina del Rey Design Control Board

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**Adjournment**

**Mr. Phinney (Jubany) moved to adjourn the Design Control Board meeting at 3:46 p.m.  
{Unanimous consent}**

Respectfully Submitted,

**Teresa Young**

Secretary for the Design Control Board





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January 14, 2010

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

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

A handwritten signature in black ink, appearing to read "Santos H. Kreimann".

**SUBJECT: AGENDA ITEM 3 - DESIGN CONTROL BOARD REVIEWS - DCB #04-015-C and #04-014-C**

The Design Control Board's actions from December 17, 2009 are attached:

- A. Parcel 9 - Woodfin Hotel and Timeshare Resort - DCB #04-015-C
- B. Parcels 10/FF - Neptune Marina/Legacy - DCB #04-014-C

SHK:CM:ks  
Attachments (2)

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #04-015-C

**PARCEL NAME:** Woodfin Hotel and Timeshare Resort

**PARCEL NUMBER:** 9

**REQUEST:** Further consideration of the waterfront pedestrian promenade

**ACTION:** Approved with conditions

- CONDITIONS:**
1. Applicant shall follow all previous conditions stated in the Board Review for DCB #04-015-B, approved on June 29, 2006;
  2. Applicant to consider installation of solar panels;
  3. All new promenade amenities shall be clearly delineated in the submittal for final post-entitlement Design Control Board (DCB) review, which shall include water taxi gate and shading improvements;
  4. Paving, lighting, promenade furniture, and railing design shall coordinate with the design of the Neptune Marina/Legacy parcel. A transitional paving design at the edge with the other adjacent parcel (Parcel 8) should also be incorporated;
  5. Applicant and staff to research water taxi stops and consider a unifying design element that can be found at all of the other stops within the Marina;
  6. Consider a smaller water taxi canopy on the promenade and a larger canopy installed on the dock;
  7. If palm trees need to be used to avoid impairment with fire access, consider a drought tolerant variety; and
  8. Return to the DCB for post-entitlement review.

**MEETING DATE:** December 17, 2009

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #04-014-C

**PARCEL NAME:** Neptune Marina/Legacy

**PARCEL NUMBERS:** 10 and FF

**REQUEST:** Further consideration of the waterfront pedestrian promenade

**ACTION:** Approved with conditions

- CONDITIONS:**
1. Applicant shall follow all previous conditions stated in the Board Review for DCB #04-014-B, approved on June 29, 2006;
  2. Raised planters along the promenade and courtyards shall be reduced in height to eliminate the notion of a barrier and to allow them to be used as informal public seating areas;
  3. The paving pattern should be differentiated where vehicles have access to the promenade;
  4. Consider unshaded benches that could be more artistic and iconic;
  5. Coordinate paving design where the promenade terminates at each end with the design at both adjacent parcels (Parcels 8 and 9);
  6. Establish a creative design theme that is less whimsical for the proposed promenade furniture and light fixtures;
  7. Address public accessibility in the elevations of the courtyards in relation to the promenade;
  8. Rethink the porthole windows at the base of the buildings; and
  9. Return to the Design Control Board for post-entitlement review and approval.

**MEETING DATE:** December 17, 2009



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January 14, 2010

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: AGENDA ITEM 5A - PARCEL 50 - WATERSIDE MARINA DEL REY  
CHARLA'S PLACE - DCB #09-006-B**

Item 5A on your agenda is a submittal from Charla's Place (Applicant), a temporary retail tenant at Waterside Marina del Rey, 4700 Admiralty Way. The Applicant is requesting an extension of the Design Control Board's (DCB) April 23, 2009 after-the-fact approval of its temporary façade sign to July 1, 2010. The approval expired December 31, 2009.

#### Façade Mounted Sign

The existing sign includes a set of non-illuminated letters in ½" thick flat cut Sintra material, painted 1 Shot Light Magenta and mounted with VHB tape and engineer grade silicone. The sign reads "Charla's Place" in Edwardian Script font, measuring 1'-6" high by 9' long along the storefront and located 12' above grade level. No rear signage or illumination is proposed for this sign.

#### **STAFF REVIEW**

The Applicant is on a month-to-month lease and has requested an extension of the temporary sign approval, as it remains only temporarily committed to the location during this slow-paced economy. The sign remains out of compliance with the Waterside Marina del Rey sign standards, as it is of lower quality material and design.

Staff can accept extending approval of the temporary sign until July 1, 2010, but with the condition that no further extension will be permitted and no replacement temporary signage will be allowed. It is, therefore, suggested that for Applicant to have time to fabricate permanent signage if it intends to continue its tenancy at Waterside Marina del Rey beyond July 1, 2010, Applicant should file a submittal package for permanent signage of a quality consistent with the center's signage standard no later than March 24, 2010 in order to be on the April 21, 2010 DCB meeting agenda.

**The Department recommends APPROVAL of DCB #09-006-B to July 1, 2010, with sign removal to occur that day and no further extension permitted. If Applicant intends to continue its tenancy at Waterside Marina del Rey beyond July 1, 2010,**

Design Control Board  
January 14, 2010  
Item 5A  
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**it is suggested a submittal package for permanent signage of a quality consistent with the center's signage standard be filed no later than March 24, 2010 in order to be on the April 21, 2010 DCB meeting agenda.**

SHK:CM:ks



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January 14, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: AGENDA ITEM 7A - TEMPORARY PERMITS ISSUED BY THE DEPARTMENT**

Item 7A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs and canopies. Since our last report, the Department issued the following permit, a copy of which is attached:

**TP #09-028** Install one pole-mounted 4x4 foot leasing sign at Pier 44 (Parcel 44). The sign is permitted through January 28, 2010.

SHK:CM:ks

Attachment



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December 30, 2009

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Mr. Jun Dolor  
Pier 44 Marina  
4637 Admiralty Way  
Marina del Rey 90292

**TEMPORARAY SIGNS AT PACIFIC MARINA VENTURE (P-44)  
(TP-09-028)**

Dear Mr. Dolor:

By means of this letter, Pacific Marina Venture, LLC is permitted to mount one (1) 4-foot high by 4-foot wide temporary sign, post mounted on the front of the leasing property at 13444 Bali Way, Marina del Rey. The sign will be made of wood and will have the following lettering colors and sizes: "PAR" in green and 2.5-inch high lettering; "COMMERCIAL BROKERAGE" in black and 1.25-inch high lettering; "FOR LEASE" in red and 4.5-inch high lettering; "GREG ECKHARDT" in black and 2.5-inch high lettering; and "(310) 395-2663" in black and 6-inch high lettering. The temporary sign will be free standing on a single wooden pole.

The sign is permitted from December 29, 2009 to January 28, 2010. The sign must be removed by noon on January 29, 2010. Failure to remove the sign by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request for such is made in writing to the Department *before* the original permit expires. If you have any further questions or requests, please contact Peter Dzewaltowski at 310-578-6448.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:PD

cc: Wayne Schumaker  
Jason Rechlecki  
Josh Bermudez  
Mark Spiro  
Art Salmonson  
Jules Trefler



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January 14, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Director

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

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

On December 8, 2009, the Board of Supervisors approved the extension of the term of the existing ground lease on Parcel 8T (The Bay Club) by 30 years to allow for the renovation of the existing 205 apartment units and the complete redevelopment of 207 boat slips and 11 end ties, also adopting the project's environmental documentation.

On December 15, 2009, the Board of Supervisors authorized the Chair to execute the renewal of an option to amend the leases for Parcels 100S/101S (Del Rey Shores) to April 30, 2011 to allow time for the lessee to obtain financing for its redevelopment project, which will demolish the existing 201 apartment units and construct 544 new units, to include 37 moderate income and 17 very low income on-site affordable housing units. Additionally, authority was delegated to the Director of Beaches and Harbors to grant one additional six-month extension to no later than October 31, 2011, upon payment of a \$25,000 fee, if despite good faith efforts, the lessee still has been unable to obtain financing.

On January 12, 2010, the Board of Supervisors adjusted the water rate for Marina del Rey for calendar 2010 to pass through wholesale water rate increases from the West Basin Municipal Water District, the wholesale water agency serving the Marina del Rey Water System. The wholesale weighted average rate increased from \$667 in 2009 to \$863 in 2010, for an effective wholesale percent rate increase of 29.4%.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

On December 16, 2009, the Regional Planning Commission (RPC) considered the proposed projects on Parcels OT (Oceana Retirement Facility) and 21 (Holiday Harbor) and directed the Department of Regional Planning to prepare the Final Environmental Impact Report and a resolution for consideration by the RPC and the Board of Supervisors recommending approval of required plan amendments and findings and conditions of approval for the projects. The RPC also referred the projects back to your Board (DCB) for review and approval of the concept plans for the Parcel 21 promenade



and the pedestrian connections on Parcel OT, prior to returning to the RPC on April 7, 2010.

On February 3, 2010, the RPC will hold the continued hearing for the proposed projects on Parcels 9U (Woodfin Hotel) and 10/FF (Neptune Marina/Legacy Apartments). The RPC previously held a public hearing on these projects on October 14, 2009 and referred the projects back to the DCB for review of the promenade plans, which your Board conceptually approved at your December 17, 2009 meeting.

**LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE**

County staff continues to work on the response to the Coastal Commission's Local Coastal Program Periodic Review recommendations and findings, which is due on April 29, 2010.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The minutes from the December 2009 meeting of the Small Craft Harbor Commission are attached.

**MARINA DESIGN GUIDELINES UPDATE**

Staff is discussing minor revisions to the Streetscape Design Guidelines.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

SHK:CM:ks  
Attachments (2)

**SMALL CRAFT HARBOR COMMISSION MINUTES  
DECEMBER 9, 2009**

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

**Department of Beaches and Harbors:** Santos Kreimann, Director; Gary Jones, Deputy Director; Paul Wong, Chief of Asset Management Division; Dusty Crane, Chief of Community and Marketing Service Division.

**County:** Thomas Faughnan, Principal Deputy County Counsel; Sergeant Escamillas, Deputy Rochford and Lieutenant Gautt, Sheriff's Department.

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

Chairman Lesser called the meeting to order at 9:39 a.m. followed by the pledge of allegiance.

Chairman Lesser reminded members of the public to complete a speaker card if they wished to speak on an item.

**Approval of Minutes:**

Jon Nahhas asked if the September 9, 2009 minutes had been approved and Chairman Lesser confirmed they had.

Chairman Lesser asked for a motion to approve the November 18, 2009 minutes. **Moved by Commissioner Alfieri; seconded by Commissioner Delgado; unanimously approved.**

**Item 3 – Regular Reports**

Sergeant Escamillas presented the monthly Crime Report and the Year-to-Date Report. Chairman Lesser recommended posting crime prevention information in the Argonaut. Lieutenant Gautt spoke about the Sheriff Department's pro-active initiative to assist in crime prevention. Santos Kreimann liked the idea and Commissioner Landini suggested getting Beaches and Harbors staff involved in the process. Sergeant Escamillas spoke on the apprehension of an individual who had been responsible for several boat burglaries.

Deputy Rochford presented the Live-aboard report and said that the effort to enforce live-aboard regulations had been effective.

Dusty Crane reported on Special Events: the 47<sup>th</sup> Annual Holiday Boat Parade and the Boat Parade Committee's sponsorship of New Year's Eve Fireworks; Fisherman's Village Weekend Concerts; the Sand Snowman contest; and Hermosa Beach Pier New Year's Eve Concert and activities.

Jon Nahhas asked for PDF's on the Beaches and Harbor's website to be clearer, referencing the recent year-to-date crime report. He also requested that someone monitor parking lot usage at the upcoming Boat Parade. Chairman Lesser agreed with the PDF clarity issue and Santos Kreimann said he would look into it.

Bill Vreszk asked for an update on the recent boat fire and spoke about bike path concerns. Chairman Lesser said the bike path issue would be discussed later in the agenda. Lieutenant Gautt explained that Sheriff staff were absent from the November SCHC meeting because of the boat fire investigation; a matter still under investigation. Chairman Lesser asked to be updated on the results and Lieutenant Gautt agreed to do so.

**Item 5a – Approval of Negotiated Rent-Amendment No. 12 to Lease No. 10200-Parcel 132S (California Yacht Club)**

Paul Wong gave an overview of Item 5a. Russ Lesser asked for clarity on the fiscal impact section of the amendment. Paul Wong, Gary Jones, Santos Kreimann, Steve Hathaway of the California Yacht Club and Tom Faughnan gave further explanations and answered Commissioner Lesser's questions. Commissioners Landini and Lesser suggested rewriting the memo to clarify the fiscal section. Jon Nahhas suggested that the memo be resubmitted after it is rewritten and had further questions about financial implications of the amendment. Commissioner Lesser responded to Jon Nahhas' questions and Commissioner Landini agreed

that the amendment should be represented to the public after it was changed. However, Commissioner Delgado stated the issues were clear to the Commission and moved to approve the recommendation to the Board with the clarification. **Moved by Commissioner Delgado; seconded by Chairman Lesser; motion passed 3 to 1.**

### **Item 5b – Approval of Renewal of Option To Amend Lease Agreements-Parcels 100S/101S (Del Rey Shores)**

Gary Jones gave an overview and PowerPoint presentation of Item 5b and requested that the Commission endorse the Director's recommendation. Chairman Lesser and Commissioners Delgado and Landini asked questions about the project and Gary Jones, Santos Kreimann, Tom Faughnan and David Levine, Chief of Staff to Jerry Epstein, a principal of the lessee, provided answers. Jon Nahhas asked about occupancy rates and suggested concrete deadlines concerning the project. Commissioner Delgado asked further questions about occupancy rates. David Levine clarified the occupancy reporting process and spoke about maintenance and communication procedures with residents. Commissioner Delgado encouraged staff to follow-up on maintenance and occupancy concerns and Santos Kreimann spoke on the Department of Beaches and Harbors' active and aggressive inspection program. Chairman Lesser called for a motion for approval. **Moved by Commissioner Delgado; seconded by Commissioner Alfieri; unanimously approved.**

### **Item 6a – Staff Reports**

Gary Jones presented the staff report. Commissioner Landini asked for copies of the Right Sizing Parking Study and Santos Kreimann said he would include the PowerPoint presentation in next month's SCHC package, stating the report had been made public for several months. Chairman Lesser requested that a presentation of the report be made at the next meeting.

Chairman Lesser asked about the priority level of the public access on strip of land between Ocean Front Walk and the beach and Santos Kreimann said that it is on Councilman Rosendahl's radar.

Chairman Lesser asked about bicycles on the promenade. Lieutenant Gautt said he would increase enforcement efforts to make sure that cyclists and pedestrians are clear about bike path usage. He recommended putting up signage. Chairman Lesser voiced his concerns about bike path usage, particularly in Hermosa Beach. Commissioner Landini and Lieutenant Gautt spoke on the structural impediments that make the bike path conducive to confusion and Commissioner Landini requested that a design study be initiated to address these concerns. Santos Kreimann said the project can be in the cue as a third tier project.

Bill Vreszk voiced his concerns about the problem of biking on the promenade and asked the Commissioners to address the issue soon. Chairman Lesser suggested that the Sheriff's Department work with Beaches and Harbors to create short and long term plans and Santos Kreimann agreed to report back with a plan.

Commissioner Alfieri asked about the frequency of meetings with Councilman Rosendahl's office. Santos Kreimann said that periodic meetings are held quarterly in addition to ongoing discussions about salient items. Chairman Lesser asked to keep the item on the agenda, even if there are no updates, so it won't be forgotten.

Jon Nahhas voiced his displeasure with the 52/GG project and asked for a copy of the report sent to the DRP in response to the LCP periodic review. Commissioner Landini asked about the status of the LCP program and Santos Kreimann said he would provide that information. Jon Nahhas asked about the locations of unlawful detainers and he and Chairman Lesser discussed the cause of unlawful detainers. Commissioner Landini said that providing unlawful detainer location information would be an invasion of privacy. Chairman Lesser stated that unlawful detainer filings were public and that the Commission will continue to receive unlawful detainer information in the current format.

### **Item 7- Communication from the Public**

Jon Nahhas asked that the County make the bike path a tier one project and made design suggestions. Chairman Lesser said he would like to see creative proposals and Commissioner Delgado commented that due to resource restraints, it should be a tier 3 project.

John Rizzo said that people can find money for what they think is a priority and spoke about the bike path's importance in the community. He asked about the timeline for the pipeline running through the marina and Santos Kreimann said the project was going through but he didn't know the schedule.

Alan Egusa read a letter he had written complaining about the hazardous location of the mast-up storage boat wash area and the wash stations' shortened cycle to one minute. Chairman Lesser gave the letter to staff to review and respond at the next meeting. Commissioner Alfieri said that something must be done about the boat washing time and Santos Kreimann said he would address the issue by the next meeting.

Santos Kreimann presented Commissioner Landini with a scroll from Supervisor Zev Yaroslavsky in recognition of his service on the Commission.

Chairman Lesser adjourned the meeting at 11:18 a.m.

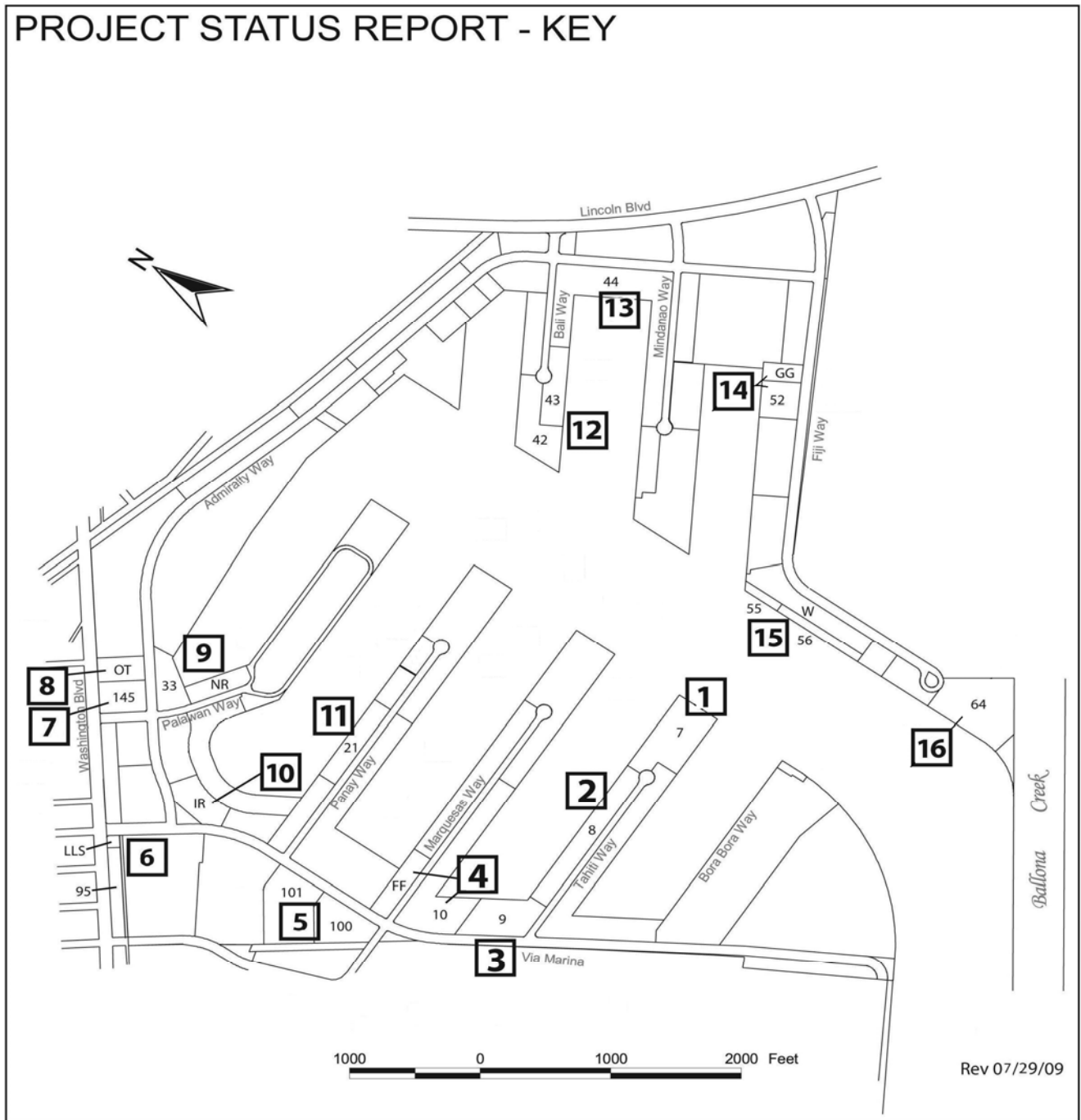
\*A compact disc of the recorded meeting can be purchased from the Commission's secretary immediately following the meeting.

**Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of January 6, 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	* Building refurbishment and relocating landside boating facilities * Docks will not be reconstructed at this time	Parking -- 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	No Variance proposed
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building refurbishment, no new construction * Docks will be reconstructed	Massing -- Two 43' tall 3-story residential buildings over parking 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 and 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.	Timeshare component Wetland Variance for enhanced signage and reduced setback adjacent to waterfront promenade
4	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 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	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	Massing -- 40' existing and proposed max height Parking -- To be determined	Proprietary -- <b>Term sheet initialed on</b> Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by Regional Planning May 2009	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 prior to returning to the Commission on 4/7/10	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	IR -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006. Lessee has withdrawn its project. Regulatory -- DCB approved in concept February 2006	LCP amendment to rezone site from Parking to Hotel Parking permit to allow some replacment public parking off site.
11	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 <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
12	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
13	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
14	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. 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
15	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 extension 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)
16	64 -- Villa Venetia/ Lyon	Peter Zak	* Complete refurbishment	Massing -- Existing 224 units in 3 stories with portions over parking Parking -- All parking located on site	Proprietary -- New term sheet initialed 12/31/09. Regulatory -- To be determined. Project has changed. Refurbishment rather than redevelopment now proposed.	No Variance proposed

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

# PROJECT STATUS REPORT - KEY





*To enrich lives through effective and caring service*

January 14, 2010



TO: Design Control Board

FROM: Santos H. Kreimann, Director

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

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

## **MARINA DEL REY**

### **FISHERMAN'S VILLAGE WEEKEND CONCERTS**

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

#### **Saturday, January 16**

Homer Broadnax Blues & Soul Band, playing Blues & Soul

#### **Sunday, January 17**

Bernie Meisinger Band, playing American Song Book & Jazz Standards

#### **Saturday, January 23**

J.T. Ross Band, playing Harmonica Blues & Jazz

#### **Sunday, January 24**

Keiko Okamoto, playing Latin Jazz

#### **Saturday, January 30**

LA Love Band, playing Classic Jazz, Blues & Soul

#### **Sunday, January 31**

Susie Hansen Latin Jazz Band, playing Latin Jazz

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

## **BEACH EVENTS**

There are no beach events this month.