To enrich lives through effective and caring service

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

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

July 5, 2007

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director SWisniewski

SUBJECT: **SMALL CRAFT HARBOR COMMISSION AGENDA FOR JULY 11, 2007**

Enclosed is the July 11, 2007 meeting agenda, together with the minutes from your meeting of June 13, 2007. Also enclosed are reports related to Agenda Items 3a, 3b, 5a, 5c and 6a. The report related to Agenda Item 5b is still being developed and will be provided to you before your meeting next week.

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

SW:ks
Enclosures

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 Beaches & Harbors — Caring for Your Coast

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

SMALL CRAFT HARBOR COMMISSION

AGENDA
JULY 11, 2007
9:30 a.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 June 13, 2007

3. **REGULAR REPORTS**

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

   b. Marina del Rey and Beach Special Events — (PRESENTATION BY DUSTY CRANE, CHIEF OF COMMUNITY AND MARKETING SERVICES DIVISION)

   c. Marina del Rey Convention and Visitors Bureau — (PRESENTATION BY BEVERLY MOORE, EXECUTIVE DIRECTOR OF MdR CVB)

4. **OLD BUSINESS**

   a. None

5. **NEW BUSINESS**

   a. Presentation by Department of Public Works - "Oxford Detention Basin – Multiuse Water Quality Enhancement Project" — (DISCUSS REPORT)

b. County Review of Apartment, Boat Slip and Liveaboard Rental Rates (DISCUSS REPORT)

c. Complaint re Capri Apartments Affordable Unit Rent Overcharges and Refunds (DISCUSS REPORT)

6. **STAFF REPORTS**

a. Ongoing Activities (DISCUSS REPORT)
- Board Actions on Items Relating to Marina del Rey
- Local Coastal Program Periodic Review – Update
- Regional Planning Commission's Calendar
- Design Control Board Minutes

7. **COMMUNICATION FROM THE PUBLIC**

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

Si necesita asistencia para interpretar esta informacion llame al (310) 305-9547.

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 Disabilities Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1734 (TDD).

SMALL CRAFT HARBOR COMMISSION
MINUTES
JUNE 13, 2007

Commissioners

Searcy Harley, Chairman; Russ Lesser, Vice-Chairman; Albert Landini, Ed.D; Vanessa Delgado, MPA; Christopher Chuang-Lin, PhD **(Absent)**

Department of Beaches and Harbors

Stan Wisniewski, Director

Also Present

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Dusty Crane, Community and Marketing Division; Captain Mary Campbell, Lt. Greg Nelson, Lt. Roderick Kusch, and Deputy John Rochford of the Sheriff's Department

1. CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE

Chairman Searcy called the meeting to order at 9:30 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

Chairman Searcy moved and Vice-Chairman Lesser seconded a motion to excuse Commissioner Lin from the meeting. The motion passed unanimously.

2. APPROVAL OF MINUTES

Commissioner Delgado stated that Item 4a last paragraph should read: The County typically allows the Lessee to manage **pursuant** to laws of California.

Chairman Searcy moved and Commissioner Landini seconded a motion to approve the April 11, 2007 minutes. The motion passed unanimously.

3. REGULAR REPORTS

a. Marina Sheriff – Crime Statistics

Lt. Kusch said burglaries increased from GPS devices being stolen from vehicles in parking garages and lots. He informed the public that cell phones, laptops and GPS devices are easy targets and should not be left in plain view of vehicles. Lastly, he said a linen truck was stolen from a hotel and the suspect was apprehended in Las Vegas.

Lt. Nelson stated that on June 15, 2007 at Burton Chace Park emergency testing would be conducted should a Tsunami or a natural disaster occur. It would consist of several notification-warning systems and include a multi-directional voice capable speaker system, which would cover approximately 4,000 feet. He informed the Commission that notices were sent to the Argonaut, LA Times, the Lessees Association, Department of Fish and Game, the U.S. Air Force Base and many other departments.

--- Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance

Dep. Rochford said since Mariner's Bay Anchorage changed their qualifications the total percentage and reported liveaboards increased. They lowered their standards to 25 feet to give liveaboards an opportunity to comply and from this change many liveaboards have been responding, which increased their numbers of liveaboards by 100%.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Mr. John Rizzo agreed with planning for a Tsunami or a natural disaster and said burglaries of GPS devices have been occurring for some time. He asked the Commissioners to meet with the Sheriff's Department to arrange a plan to reduce crime. He also suggested Lessees distribute flyers to inform tenants of occurring crimes.

Ms. Carla Andrus said she was happy to see that Mariner's Bay is concerned about its tenants.

b. Marina del Rey and Beach Special Events

Mr. Wisniewski announced that Ms. Dusty Crane, Chief of Community and Marketing Division is responsible for conducting the Concert Schedule, managing the WaterBus and Special Events in MdR and would be presenting this item at all future meetings.

Ms. Crane emphasized that June is a very busy month and starts the beginning of the Summer Programs. She stated that the Beach Shuttle is now available through September 3, 2007, which was funded by Supervisor Knabe. It is a free service that will operate from Playa Vista, Marina del Rey to Venice Beach Pier and schedules have been placed at various bus stops. She also stated that on June 29, 2007, the WaterBus would begin, coordinate with the Beach Shuttle and will consist of six boarding stops.

The Marina del Rey and Beach Special Events was discussed and submitted at the meeting.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino said she is a fan of the WaterBus and would like to see the Beach Shuttle expanded. She said the LCP requires this as an alternate transportation mode to be developed for marina residents as well as visitors. She commented that in order to encourage people to use this as an alternate transportation mode there should be a nominal charge like the waterbus in order to expand the service and make the shuttle usable for residents. Lastly, she suggested that a weekend pass should be available since there are weekday and season passes.

Commissioner Lesser commented that there is a phone system, which alerts residents of emergencies and crimes and asked if this is available in the Marina.

Deputy Rochford said it was not available and not aware of it being available anytime soon. He stated that a reverse dialing system is currently being reviewed using the emergency 911 system.

c. Marina del Rey Convention and Visitors Bureau

Ms. Moore announced that outreach to the media had improved and produced five featured articles pertaining to MdR, the new version of the Visitors Guide and map of MdR, which lists things to do, hotels and restaurants. She thanked Beaches and Harbors for the clean up of the stomps and debris within the Oxford Flood Basin. She also thanked Beaches and Harbors, Public Works and the City of Los Angeles for the new installed Bike Signage signs throughout MdR. Lastly, she stated there is a growing trash problem along Lincoln Blvd. at the Culver Blvd overpass and reported that Cal-Trans has agreed to address this issue.

4. OLD BUSINESS

a. None

5. NEW BUSINESS

a. Traffic Mitigation Measures Within Marina del Rey Area – Quarterly Report

Mr. Barry Kurtz commented that he believes the vicinity of Lincoln Blvd. is handled by Cal-Trans and has communicated with Inspector Gilbert. He said a letter would be sent or they would be put on notice, unless it has already been done. He said the MdR Summer Shuttle Program in partnership with Playa Vista was approved for expansion in 2007, would cover Fisherman's Village, operate on Friday's and the long-term goal is for the Shuttle to run year round. By 2010 Playa Vista's Internal Shuttle System is to expand on a Demand/Responsive basis to MdR, The Bridge, Fox Hills LMU, and Playa del Rey.

Chairman Searcy asked Mr. Kurtz to respond to the public's comment pertaining to the issuance of day or weekend passes or charging a nominal fee, which would assist with the effort of defraying some of the expenses.

Mr. Kurtz said passes are not needed because the Shuttle is free and expects that when it is expanded to remain free depending on who funds it. He explained there is no charge because this is a condition of development for Playa Vista. At present Playa Vista's homeowners association is responsible for the funding and any changes with the operation system has to be reviewed and agreed upon by them again. He said the Shuttle is partially funded by the County and Playa Vista. The Fiji Way Bike Lane project has been funded by MTA, Public Works recommended the installation and modifying of a traffic signal at the MdR Fire Station and pedestrian signals and a crosswalk will be provided at the Marina City Club's main driveway at Admiralty Way, which will be completed by the summer of 2009.

Commissioner Landini asked about the widening of Jefferson Blvd and if the County incorporates the flashing lights in the pavement when the traffic signals will be installed at Marina City Club.

Mr. Kurtz said that is only when there is a non-controlled crossing (no traffic signal).

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Carla Andrus expressed that she was happy to hear about the improvements of the bike lanes. She suggested that all properties install bike racks because presently they are being locked to the boat racks.

Ms. Nancy Marino asked if there is an update as to when the draft EIR will be published for the Marina Expressway Realignment and the Admiralty Way Expansion Program. She stated that the Palawan Way/Washington Street intersection improvement did not have a public hearing or notice because the justification was that this was a mitigation for Del Rey Shores so no one across Washington knew about this since they were not within 100 feet of the project. She stated that she objected to this at the time and wanted the Commission to be informed that no one knew this improvement was being contemplated. Ms. Marino commented that she would like the Bike Lane expanded to the residential areas of Marina, because there is no bike lane access along Via Marina, it is a dangerous street to ride on and would like to see it planned and included in all of the projects being done to make the sidewalks and bike lanes available so that bicycling is an alternate means of transportation. She said the Shuttle System is Playa Vista mitigation and that Marina has its own requirement and including MdR with Playa Vista is depriving the Marina residents. Lastly, she said her comment was less about funding then was it was about expanding the service to provide MdR residents what they are entitled to.

Mr. Kurtz stated that the EIR is to be completed by the end of the year and that MTA did not approve the funding for that project. Public Works submitted the project in the 2007 call for projects, which was not approved for funding. They are continuing with the EIR/EIS and it may be submitted with the next call for projects or it would be dropped. He stated that the consultant would submit further recommendations. He explained that bicycles on Admiralty Way according to the vehicle code are

allowed to ride on any street and they have to obey the same rules as vehicles. Lastly, he stated in order to establish a bike lane on Admiralty Way is to widen the street and the Admiralty Way Improvement project is already considering alternatives to do this.

Commissioner Landini asked was the funding for the extension of the freeway across Lincoln Blvd. approved.

Mr. Kurtz said the connector rode from SR90 to Admiralty Way near the library was not funded.

Commissioner Landini asked Mr. Wisniewski does this now put the stop on Phrase II Development.

Mr. Wisniewski said no it does not.

b. Sea World UCLA Research Vessel's Revocable No-Fee Permit For Use of Dock at Burton Chase Park In Exchange For Services Rendered To The Department of Beaches and Harbor's W.A.T.E.R. Program

Mr. Wisniewki stated that the Sea World UCLA Research Vessel has been docked at Burton Chace Park under a permit due to expire on June 30, 2007. They have requested a three-year extension, which will continue to allow them to dock at berths 101 and 102 without the imposition of docking fees. In exchange, they will conduct 28 annual field trips for youths participating in the Department's W.A.T.E.R. Program. A provision was included that would entitle the Permittee to a credit reducing the number of annual field trips should the County require the temporary relocation of the Vessel from the County's dock. He asked that the Commission concur his request to the Board of Supervisors.

Vice-Chairman Lesser moved that Sea World UCLC Research Vessel's Revocable No-Fee Permit be approved. Commissioner Delgado seconded a motion to approve the No-Fee Permit. The motion passed unanimously.

Commissioner Landini asked Mr. Wisniewski to explain the W.A.T.E.R. Program.

Mr. Wisniewski explained that the W.A.T.E.R. Program was composed in 1975 by Director Victor Adorian who was the Harbor Director. The program is administered by the Department of Beaches and Harbors and utilized by County Lifeguards to train approximately 4000 youths a year. The youths are taught swimming, kayaking, surfing and water skills. He commented that many youths in the program have graduated and become permanent Lifeguards. He said the program is fairly expensive, but is underwritten in the Department's budget and has received sponsorship funds to help continue the W.A.T.E.R. Program. In conclusion, he stated that the State of California contributed a $3 million grant to build a facility at Dockweiler State Beach to officially house the W.A.T.E.R. Program and his goal is to build a facility at Will Rogers and an Aquatics Center in MdR.

6. STAFF REPORTS

a. Ongoing Activities

Mr. Wisniewski discussed the Ongoing Activities Report, which was also submitted at the meeting.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino mentioned that the Affordable Housing meeting was cancelled, which makes it the third continuation. The Option for the Lease Agreement on Boat Central was approved, which the DCB rejected the proposal in a special meeting that was not widely noticed to the public. She said the need for a Master Plan is evident and that the County is proposing projects and what is losing out is on open space and public recreation, which is the priority use for the marina. Thinks that it is impossible in getting these issues addressed in anything other than a comprehensive look. She

asked that the Commission to call for a Master Plan for MDR that has its own EIR so the public could bring issues of cumulative and comprehensive import and impact.

Mr. Wisniewski stated that a Public Outreach meeting would be held today at 6:30 p.m. at Burton Chace Park held by Keith Gourney with three alternative park configurations.

Ms. Carla Andrus commented that a Master Plan should be reviewed before deciding what to do with Burton Chace Park and that the process is dysfunctional. She complained of not receiving a notice regarding the meeting of Jamaica Bay Inn and should be automatically notified from Regional Planning. Lastly, she commented that the public has interest of what is going on and suggested that the process be reviewed closely.

Commissioner Delgado suggested adding the Regional Planning Commission to the monthly Ongoing Activities Report.

Mr. Wisniewski agreed to add Regional Planning Commission to the Ongoing Activities Report and would include any future hearings and business interest of the Marina.

7. COMMUNICATION FROM THE PUBLIC

Ms. Carla Andrus commented that it would be effective to make public complaints to the Department of Consumer Affairs. She stated that a meeting was held with Steve Napolitano and Deputy Director Kerry Silverstrom to discuss Market Rents and was informed it did not matter what the condition of the docks or facilities were. She stated the docks at Almar and Parcel 52/GG are deplorable, but the rents have increased. At Mariner's Bay the rent increased from 20-50%. Lastly, she wants an overview of market rents on next month's agenda and what is going on with Deauville, Bar Harbor and Neptune.

Ms. Nancy Marino agreed with Ms. Andrus and asked that the SCHC investigate the full nature of supply manipulation including docks that have not been put in service as with over at Esprit I and II for seven years. The current leases say that it is fair and reasonable cost to users and fair and reasonable return on investment to the Lessees. It does not say anything about market rate or rent, it is all about fair and reasonable. It is not fair and reasonable to raise rents 20 to 50% for amenities that have not been properly maintained or improved. She stated that the docks have doubtless long ago been completely amortized and is not sure what the present value is, but is sure the Lessee is making fair return on its investment. Ms. Marino asked the SCHC to look at this on an area wide basis for the entire marina and commented that it is a purview of their duties to make recommendations to the Board of Supervisors. She said the County's survey of Market Rent is based on calling other marinas and asking what they charge and would like to know what they are making on average for the dock slips being rented. She stated she would like the following items on next months agenda as New Business – Investigation of Fair and Reasonable versus Market Rate Rental Slips in the Marina if the supply is being manipulated; and A Call for a Master Plan for the entire community.

Ms. Dorothy Franklin asked if all the apartments and boat slips at Esprit have to be ready to rent before they can accept rent. She said she heard that Bar Harbor's building permits is soon to be expired and if they can get an extension and how long it would take.

Chairman Searcy said the Department of Public Works issues the permits, but they are only allowed a one-year extension.

Ms. Franklin also asked that the Army Corps of Engineers be requested to access the Marina, as it is now to make sure the marina is safe, because the majority of apartments built now have five stories. She commented that this is land filled on sand and has heard rumors that the second building on Marquesas is sinking. When the dirt was excavated for the parking area they went below the high

tide water line and water is coming up in various places from initial cracks in the foundation. She stated that her boat slip fee for a 40-foot slip at Bar Harbor went up approximately $300 in a thirteen-month period. She said she is a good tenant, has never been late and pays her rent on time. But until 2003 Beaches and Harbors managed the boat slip fees and afterwards the Lessees were able to raise the rents to whatever they wanted, which was a 50–55% rent increase. Lastly, she said from December 2002 through January 2004 boat slip rents increased to $291 per month.

Mr. Wisniewski stated that for the Deauville Project the Engineering Division of Public Safety handles the Certificate of Occupancy if the boat slips and apartments aren't finished and does not know what the plan is for Parcel 12 Esprit I (Deauville Marina). For building permits expiring on Parcel 15 knows that there is a process that they can go through to get those extended. The Army Corps of Engineers each of the projects built has to meet engineering standards, which is handled by Building and Safety. The Army Corps of Engineering is responsible for the water waves, which is approximately up to the elbow. Is working with them now to find a device, which can clean the dirty sediments in the south entrance so a full scale dredging can be conducted. He said slips fees, apartment rental rates and liveaboard rates in MdR are reviewed pursuant to a Board of Supervisors approved Policy Statement 27 and anyone who has a complaint pertaining to their slip rent should contact Beaches and Harbors and an independent review will be done and will notify them if it is in compliant with the Master Lease.

Mr. Wisniewski commented on the Master Plan. He said everyone seems to be confused when discussing the Asset Management Strategy (AMS) as being a Master Plan for MdR that it needs to be updated. The LCP is probably the closest document available to a Master Plan for MdR. The AMS is a business plan that was put in place to emphasize certain features for MdR such as access to the waterfront and enhance recreation boating facilities. He said as the Master Plan is being pursued for Chace Park, Mothers Beach and Development of Urban Design Guidelines are all planning efforts, which are underway, that when collectively considered he would impact the Master Plan for MdR. He commented that the LCP tells what zones you can put what improvements. On a number of projects there are LCP amendments proposed, but tries to stay away from them, but if necessary to facilitate a project that is beneficial for public use in the MdR the Department would pursue it. He encouraged that anyone who is concerned about the Master Plan to keep a close eye on any program or project that requires an Amendment to the LCP (example: Dry Stack Storage or Department of Beaches and Harbors Administration Building)

Chairman Searcy stated that on next months agenda to include Fair and Reasonable Rents and to include how the process works, have handouts available for the public, what the survey constitutes and in the past a survey was not sure if it was redone recently in terms of what is fair and reasonable, explaining what is Market Rent and does not know if the terms are interchangeable and to include how the public can access it. He said the LCP really is the Master Plan; however what the public is looking for is an opportunity to see if a project fell through, what is the general overview of development, what is coming and what the stages are. He stated that for the summer evening meeting would like to have this overview on the agenda and all of the developments that are in the pipeline and prepare for a long evening, including all of the various representative from the developers with there material. But this does not require an agenda item, it requires an entire meeting and to have this done before September.

Commissioner Landini suggested that a representative from the California Coastal Commission be invited.

Mr. John Rizzo stated this meeting was well covered. He commented that the park has been cleaned and looks much better. He asked has any comments been given from the Department of Public Works regarding it.

Mr. Wisniewski stated that Public Works Plan for Public Access and Water Quality Improvements would be presented at the July Commission meeting.

Mr. John Rizzo continued that he passed by a park in Santa Monica that a new Soccer Field and Dog Park was built and if a dog park could be built at the end of Admiralty Way would be great so people can take their dogs. He said the Oakwood exit on Washington was opened after 17 years and thanked the SCHC and Beaches and Harbors for their help, but there is no sign to inform people coming out the parking lot. He suggested that a sign with an arrow be posted to inform the public the direction to take to Washington.

Mr. William Vreszk said he went downtown and was prepared to speak to the Board of Supervisors regarding Affordable Housing, but the meeting was cancelled. He asked the SCHC how much input they had on the final authorization of Esprit and commented it is very ugly, has no balconies, looks like a jail, an office building and predicts that it will not sell.

Chairman Searcy stated that the Design Control Board handled the architectural items for development.

Mr. Jun Yang representative of POWER submitted a letter to Mr. Wisniewski from Mr. Rueben Cardona and stated that he has opened his information to the public to review. He stated that a few members talked to staff at Beaches and Harbors and Supervisor Don Knabe office and he was informed that studies on slip fees are done before increases are done, but when he reviewed study it showed that they make a few phone calls. .

Chairman Searcy stated that if Mr. Yang had ideas on how the survey could be done better to put it in writing and the SCHC would be happy to assign it on the agenda for the July meeting. If it were done early enough perhaps it would be considered if it is a good enough idea in terms of how the surveys are conducted.

Mr. Jun Yang continued and also submitted a letter from Ms. Maryann Weaver who was unable to attend the meeting. The letter included what she is going through with the rents increases in MdR and the Capri Apartments. He stated this information would be forwarded to the Board of Supervisors so that they are aware of the situation as well. Lastly, he said that he appreciated the meeting held today.

Chairman Searcy stated that the developers were going to review and issue refunds as appropriate, but has not heard from them.

Mr. Wisniewski said this would be added on the agenda and a report would be done, because there are concerns of them overcharging.

Chairman Searcy agreed.

ADJOURNMENT

Chairman Searcy adjourned the meeting at 11:04 a.m.

Respectfully submitted by:
Donna Samuels, Commission Secretary

Taped meetings can be purchased directly after all meetings.

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES-JUNE 2007

	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										
Rape	1									1
Robbery: Weapon							2	1	2	5
Robbery: Strong-Arm							1		1	2
Aggravated Assault							1	2	2	5
Burglary: Residence	1	2			1		3	5	3	15
Burglary: Other Structure	1	1				1	2	6		11
Grand Theft	8	2					3	3	2	18
Grand Theft Auto	5						2		1	8
Arson										
Boat Theft										
Vehicle Burglary	5						2	6	4	17
Boat Burglary				2						2
Petty Theft	6	2	1		1		2	3	5	20
REPORTING DISTRICTS TOTALS	**27**	**7**	**1**	**2**	**2**	**1**	**18**	**26**	**20**	**104**

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

Source- LARCIS, **Date Prepared –JULY 2**, 2007
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES-JUNE 2007

Part I Crimes	MARINA AREA (RD'S 2760-2763)	EAST END (RD'S 2764-2768)
Homicide	0	0
Rape	1	0
Robbery: Weapon	0	5
Robbery: Strong-Arm	0	2
Aggravated Assault	0	5
Burglary: Residence	3	12
Burglary: Other Structure	2	9
Grand Theft	10	8
Grand Theft Auto	5	3
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	5	12
Boat Burglary	2	0
Petty Theft	9	11
Total	37	67

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

Source- LARCIS, **Date Prepared –JULY 2**, 2007
CRIME INFORMATION REPORT - OPTION B

MARINA DEL REY HARBOR ORDINANCE
SEAWORTHY & LIVEABOARD COMPLIANCE REPORT

	May	June
Liveaboard Permits Issued (NEW)	19	3
(RENEW)	4	3
Total	23	6
Notices to Comply Issued	0	0

	Last Meeting	Present
Total Reported Liveaboards:	365	368
Total Current Liveaboard Permits Issued:	196	210
Total expired permits:	32	32
Total Reported Liveaboards without permits:	112	112

Total reported vessels docked in Marina del Rey Harbor: **4,416**

Percentage of vessels that are registered liveaboards: **8.3%**

No new citations were issued for violations of 19.12.1110 L.A.C.C. (liveaboard permit) or 19.12.1060 L.A.C.C. (un-seaworthy vessel) in the month of June.

Number Of Impounded Vessels Demolished

To date, two hundred thirtyone (231) vessels have been removed from the marina for disposal, twenty-six (26) of those in 2007. Currently, five (5) vessels are ready for disposal and six (6) are awaiting lien sale procedures.

To enrich lives through effective and caring service

July 5, 2007

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director

SUBJECT: **ITEM 3b - MARINA DEL REY AND BEACH SPECIAL EVENTS**

Los Angeles County
Department of Beaches & Harbors
Stan Wisniewski
Director
Kerry Silverstrom
Chief Deputy

MARINA DEL REY

THE MARINA DEL REY SUMMER CONCERT SERIES 2007

Presented by Arrowhead Mountain Spring Water
July 12 through September 1, from 7:00 pm – 9:00 pm
Waterside at Burton Chace Park, 13650 Mindanao Way

Classical Thursdays

July 12

Special guests are the 80-voice Southern California Master Chorale, Sheridan J. Ball, conductor, performing, with Maestro Fetta and the Orchestra, *Serenade to Music* by Ralph Vaughan-Williams, *These Things Shall Be* by John Ireland and *Carmina Burana* by Carl Orff. Soloists are soprano Lori Stinson, baritone Ralph Cato, and tenor Philip Parke.

July 26

The brilliant young violinist Lindsay Deutsch returns to these concerts to play the *Violin Concerto no. 2 in G minor* by Serge Prokofiev and *Fantasy on "Porgy and Bess"* by George Gershwin. The Orchestra plays music by Maurice Ravel and Richard Strauss.

August 9

An Evening with *the Los Angeles Opera* features soloists Shana Blake Hill, soprano; Maria Fortuna, soprano; Mathew Edwardsen, tenor; and Nmon Ford, baritone, in a special preview of arias and ensembles from the Los Angeles Opera's 2008 season.

August 23

The young piano virtuoso Xin Xin, in a return appearance to these concerts, is soloist in *Variations on a nursery song* by Ernst von Dohnányi and *Rhapsody on a theme of Paganini* by Sergei Rachmaninoff. The orchestra is heard in music by John Dankworth and Igor Stravinsky.

Pop Saturdays

July 21

Amanda McBroom, considered one of the great cabaret performers of her generation, will appear in concert with her instrumental ensemble, singing her own songs, including *The Rose,* as well as other favorites from her repertoire.

August 4

The Marina del Rey Summer Symphony and its Music Director Frank Fetta will join the summer concert's pop lineup to present a concert starring one of today's most vibrant, versatile and exciting singers and performers, Lorna Luft.

August 18

One of the founding figures of the Bossa Nova movement in Brazil, Oscar Castro-Neves brings his genius as guitarist, composer and arranger to the Marina del Rey Summer Concerts with *Oscar Castro-Neves and Friends*, performing Bossa Nova favorites and music from Oscar's latest album, *All One.*

September 1

Dame Cleo Laine, called by the Los Angeles Times "the greatest all-round singer in the world", and Sir John Dankworth, recognized as one of the world's most outstanding musicians, return to the Marina del Rey Summer Concerts with their flawless renditions of songs from jazz to Broadway.

For more concert information call: The Marina del Rey Information Center at (310) 305-9545.

MARINA DEL REY WATERBUS

June 29 through September 3, 2007

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Six boarding stops throughout the Marina offer opportunities to shop, dine and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers welcome on board, no pets allowed. Fare is $1.00 per person, one way. There are day passes available for $5.00 and season passes available for $30.00.

June 29 – September 3
Fridays: 5:00 pm – midnight
Saturdays: 1:00 am – midnight
Sundays: 11:00 am – 9:00 pm

Holiday Schedule
4Th of July: 11:00 am – midnight
Labor Day: 11:00 am – 9:00 pm

Marina Summer Concert Schedule
Thursday, July 12: 5:00 pm – midnight
Thursday, July 26: 5:00 pm – midnight
Thursday, August 9: 5:00 pm - midnight
Thursday, August 23: 5:00 pm - midnight

WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the $1.00 fare.

Boarding locations are:

Marina "Mother's" Beach
4101 Admiralty Way

Fisherman's Village
13755 Fiji Way

Burton Chace Park (ADA accessible)
13650 Mindanao Way

Waterfront Walk (ADA accessible)
4433 Admiralty Way, Fire Station #110

Dolphin Marina (ADA accessible)
13900 Panay Way, Dock Gate #C-200

Marina Harbor (ADA accessible)
13928 Tahiti Way, Dock Gate #A-2200

Ample parking is available at nearby Los Angeles County lots for a reasonable fee. For more information call: Marina del Rey Information Center at (310) 305-9545

OLD FASHIONED DAY IN THE PARK

Sunday, July 22
10:00 am – 3:00 pm
Burton Chace Park
13650 Mindanao Way

This annual event offers vintage yachts to tour and antique and classic cars and motorcycles to view. Don't forget to stop by and watch vintage steam engines, ship models and their modelers do their work. There will be FREE steam launch rides in the harbor to enjoy. The event is free and open to the public.

For more information call: Jim Butz at (626) 335-8843 or the Marina del Rey Information Center at (310) 305-9545.

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

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

Saturday, July 7
Bob Desena, playing Latin Jazz

Sunday, July 8
Moon Dance, performing Big Band Swing

Saturday, July 14
Gregg Wright, playing Reggae, Rock, Pop and R&B

Sunday, July 15
Floyd & The Fly Boys, performing Rhythm and Groove

Saturday, July 21
Euphoria, playing Smooth Jazz

Sunday, July 22
DA Bookman & the Air Tight Band, performing Soulful Jazz

Saturday, July 28
Michael Haggins, playing Smooth Jazz

Sunday, July 29
Malachi Nathan & the Elements, performing Funky Jazz Blues

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

BEACH EVENTS

BEACH SHUTTLE

May 25 – September 3, 2007
Fridays and Saturdays from 10:00 am – midnight
Sundays and Holidays from 10:00 am – 8:00 pm
Marina del Rey Thursday Summer Concerts from 5:00 – 10:00 pm

Catch a free ride on the Playa Vista Beach Shuttle to and from Playa Vista, Marina del Rey, Playa del Rey and Venice, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach shuttle operates weekends and during the Thursday Summer Concerts, which begin July 12th.

For more information call: Marina del Rey Information Center (310) 305-9545 or Playa Vista Guest House (310) 745-5200. Brochure available at http://beaches.lacounty.gov or www.playavista.com.

CALL TO THE WALL LONGBOARD SURFING CONTEST

Malibu Surfrider Beach
July 21 and July 22, 2007
23200 Pacific Coast Highway, Malibu

The Malibu Boardriders Club, a non-profit organization helping children with cancer, presents the "Call to the Wall" Surf Festival. Over 300 surfers will compete in this club vs. club competition. There will also be a paddleboard race and tent displays. Event sponsorship revenue will benefit children of Camp Ronald McDonald for Good Times, a cost-free camp for children with cancer and their families.

For more information call: Malibu Boardriders Club at (310) 748-6546 or visit http://www.malibuboardriders.com/html/contests.html.

SUNSET CONCERTS AT THE BEACH

City of Hermosa Beach
Sundays, July 22 through August 5, 2007

City of Hermosa Beach will have free Sunday concerts at the beach beginning July 22 through August 5. Concerts begin at 6:00 pm until sunset on the south side of the Hermosa Beach Pier. Bring a picnic dinner, a lawn chair or a blanket to wind down the weekend with a free concert at the beach.

July 22
Eric Burdon & the Animals
Playing Rock

July 29
Tommy James & the Shondells
Playing Rock & Blues

August 5
The Stonebridge Band
Playing Jazz and R&B

For information call: The City of Hermosa Beach Community Resources Department at (310) 318-0280.

TWILIGHT DANCE SERIES

Thursdays, July 5 to August 30, beginning at 7:30 pm
Santa Monica Pier

The annual Twilight Dance Series, presented by the Santa Monica Pier Restoration Corporation, is back. FREE concerts are held every Thursday night from July 5 through August 30 on the Santa Monica Pier west parking deck.

July 5
David Lindley, John Cruz and Brandi Shearer, playing Rock, Folk, Acoustic Soul and Jazz

July 12
Plena Libre and Spam Allstars, playing Afro-Caribbean Rhythms

July 19
Samba Mapangala Orchestra Virunga, playing Rumba (Congolese) and Soukous.

July 26
"Tosh Meets Marley," performing Reggae

For information call: Santa Monica Pier Restoration Corp. at (310) 458-8900 or visit www.SantaMonicaPier.org.

2007 INTERNATIONAL SURF FESTIVAL

Friday, August 3, Saturday, August 4, and Sunday, August 5
Sponsored by Arrowhead Mountain Spring Water, the Chambers of Commerce and Cities of Hermosa Beach, Manhattan Beach, Redondo Beach, and Torrance and the Los Angeles County Department of Beaches and Harbors
Hermosa Beach (1300 the Strand)
Manhattan Beach (4500 the Strand)

The International Surf Festival is an exciting series of events that include the Los Angeles County Lifeguard Championship Competitions and surfing, body surfing, sand soccer, paddleboard, volleyball, run, swim, and sand castle design contests. Event viewing is free with participation fees for some of the events.

For a complete schedule of events and dates, visit http://www.surffestival.org.

SW:DC:ks

To enrich lives through effective and caring service

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

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

July 5, 2007

To: Small Craft Harbor Commission

From: Stan Wisniewski, Director SWisniewski

Subject: **Item 5a – OXFORD DETENTION BASIN – MULTIUSE WATER QUALITY ENHANCEMENT PROJECT**

Item 5a on your agenda is a presentation by the Department of Public Works about its Oxford Detention Basin Multiuse Water Quality Enhancement Project. Mr. Jason Pereira, Civil Engineer with the Watershed Management Division of the Department of Public Works, will be making the presentation and will address any questions or comments you may have at that time.

SW: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

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

July 5, 2007

To: Small Craft Harbor Commission

From: Stan Wisniewski, Director

Subject: **ITEM 5c – COMPLAINT RE CAPRI APARTMENTS AFFORDABLE HOUSING RENT OVERCHARGES AND REFUNDS**

At your June 13, 2007 meeting, we committed to report back to your Commission regarding an allegation that one or more of the rental rates for the ten low income senior units at the Capri Apartments (Parcel 20) have been set in excess of allowable rates and, further, that fees for parking were being inappropriately assessed low income tenants.

Mr. Thomas Faughnan of County Counsel has reviewed this matter with the County's Community Development Commission and, on June 12, 2007, advised the Capri lessee that it is using incorrect rental rates and improperly charging for parking. Accordingly, Mr. Faughnan requested the lessee to advise how it intended to resolve the issue of overcharges.

Mr. Faughnan will be at your July 11 meeting to advise of any response he received from the lessee. Additionally, by copy of this report to the Capri representative, Mr. Sherman Gardner, I am asking him to appear before your Commission on July 11 to explain his proposed resolution of the issue.

SW:ks
c: Sherman Gardner

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

July 5, 2007

Los Angeles County Department of Beaches & Harbors

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director

SUBJECT: ITEM 6a – ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

After several continuances, the Board held a hearing on June 19 on adoption of an affordable housing policy for Marina del Rey. Based upon a financial analysis of various options and scenarios for moderate and low income housing in the Marina prepared by staff at the Board's instruction, the Board voted that the affordable housing policy incorporate:

(1) A goal that, out of the net new residential units, five percent be set aside as low income units and five percent be set aside as moderate income units;

(2) A requirement that replacement affordable housing units be replaced on a like-for-like basis; and

(3) A requirement that the affordability covenant remain for the entire length of the lease.

The appropriate environmental document reflecting these parameters is being prepared and will be circulated for public review and comment, to be brought to the Board, along with the revised affordable housing policy, within 90 days.

Also at its June 19 meeting, consistent with its March 27 decision, the Board approved an amendment to the Marina del Rey Local Coastal Program (LCP), the purpose of which is to modify the scope of the Design Control Board's (DCB) review of projects in the Marina del Rey planning area and to clarify the respective obligations of the DCB and those of the Regional Planning Commission (RPC). Specifically, the Board:

(1) Found that the DCB should review projects for visual compatibility with the Marina, including architecture, landscaping, and signage, and for consistency with the Specifications and Minimum Standards of Architectural Treatment and Construction, as amended on October 17,

1989, the Statement of Aims and Policies, dated February 17, 1987, and the Revised Permanent Sign Controls and Regulations, dated September 1971, found in Appendix C of the certified Local Implementation Program (LIP);

(2) Modified the time at which the DCB will conduct its review. The amendment provides that the DCB must complete a conceptual review of a proposed project and make recommendations on the application to the RPC within 120 days of a Coastal Development Permit (CDP) application being filed with the Department of Regional Planning. The RPC, in turn, will be required to consider any DCB comments and recommendations in its review of the CDP application;

(3) Provided that the DCB will conduct a final review of the architectural design (e.g., materials, colors, landscaping and signs) that will take place after the RPC has made its final decision on a project's land use entitlements and site plan;

(4) Found that the proposed LCP amendment is de minimis or minor in nature and recommended that the California Coastal Commission Executive Director so find upon submittal of the proposed amendment to the Executive Director by the County; and

(5) Instructed the Department of Regional Planning to transmit the Marina del Rey Local Coastal Program amendment to the California Coastal Commission for approval.

At its June 26 meeting, the Board approved and authorized the Director to grant a three year no-fee permit that annually waives the dock fees at Burton Chace Park for the Sea World UCLA Research Vessel in exchange for 28 annual educational field trips provided to youth enrolled in the Department's Water Awareness, Training, Education and Recreation (WATER) Program.

LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE

As reported at your last meeting, County and Coastal Commission staff met on Wednesday, May 30, at which time County staff shared with Coastal staff their mental impressions with respect to the revised staff report on the Marina del Rey Local Coastal Program (LCP) periodic review. Thereafter, the Director met with the Coastal Commission Executive Director on June 14 to further discuss areas of disagreement with respect to Coastal staff's report. The matter has been placed on the

Commission's July agenda, which is being held in San Luis Obispo, and has been scheduled as item 15a on Thursday, July 12.

REGIONAL PLANNING COMMISSION'S CALENDAR

The Regional Planning Commission (RPC) considered the Parcel 27 (Jamaica Bay Inn) redevelopment project at its June 13, 2007 meeting. Identified as Project Number R2005-04106-(4) and associated Coastal Development Permit No. 200500006-(4) and Conditional Use Permit No. 200500233-(4), the item before the RPC is a request to renovate 42 existing hotel rooms and construct 69 additional hotel rooms and to continue the on-site sales of alcoholic beverages in an accessory restaurant on Parcel 27. The Marina del Rey Specific Plan requires that an applicant provide a percentage of low cost accommodations on site or, if determined infeasible, pay a fee for low cost accommodations at another locations in the Coastal Zone. Applicants are also required to contribute to a Youth Hostel Fund. The RPC continued the case to August 15, 2007 to provide staff with additional time to review the applicant's feasibility study and consider other issues relating to affordable overnight accommodations and the Youth Hostel Fund.

There are no other Marina del Rey matters currently scheduled for consideration by the RPC.

DESIGN CONTROL BOARD MINUTES

The draft minutes from the Design Control Board meetings of May 17 and May 31, 2007 are attached.

SW:ks

DRAFT

MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD

May 17, 2007

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

Members Present:	Susan Cloke, Chair, First District Peter Phinney, A.I.A., Fourth District Tony Wong, P.E., Fifth District
Members Absent:	David Abelar, Second District
Department Staff Present:	Stan Wisniewski, Director Charlotte Miyamoto, Chief, Planning Division Chris Sellers, IT Technical Support Analyst Kimberly Monroe, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Russ Fricano, Department of Regional Planning
Guests Testifying:	Greg Schem- Del Rey Fuel Tim Basling – Blue Water Design David Levine- MDR Lessees Association Dale Youkin- Noble Architects Charles Elliott- LRM Landscape Architects Stan Shipley- LRM Landscape Architects Jeremy Windle- LDA, Lighting Consultant Terry Grabowski, Signage Consultant Aaron Clark- Armbruster & Goldsmith Gene Haberman-Marina Strand Colony II Resident Daniel Christy- Marina Strand Colony II Resident Dan Gottley-Marina Strand Colony II Resident Nancy Marino, Marina del Rey Resident

1. <u>Call to Order, Action on Absences and Pledge of Allegiance</u>
Ms. Cloke called the meeting to order at 2:05 p.m. Mr. Wong led the Pledge of Allegiance. Mr. Phinney (Wong) moved to excuse Mr. Abelar from the meeting.

2. **Approval of Minutes**

Ms. Cloke asked for a motion to approve the minutes of March 15th.

Mr. Wong (Phinney) moved to approve the minutes of March 15, 2007 as amended [Unanimous consent]

Mr. Phinney (Cloke) moved to approve the minutes of January 25, 2007 as amended. [Unanimous consent]

3. **Design Control Board Reviews**

A. **Parcel 50- Waterside Marina del Rey – DCB #07-002-B**
Approval of the record of the DCB's March 15, 2007 action for conditional approval of ATM awning and lighting.

Mr. Phinney (Wong) moved to approve DCB #07-002-B as submitted. [Unanimous consent]

4. **New Business**

A. **Parcel 1S – Del Rey Fuel – DCB #07-006**
Consideration of redevelopment project.

Ms. Miyamoto gave a brief overview of the project.

Mr. Schem gave a brief overview of the project.

Public Comments

Ms. Marino had concerns about the size of the convenience store on the waterside development. She thought a large store may cause fueling delays, and felt there should be a second fuel dock in the Marina.

Mr. Schem said the new high-speed pumps would allow them to move the boaters out a lot more efficiently, and that the idea of the sales kiosk was nothing new.

Ms. Cloke asked Mr. Wisniewski if he wanted to address the question of two fuel stations in Marina del Rey.

Mr. Wisniewski stated that research has shown that one fuel dock is more than sufficient to fuel the needs of the powerboats in Marina del Rey.

Ms. Cloke closed the public hearing.

Board Comments

Ms. Cloke asked if the County asked for the expanded capacity for the larger boats when negotiating the lease with Mr. Schem.

Mr. Wisniewski responded yes.

Ms. Cloke asked if the proposed fuel dock was in the same location as the existing dock.

Mr. Wisniewski said there were some issues the County was dealing with concerning the requirements that the new improvements do not extend out beyond those that exist.

Ms. Cloke asked if the additional slips for the very large boats were something that the County felt was needed.

Mr. Wisniewski replied the County desperately needed additional large boat slips in the Marina, and was looking at trying to get larger transient slips there, so the County encouraged the proposer for the Parcel 1 Fuel Dock site to come in with transient slips that were larger.

Ms. Cloke stated to Mr. Faughan that she would like to add to the County's file a layout to be called "existing vs. proposed dock layout", given to her by the applicant.

Ms. Cloke asked the applicant if there were pump out stations located in the existing fuel dock.

Mr. Schem said there were brand new ones.

Ms. Cloke asked if this was part of the upgrade.

Mr. Schem said yes.

Ms. Cloke asked how many total pump out stations there would be.

Mr. Schem responded two.

Ms. Cloke asked if that would be sufficient.

Mr. Schem responded he believed so.

Ms. Cloke asked if the existing fuel tanks would remain and if they were to EPA standards. She asked if there were any other environmental differences that the Board should be aware of.

Mr. Schem said the prior lessee replaced the tanks in 1996, and that there was a small area of contamination that the appropriate regulatory agencies had been notified of.

Mr. Phinney stated that the staff report referred to two view platforms and he asked if they were where the gangways started.

Mr. Schem said that was correct.

Mr. Phinney stated that there appeared to be no ADA parking associated with the ADA ramp.

Mr. Schem stated that one of the spaces near the building would be ADA compliant for the building and the marina facility.

Ms. Cloked asked what the path of travel to the ramp would be.

Mr. Schem responded that it would have to be along the promenade.

Mr. Phinney stated he would like to see the ADA parking closer to the landside of the ADA ramp. He also had concerns about the length of the ramp and its movement in a high tide situation. He suggested another ADA access ramp closer to the parking area.

Mr. Phinney asked if anyone had done a dive to the bottom of the existing wood dock to see if there was junk that could be there, and asked if cleaning that up would be part of the process for this new project.

Mr. Schem stated that they would definitely remove any old material.

Mr. Phinney asked if there would be an eelgrass survey.

Mr. Schem stated yes, there would be an eelgrass study as part of the Army Corps requirements.

Mr. Phinney suggested that the applicant explore using more translucent surface material for the docks; something that allowed a little bit of penetration of sunlight that wouldn't otherwise occur.

Mr. Phinney asked if the waterside building and the retail building were indeed floating on the dock and not on piles.

Mr. Schem replied it was floating on the docks.

Ms. Cloke stated that the Board would be looking at issues when the applicant returns, regarding glazing of the windows. She said that the Board wanted to be sure this was as sustainable a project as could be.

Mr. Wong (Phinney) moved to conceptually approve DCB #07-006 with the following conditions:

1. **A recommendation to Regional Planning that they require a full sustainability plan from demolition through construction to operation and maintenance.**

2. **The applicants investigate the use of translucent materials as part of the dock's design.**

5. **Old Business**

A. **Parcels 100 &101 Del Rey Shores – DCB #05-003-B**
Further consideration of redevelopment project.

Mr. Levine gave a brief overview of the project.

Mr. Youkin gave an overview of the project's site plan.

Mr. Elliott gave an overview of the project's landscaping plan.

Mr. Windle gave an overview of the project's lighting plan.

Mr. Grabowski gave an overview of the project's signage plan.

Public Comments

Mr. Haberman had concerns about his view from Dell Ave.

Mr. Windle explained that landscaping would hide the parking structure and lighting was for the access stairs only.

Mr. Christy had concerns about the width of the landscaping along Dell Ave., and how it related to the width of the alley.

Mr. Elliot responded that there would be five feet from the edge of the garage to the edge of the planter.

Mr. Christy asked if the alley was going to be twenty-eight feet wide from the existing storage building to the edge of the planter.

Mr. Shipley responded that from the face of the existing building to the face of the planter was a twenty-eight foot clearance, which was the Fire Department's requirement.

Mr. Christy asked if the applicant had any plans to ask for a variance or to change the structure of the alley in terms of traffic flow.

Mr. Youkin responded no.

Mr. Gottley asked where the staircases would be.

Mr. Youkin responded there were two sets of staircases, which came down each of the buildings to the street from the backside along Dell Ave.; the stairs were hung off the building.

Mr. Gottley asked if the stairs were concrete.

Mr. Youkin responded that the stairs along Dell Ave. were steel and the ones on Via Marina were concrete with steel handrails.

Mr. Gottley asked about the slope on the Admiralty loop.

Mr. Youkin responded that the height of the road would still rise from ten feet in the rear to twenty-one feet and believed Archstone was working with it.

Mr. Levine stated that Archstone improved some of the drainage issues that existed on Admiralty loop.

Mr. Gottley asked if any of the building would hang out over Dell Ave.

Mr. Youkin responded that the balcony would hang out over the planter, but not over Dell Ave.

Mr. Gottley asked about the glare coming from the windows.

Mr. Levine stated that there were shading studies done as a part of the EIR. He said there would be minimal diminution of morning light and they do not believe there would be any shading of the Marina Strand Colony II after 9 a.m. at any point during the year.

Ms. Cloke asked if the EIR had been certified.

Mr. Fricano responded yes, the EIR had been certified.

Ms. Cloke asked if the EIR report had a shade, shadow and sun study in it.

Mr. Fricano responded it did, and that the consultants were at the Board of Supervisors (BOS) hearing on March 6th, and answered the questions to the satisfaction of the BOS.

Ms. Marino commended the applicant for creative landscaping and lighting plans, but also had concerns about palm trees, bamboo, a bike path and signage.

Board Comments

Ms. Cloke asked Ms. Miyamoto if the County had comments or recommendations. Ms. Miyamoto stated the County felt that the proposed project created an inviting place for Marina del Rey. She said the County recommended approval of this project with the condition that the applicant obtain further signage approval from the Department of Regional Planning.

Ms. Cloke asked Mr. Fricano to explain the sign variance that was mentioned earlier.

Mr. Fricano explained that the applicant had applied for a variance to exceed the required signage area and also to place more signs on the subject property.

Mr. Clark added that the current ordinance clearly didn't reflect conventional apartment building signage. He said the Planning Commission quickly came to that conclusion as well by surveying other signage in the vicinity.

Mr. Levine added that the Via Marina frontage was actually 700 feet, making the two monument signs literally almost 700 feet away from each other. He stated they have tried to be sensitive to the environment character of the community and had a minimal number of signs, but the signage code was so antiquated that it simply did not address a project of this geographical size, and so the variance was asked for and the Regional Planning Commission granted it.

Ms. Cloke asked what kind of trees they were putting in the project. She stressed that shade was important, and was concerned about how the open areas would be populated. She asked the applicant what kinds of trees were next to the pool.

Mr. Elliott replied they would be canopy shade trees, evergreen or semi-evergreen in variety.

Ms. Cloke thought the applicant needed to look at more shade, more sitting areas, no palm trees, all canopy trees, and native species.

Ms. Cloke asked if the applicant was responsible for repaving Dell Ave.

Mr. Levine replied yes, and that they will be repaving it as a part of this project.

Ms. Cloke asked if they could look at some kind of permeability for the paving.

Mr. Levine replied that they could certainly look at it.

Ms. Cloke stated all of the plant pallets and tree choices were things they could talk about and work on, but she wanted to talk about the population of the space.

Mr. Elliott stated the applicant's goal was to create as many different types of spaces as possible within this facility, so that everyone could find what they were looking for. He stated that this area would be a wonderful open gathering area for groups.

Ms. Cloke asked if the area would be shaded.
Mr. Elliott replied that they do have shade trees in that area and the building itself would be providing shade in that area.

Ms. Cloke asked if the applicant would be furnishing that area with benches and tables.

Mr. Elliott replied yes, that the large open space in front of the community room will be populated with a variety of things; soft sitting tables and chairs so that the inside to outside connection could happen there.

Mr. Elliott added that the pool had a wonderful shaded area, with an elevated area containing three specimen trees.

Mr. Phinney stated while he applauded everything the applicant was doing, his problem with this project was that there was a scale issue that wasn't quite being adequately addressed. His concern was that the paved area outside of the community room was actually half the size of the community room itself. He was also concerned about the mature Italian cypress being so big.

Mr. Phinney recommended the applicant address the Chair's concern for creating a shaded kind of vernal place for kids to play. He said he liked the triangle and the articular nature of it and he would like to see some study on how the land there could be worked. Mr. Phinney stated that the applicant had a huge land area to play with and he thought the applicant could really have some fun about saying this is an area for families, this is an area for folks to sit around the hot tub with a cocktail, an area in which to create something special.

Ms. Cloke agreed with Mr. Phinney's comments about scale and creating intimacy, solitary places and family places. She stated if the applicant would start looking at the project at a different scale, she thinks with their eye they would be able to create the kinds of things that the Board was talking about.

Mr. Phinney asked if the bamboo that was in front of the building in front of the big columns was timber bamboo.

Mr. Elliott replied yes.

Ms. Cloke stated that they would have trouble mixing the bamboo and the palms together.

Mr. Elliott replied that would be an area they were envisioning as being a little bit more wet, so the bamboo was a good plant for that environment. The palm tree could

be put in right now to provide some very needed human scale, buffer, etc. to that building.

Ms. Cloke asked about the fire road and if it was for public parking.

Mr. Levine stated that they offer ten parking spaces for public access as part of their proposal.

Ms. Cloke asked if the triangle around the parking area was just hardscape.

Mr. Youkin stated that the area was not considered a part of the open space requirement, nor was it a part of the Department's open space plan.

Ms. Cloke asked if that area was a bio-swale.

Mr. Youkin stated it was a depressed area that would collect and dissipate storm water.

Ms. Cloke asked how big the long end of that triangle was.

Mr. Youkin estimated 100 to120 feet.

Ms. Cloke asked the purpose of the hardscape there.

Mr. Youkin explained that area was a fire lane for fire truck access.

Mr. Phinney asked where a visitor to the sales office would park.

Mr. Youkin stated that he would park on the P1 level the building that was right next to the main offices.

Mr. Phinney asked who would park in the area on the surface right out in front of the raised part of the building.

Mr. Youkin replied that was short-term parking for delivery trucks, the mail, etc.

Mr. Wong asked if their parking circulation plan was reviewed by the Department of Public Works.

Mr. Youkin replied the parking plan was submitted to the Regional Planning Commission as part of their application.

Mr. Phinney asked if there was any thought about piercing the wall at all and providing any kind of daylight into the parking or animating the wall a little bit.

Mr. Youkin responded not really, as they thought that they would have that as a landscape base for the building.

Mr. Phinney stated the he really loved the raised area of the two story view in, but he really wants to see the applicants spend some serious time and energy on what happens under it. He said he was hoping that the applicant would come back with some real effort to animate that space, because he thinks it could be very dynamic and interesting.

Mr. Phinney asked if there use to be more of the sail stairs on the courtyard side.

Mr. Youkin said there use to be more of the sail stairs on the street side.

Ms. Cloke stated that she could not tell from the drawing how much light would be used. She said she didn't want to see any night sky lighting, but obviously there needed to be some safety lighting at night. She stated that there was way too much lighting on Via Marina, and wanted to see that issue addressed.

Ms. Cloke said the Board would like to advance the project so the applicant could move to the next phase, but the Board would like to look again at landscape and lighting and some architectural aspects that Mr. Phinney was talking about.

Ms. Cloke asked if the Board could make an approval that allowed the applicant to go forward and still hold off on certain areas, and ask them to come back with landscape and lighting.

Mr. Wisniewski replied that his only concern would be the comments regarding architectural design, because that could change what the applicant would be going to Building and Safety for.

Ms. Cloke stated that she did not think so; she said Mr. Phinney's comment was to look at animating the front stairs.

Mr. Wisniewski replied that could be done, as an amendment to whatever permits the applicant would get from Building and Safety.

Mr. Phinney stated that the only other issue was that he would like to see a ceiling plan of what happens under the overhang.

Ms. Cloke stated that the Board was not taking the overhang off; they just want to see what happens underneath.

Ms. Cloke (Mr. Phinney) moved to approve DCB #05-003B with the following conditions:

1. **The applicant return with further definition of the landscape, showing how the central area will be populated with furniture, and providing more information on the plant pallet, including increasing the number of native or compatible plants;**

2. **The applicant return with further information on the lighting levels, including Mr. Phinney's comment on more particular attention to certain plants that could benefit from having lighting on them and also comments on no night sky lighting and reducing any impact on neighbors or anyone else;**

3. **The applicant to further explore the animation of the front stairs and provide an explanation of what happens under the colonnade.**

Ms. Cloke told Mr. Faughan that the Board didn't particularly specify the issue of the signage.

Mr. Phinney stated that the staff report asked for approval of signage from Regional Planning.

Mr. Faughan stated that the Board was moving for approval of what was submitted, with those following conditions, so it should include the signage.

Mr. Youkin wanted to clarify if they would be able to go forward to Building and Safety without the landscape approval from Regional Planning.

Mr. Fricano stated normally Regional Planning does require both the final site plans and also the landscaping plan before it is sent to Building and Safety. Mr. Fricano asked the applicant how soon they could respond to the Design Control Board issues.

Mr. Levine said he didn't think they could do it in time for the June agenda. He said the plan check should be ready by early July.

Mr. Wisniewski stated if the applicant were ready earlier than the scheduled meeting that the County could work with the Design Control Board and advance the meeting. He stated that the County would try to make the meeting coincide with the applicant's submission to plan check.

Mr. Wisniewski said that the Department would give the applicant a date at which to expect them to submit so that a staff report could be prepared.

Mr. Levine stated that they could have it ready in July.

Mr. Wisniewski stated if the applicant could make it by June, then the County could put them on the June agenda.

6. **Staff Reports**

All reports were received and filed.

7. Comments from the Public

Ms. Marino stated that all of the variances, exceptions and LCP amendments needed by both applicants demonstrate a disregard for existing law and policy that undermines the LCP and Coastal Act protection. She also had concerns about the Marina Master Plan, the Mother's Beach project, parking at Del Rey Shores, and the County's redevelopment status report.

Ms. Cloke asked Mr. Fricano if guest parking was a requirement as a part of any residential development.

Mr. Fricano replied yes, and that Regional Planning did an assessment of parking and they did determine that there was sufficient on site parking.

Ms. Cloke asked if the applicant had guest parking in their garage.

Mr. Fricano replied yes.

Public comments closed

8. Adjournment

Meeting adjourned at 5:21 p.m.

Respectfully Submitted,

Kimberly Monroe
Secretary for the Design Control Board

DRAFT

MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD
SPECIAL MEETING

May 31, 2007

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

Members Present:	Susan Cloke, Chair, First District David Abelar, Second District Peter Phinney, A.I.A., Fourth District Tony Wong, P.E., Fifth District
Department Staff Present:	Stan Wisniewski, Director Charlotte Miyamoto, Chief, Planning Division Chris Sellers, IT Technical Support Analyst Kimberly Monroe, Secretary
County Staff Present:	Tom Faughnan, Principal Deputy County Counsel Russ Fricano, Department of Regional Planning
Guests Testifying:	Richard Thompson – AC Martin Partners Jamie Myer – AC Martin Partners Nancy Marino – Marina del Rey Resident Marcia Hanscom – Sierra Club / Wetlands Action Network Jon Nahhas- Marina del Rey Resident Dan Gottlieb- Marina Strand Colony II Resident Carla Andrus- Marina del Rey Resident Greg Schem – Harbor Real Estate Tim Riley – Marina del Rey Lessee Association Roz Walker – Marina del Rey Resident Suzanne Frieder – Marina del Rey Resident Steve Freeman, Marina del Rey Resident

1. <u>Call to Order, Action on Absences and Pledge of Allegiance</u>
Ms. Cloke called the meeting to order at 6:42 p.m. Mr. Phinney led the Pledge of Allegiance.

2. **Old Business**

A. **Parcel 52 & GG Boat Central – DCB #07-005**
Further consideration of redevelopment project

Mr. Thompson gave a brief overview of the project.

Board Comments

Mr. Abelar asked the storage capacity of the boats.

Mr. Myers replied 346.

Mr. Abelar asked what size from small to large would be accommodated.

Mr. Thompson replied the largest size was 42 feet and the smallest size was 22 feet or smaller.

Mr. Abelar asked how long it would take to remove or store a boat.

Mr. Thompson replied around 7 to 10 minutes from the water.

Mr. Abelar asked if the building material could stand heavy winds.

Mr. Myers replied that the material was rated for hurricane force winds.

Mr. Abelar asked how large are the panels.

Mr. Myers replied 2 feet x 45 feet.

Public Comments

Ms. Marino expressed concerns about the need for a Master Plan and the projects impact on boaters using the boat launch ramp.

Mr. Nahhas had concerns about boat slip rent increases and loss of slips

Ms. Hanscom expressed concern over the los of the parking and public access to the water's, tidal culvert running under the property and building a nature destination.

Mr. Gottlieb expressed concerns about the projects views.

Ms. Andrus expressed concern about the expansion of Chace Park into Dock 77 and the need for a Master Plan.

Mr. Schem expressed concerns about some of the lease term sheet items and the project's parking requirements, the wind, shade and shadow study and the building out over the water.

Mr. Riley said that while dry stack storage was urgently needed in the Marina and that Parcels 52/GG are a satisfactory location for this type of operation, he expressed concerns about how this project would effect the public launch ramp, the massing, the height and the building over the water.

Mr. Freeman expressed concern over the loss of the parking lot, the building out over the water and a Master Plan.

Ms. Walker expressed concern over the loss of the parking lot and traffic in the Marina.

Ms. Frieder spoke about the testimony given on the lease for this project at the Board of Supervisor's meeting.

Mr. Wisniewski stated the project as proposed provides larger view corridors than required, is consistent with the Marina Specification and Minimum Standards manual, adds net dry stack spaces in Marina del Rey, does not displace wet slips, and provides a storage alternative for people in wet slips. Wet slips are not being provided in this project. There would be a net gain of 120 dry storage spaces over what exist at Parcel 77. He said the Board of Supervisors was aware of the over-the-water proposal when they approved the lease. He said Marsha Hanscom raised an important point about a tidal channel that is underneath this site that did feed into Area A, where State Fish and Game are conducting a habitat project. The lessee has agreed that they would work and cooperate with Fish and Game if they needed to expand the tidal channel underneath the project site. Mr. Wisniewski indicated the Coastal Commission staff are aware of this project and have verbally expressed their support but there is no guarantee on how the Commissioners will vote.

Public comments closed

Board Comments

Mr. Wong asked if this project would also require an LCP amendment.

Mr. Wisniewski said this project would require an LCP amendment.

Mr. Abelar asked if staff could expound on the comments of the free parking in the Marina that would be disappearing.

Mr. Wisniewski said the public parking currently on Parcel 52 is paid for by the lessee primarily for the boat charter customers. The boat charter parking will be accommodated in the Fisherman's Village project and the issue of pricing for parking would have to be addressed as that project moves through the regulatory process.

Mr. Abelar asked if Mr. Wisniewski was saying that there would be no more free parking for the public.

Mr. Wisniewski responded that was a distinct possibility.

Mr. Wong asked if an LCP amendment was required, and if the applicant would not need the Board's conceptual approval in order to go through the LCP amendment process.

Mr. Wisniewski replied correct.

Mr. Wisniewski referred to Mr. Schem's point that the County couldn't legally move this project beyond the Design Control Board unless there was a positive vote. Mr. Wisniewski said that he had reviewed not just this project, but other projects in the past with County Counsel, and it was determined the County had the ability to move a project to the Regional Planning Department whether the Board's vote was for or against. If the Board voted against the project the County would forward the Board's comments to Regional Planning.

Mr. Wong said he just wanted to clarify that in order for the County to move on the LCP amendment the County didn't need the DCB's conceptual approval.

Ms. Cloke explained that Mr. Wong was trying to say that in order for this project to go forward it would need an LCP amendment and she asked if that was correct.

Mr. Wisniewski replied that was correct.

Mr. Wisniewski asked County Counsel was his statement correct.

Mr. Faughnan replied yes that was correct.

Mr. Abelar asked what kinds of controls were involved in the slip increases.

Mr. Wisniewski said the issue of price control on boat slips, had been presented to staff. He said the County had a price control Policy Statement, which provides for the County to review slip rent increases especially when people complain about them. Staff has reviewed the slips in question and found the rates reasonable. The County reviews the rates that are charged to the public in other Marinas within a 60-mile radius of Marina del Rey.

Mr. Wisniewski said the County recommends approval of this project and would like the DCB to vote on it today.

Board Comments

Ms. Cloke asked each Board member for their comments before voting on the matter and asked the DCB secretary to provide in the minutes as an attachment, each Board member's comments using their own words.

See Attached

Ms. Cloke (Phinney) moved for disapproval of DCB #07-005 for the following reasons:

1. **The primary reason for disapproval is that the building extends out into the water;**
2. **The secondary reason for disapproval is that there is no public promenade at the waters edge. [Unanimous consent]**

3. **New Business**

NONE

4. **Comments From The Public**

Ms. Andrus expressed concern that the Chace Park expansion planning was moving forward before a Master Plan

Ms. Hanscom expressed concerns that every proposal before the Board did not consider the surrounding environment. She was also concerned about the plants used at Fiji Way and Lincoln Blvd.

Mr. Wisniewski said he would like to clarified one thing, because he felt someone misinterpreted what he said, he explained that the County would identify a process to the public, regarding the Asset Management Strategy, the LCP and the Master Plan. He said the County would identify a process that staff intends to go through and we would be very explicit and try to identify a timeframe as well.

Ms. Marino commented on her meeting with a professional planner and the materials needed for a Master Plan.

Ms. Walker had concerns about losing parking at Dock 52.

Ms. Frieder expressed concern over the building's height.

Mr. Gottlieb expressed concerns about errors in the County published maps.

Mr. Nahhas had concerns of how the County investigated slip rent increases, and he would like to see some kind of survey that could show or really explain this.

DRAFT

Mr. Freeman said he appreciated that the Board members demonstrated awareness and sensitivity to Marina recreational issues and he thanked them.

Mr. Abelar recommended to the public that as the Master Plan is submitted for discussion, they get together and address it. He said a Master Plan is for the community, and the Marina should be for recreation and business as well as for the County, because it maintains the taxes. However there had to be input as to what the public needed and that should come from the public.

Public comment closed

5. **Adjournment**
Meeting adjourned at 8:32 p.m.

Respectfully Submitted,

Kimberly Monroe
Secretary for the Design Control Board

ATTACHMENT TO DESIGN CONTROL BOARD MAY 31, 2007

MEETING MINUTES

BOARD MEMBER COMMENTS ON BOAT CENTRAL PROJECT

David Abelar

Mr. Abelar has concerns about bringing the project building out into the water. He said it seems if you are a boater and sailing into it, you would have a problem. There are amateur boaters out there. It seems like you're taking a whole lot of space from that water and it would be a hazard.

Tony Wong

Mr. Wong said he received that original package the first time and the Board reviewed it. He remembered clearly that the concept to build over the water was one of the Board's main objections and concern that had been discussed and he was hoping when he received the second package that there would be some alternative designs to that effect. When he received the second package he didn't see any. He did see an advantage and analysis that stated the advantage of building over the water. He said that there is more land, more than one quarter of an acre of land, so therefore there is a distinct advantage of more storage. But it's the same thing as one piece of land that you could build one story, the FAR (Floor to Area Ratio) is one thing. If you build two stories, the FAR is higher, so there is always an advantage. So he wasn't sure that was the kind of argument that when the Board considered architectural, looking at the massiveness of the building and the encroachment into the water.

Although this Board is not concerned with land use, it does affect the visual impact, and that has not been addressed. He said he had asked about the building reflection of headlight with this type of material and on the second submittal the applicant did submit additional specs, but not at full specifications and one of the items on column two of the chart, he said based on the type of material it says usable light optical property reflect out with a coefficient of over .5 depending on the type of material. He said does this mean more than 50% of the light reflect back. So that was one of his concerns that he stated earlier. Mr. Wong said that was one of the original questions he raised and seconded the concern that Mr. Abelar had stated earlier. He said he did not see an option. Again he stated that was part of his concern, but he doesn't want to delay the project. He specifically asked could the project move forward with an up and down vote and the Director said it could move forward, so therefore there are still issues that need to be resolved before he could support the project.

Peter Phinney

Mr. Phinney had several concerns about the project. He thanked Mr. Thompson for the response to his concern about the material. He appreciated everything that Mr. Thompson did regarding the research. Mr. Phinney said he did research as well trying to find something that was comparable and he said he couldn't find anything either. He said as a point of reference for the audience he stated that his concern was about the fact that this material that makes the skin of the building is actually manufactured in Israel and it had to be shipped here to Marina del Rey. Although it is environmentally friendly because it contains a percentage of recyclable material, the embodied energy that's involved in getting it here is very polluting.

Mr. Phinney had concerns with the applicant's exhibits that have the seven point advantages of the over water concept. He said the reason he has concerns, with the exception of the fact that he thinks the crane being in the water is clearly an advantage operationally over a forklift systems, but the seven points to him don't particularly seem to have any bearing on a over water design. Mr. Phinney said the over water concept allows the applicant to store more boats, because he essentially is creating land area over the water to store more boats than they could in the footprint if it were all on the land, because he wouldn't be able to do the parking. Mr. Phinney is concerned that this sets a very dangerous precedent for other developers, because he thinks that almost everyone that has come before them in his three years as serving on the Board, every developer would prefer to create land area for themselves, by encroaching on the waterways. He doesn't think it's a precedent that the Board should allow the applicant to start.

Mr. Phinney said he thinks there should be precedence to the public promenade. This is more important to him that the public has access to the waterfront, than the applicant operationally be able to pick and put boats at the waterfront. He said the applicant needs to think about, with this project, amending it in such a way, first of all not to store boats over the water, because he thinks its unfair to every developer that has come before you and everyone that would come after you, but second, thinks the applicant should create an interface between the public promenade at the water's edge and the operational concerns of picking and placing boats with a crane over the water. He stated that he thinks it could be done, but would be expensive. He thinks it may mean you would have to build some sort of limited tunnel for the public to go down under that area or you may do something fun with a draw bridge or drop arm or some sort of a system that actually cues people in and tells them they can't walk through that area right now because a boat is about to approach and be dropped in. He said that it could be very delightful for the public to actually share in that whole experience of watching the boats come in and out, and he thinks it could be done. He thinks to say there is a safety issue so we have pull the promenade well off the water by 300 and something feet and put it on a street front is not acceptable to him as a basic premise.

Mr. Phinney said that the design was elegant and very simple. There are a lot of things that he liked but the one thing he didn't like was the scale. He thought the scale was inappropriate to the site and inappropriate to the Marina. He thought the fact that it is as simple as it is and as elegant, actually works against the applicant as regards to scale. He would like to see some exploration of punctuating the facade with openings. He suggested the applicant look at Frank Gehry's parking garage that serves the Third Street Mall. It is extremely transparent in that particular condition. Gehry uses chain link in a way that looks quite elegant. You see all of the cars, you see the activity, and at night it's all lighted. It's fun, it's fanciful, and he thought what the applicant was doing could potentially be quite wonderful if it was smaller. Mr. Phinney thought it was too large for it to work for him. He would like to see the project literally transparent and he would like to see the boats. He would like to see the people be able to walk by and say, "Wow that's huge, but I can see through it. I can see between boats. I see all the way through the building." He said there might be some security issues; there may be issues with birds, all kinds of things that the applicant would have to deal with. But he would like for the applicant to look for ways to limit the solidity of the skin. He applauded the transparent, the translucencies of it. He said he thinks there has to be a way to punctuate it and frankly right now it looked to him a lot like an even over scaled drive-in screen, and to him that would be problematic.

Mr. Phinney said what the applicant has done for the small building was terrific, but the mural, which he thought was a wonderful idea on the screen element, is 38 feet by 45 feet. He said it's four stories high and he thought that was huge. He said there just aren't a lot of buildings in the Marina in this zone that are anywhere near that size. The ones that are here that are that big are turned up on end and they are towers, and that's a whole other set of problems that the Board deals with. But when you look at the model he thinks its very evident that West Marine is one of the largest single building masses out there and in terms of its footprints on the model presented, it is clear that it's maybe a quarter of the size of the building that is being proposed and fully half the height at most, if that, maybe even less than half the height. He said when he came into the parking lot he stood and looked across the basin. West Marine is very large and he thought this project building would be enormous over there.

Mr. Phinney said he couldn't speak about the operational issues because he doesn't know a whole lot about operating a facility like this. But he is troubled by the math, when he hears that it takes eight, nine minutes to actually take a boat out of the rack and place it in the water. He multiplied that by the number of boats and he understood if operating on a twelve-hour day, it would take three and a half days to take every boat and put it in the water, and that's if you had enough wet slips out in front to store the three hundred and something boats. So he is not sure operationally how that works and it doesn't work for him. He said he wasn't reassured when he asked the question before and learned that Almar wasn't operating a dry stack storage facility anywhere. They had only researched others. He said they would have to raise his comfort level on that.

Susan Cloke

Ms. Cloke stated that this was a difficult position for the Design Control Board. She said often the Board is at odds with the design that has been proposed in terms of the design concept or the architecture. She was intrigued with the design has confidence that all the issues could be worked out with great ease and great success if the basic concept of building out over the water could be changed. It is that issue that building out over the water that deeply disturbs her. She found it startling that the Specifications and Minimum Standards of Architectural Treatment and Construction describe the bulkhead zone, define it as the water and riprap area between the bulkhead line and a line parallel to the bulkhead measured at right angles ten feet from the wall. No structure whether fixed or floating may be constructed in this zone. Boats may not be moored within the bulkhead zone. The only allowable intrusion is the gangways necessary to access the floating docks. She said in all the years that she has been sitting on this Board she thinks that had a lessee come forward and said they would like to build out over the water, and in fact the Board has had some lessee offer to do some interesting things over the water, and the Board has just said it wasn't allowed. So now what the Board has is the County proposing to take a project forward, which is a project that would, in all of her years of experience on this Board, not have been allowed to even make an application with going out over the water. She said it seemed to her that if the County had compelling arguments for why this had to be in the water they should have gone through the legitimate public process of changing the rules. She said that whatever the rules are it could not be that the County has one set of rules for the County and another set of rules for the lessee. She said that all of the rules have to be applied equally and those goes from how projects are maintained, the quality of the maintenance of the public infrastructure, as well as the quality of the maintenance of the lessees infrastructure, and that has been an ongoing and a consistent problem in the Marina. But never has she seen it so egregiously demonstrated as here where there would be this opportunity to build out over the water. She does not hold the architect responsible for this. She thinks it was the responsibility of the County to have said in the RFP or in discussions with the architect that this particular partee would not be allowed. She said it disturbed her that this did not happen and she thinks that we go back to the concept and the vision of the Marina.

Ms. Cloke said this Marina is our only marina in our County. It has every possible potential to share in the multi-billion dollar tourist industry which brings so much money into Santa Monica, to Venice, and to other parts of Southern California. We are lacking in the County's share of that money because we don't run the Marina in a way to attract those dollars and in her mind this Marina has the potential to have a world-wide reputation. We could have the kind of regattas that you see all over the world and we can have the facilities that support those regattas; the places to stay, the hotels, the restaurants, the shops, and the recreational opportunities for boating, and also riding bicycles and inline skates that would make us attractive not only for people coming to world-wide regattas but also people coming from all over the County to recreate in the Marina. To rent a boat, to rent a bicycle, to eat in our restaurants, and to stay in our hotels,

bring those tourist dollars which the County needs and which the County should have every expectation of receiving. Ms. Cloke said she thinks there is a problem of what the vision of the Marina is, and we have seen a vision of the Marina that looks at maximizing dollar potential from the built environment which is something that is of course revenue producing. But the built environment exist all over Los Angeles and the Marina only exist here. We are not capitalizing on our best asset and that disturbs her from the point of view of the County needing money.

Ms. Cloke said it also disturbs her from the point of view of the people of Los Angeles needing places to be connected to the water and to have those kind of recreational opportunities. She said she cannot get past the building out over the water, and she cannot get past the idea that the promenade can't be on that side. She said she liked Mr. Phinney's idea of having a promenade and if for safety reasons a arm needs to come down like a railroad crossing, and you have to stand and watch the boat go in and out of the water, she thought would be fun and part of the experience. If you didn't want to do that, you could come back to Fiji Way and go along the other way. But she said there hasn't been enough thought about any of these things so she cannot get past the idea that we would allow a building 97 feet into the water. She also cannot see us as protecting the boaters as she saw the shade and shadow studies. She is one of the people that is down on the water at five or six o'clock in the morning and the Marina is filled with boaters at that time. She said it is not inconsequential to have that height of a building on that location.

Ms. Cloke said that Mr. Wisniewski has asked for the Board to vote tonight. The alternative would be to hold it here for more public comment and more work and she doesn't see the advantage in holding here. She said that we are not making any progress by holding here. She said she is saddened by the fact that the Board's request for alternative designs that responded to the issues that was raised was not submitted to this Board. She would have liked to have had an alternative that she could recommend as opposed to recommending disapproval of this project at least in her own vote. She said she thinks that we have really basic principles here. We have principles of protecting the water areas for the public and the boaters and the people who come to look at it. We have fairness between what the County allows itself and what the County allows other people. She thinks all the other issues of scale, of transparencies and translucency, of making the small building more playful, of parking, she thinks all those other issues can be successfully resolved. But it is not possible for her to begin to resolve them within the framework of a building that goes out over the water.