"To enrich lives through effective and caring service"

Los Angeles County
Beaches & Harbors
Caring for Your Coast

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

April 6 , 2006

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan W.

SUBJECT: **COMMISSION AGENDA – APRIL 12, 2006**

Enclosed is the April 12, 2006 meeting agenda, together with the minutes from your meeting of December 14, 2005. Also enclosed are reports related to agenda items 3a, 3b, 4a, 5b and 6a. Our report on item 5c will be delivered to you early next week.

The Election of Commission Officers is included as item 5a on your agenda, pursuant to Chapter III, Section 8, of the Small Craft Harbor Commission Rules, which states, "At its January meeting, the Commission shall elect both a Chairman and a Vice-Chairman to serve until the next January regular meeting." The April meeting is the first opportunity to hold the election, as the January, February and March 2006 meetings were cancelled.

Please call me if you have any questions or need additional information.

SW:tm
Enclosures

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://beaches.co.la.ca.us

"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
APRIL 12, 2006
9:30 a.m.

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

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

2. Approval of Minutes: Meeting of December 14, 2005

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

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

4. **OLD BUSINESS**

   a. Traffic Mitigation Measures within Marina del Rey Area -- Quarterly Report — (PRESENTATION BY DEPARTMENT OF PUBLIC WORKS)

5. **NEW BUSINESS**

   a. Election of Commission Officers — (ACTION REQUIRED)

   b. Consent to Assignment of Leasehold Interest and Amendment to Lease – Parcels 42/43 - Marina del Rey Hotel – Lease No. 5577 – Consent to Assignment of Leasehold Interest and Amendment to Lease – Parcel 145R – Marina International Hotel – Lease No. 14404 — (RECOMMEND TO BOARD OF SUPERVISORS)

c. Approval of New Lease on Parcel 1S – Marina del Rey to Enable Redevelopment of Fuel Dock Facilities (RECOMMEND TO BOARD OF SUPERVISORS)

6. **STAFF REPORT** (DISCUSS REPORT)

a. Ongoing Activities

- Board Actions on Items Relating to Marina del Rey
- Local Coastal Program Periodic Review - Update
- 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://beaches.co.la.ca.us

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) 821-1737 (TDD).

Small Craft Harbor Commission
December 14, 2005
Minutes

Commissioners Present

Harley Searcy, Chairman
Carole Stevens, Vice-Chairperson
Russ Lesser

Excused Absences

Joe Crail

Department of Beaches & Harbors: Stan Wisniewski, Director
Roger Moliere, Deputy Director
Dusty Crane, Chief, Community & Marketing Services Division

Other County Departments: Thomas Faughnan, Principal Deputy County Counsel
Deputy Mike Carrilles, Sheriff's Department

Also Present: Beverly Moore, Executive Director, MdR Convention & Visitors Bureau

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

Chairman Searcy called the meeting of the Los Angeles County Small Craft Harbor Commission to order at 9:40 a.m. in the Burton W. Chace Park Community Room, Marina del Rey.

Vice-Chairperson Stevens moved and Commissioner Lesser seconded a motion to excuse Commissioner Crail from the meeting. The motion passed unanimously.

The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

2. APPROVAL OF MINUTES

Vice-Chairperson Stevens moved and Commissioner Lesser seconded a motion to approve the November 9, 2005 minutes. The motion passed unanimously.

3 REGULAR REPORTS

a. Marina Sheriff

-- Crime Statistics

Deputy Mike Carrilles, Asst. Harbor Master, informed the Commission that Lt. Nelson and Deputy Carvalho were unable to attend the meeting; therefore, Deputy Carrilles would report on the crime statistics.

Deputy Carrrilles reported that there were no significant spikes or trends during the month of November. There were many felony arrests of transients living at the

Archstone-Marina Apartment units under construction. The felonies included parole violation, burglary, narcotics and concealed weapons. Archstone's management made changes at the complex so that it would be difficult to inhabit apartments during the construction phase. Officers will also patrol the vacant areas.

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

Deputy Carrilles reported that two new liveaboard permits were issued for November. There were no new Notices to Comply. The Department is planning to reinstitute its dock-walk program, which will focus on unseaworthy vessels. The Department's database is being revamped so that officers can have more accurate data, keep updated on expired permits and notify dockmasters and boat owners when they need to renew their permits.

b. **Marina del Rey and Beach Special Events**

Mr. Stan Wisniewski informed the Commission that the report includes information about the Tall Ships at Fisherman's Village that are scheduled from December 15-27 and the Marina del Rey Annual Fireworks Display from December 31 through the New Year. The report also includes the Fisherman's Village Concerts and Beach Events, including the Venice Penguin Swim Club Annual Swim on January 1, 2006 at 11:00 a.m.

c. **Marina del Rey Convention and Visitors Bureau (CVB)**

Ms. Beverly Moore reported that late last month the Board of Supervisors approved the extension of the CVB's County contract to promote Marina tourism. She expressed the bureau's appreciation for the vote of confidence from the Commission, Board of Supervisors and Department of Beaches and Harbors. The hotels also approved the extension of their agreements with the bureau.

Further, Ms. Moore reported that the CVB is issuing periodic updates to meeting planners in a new easy to read format. The newssheets provide up-to-date information on the Marina's meeting and banquet facilities and can be used in mailings to event planners and as a handout at trade shows and exhibitions. She recently returned from a travel exhibition in Sacramento of meeting officials and trade association executives who are headquartered in the state capitol. Over 750 travel industry suppliers and buyers attended the event and bureau staff met many meeting planners one on one at the show. Additionally, MdR's exhibition was awarded first prize for the best individual booth at the trade show.

4. **OLD BUSINESS**

a. **None**

5. NEW BUSINESS

a. Approval of Option for Amended and Restated Lease to Facilitate Redevelopment – Parcels 55, 56S and W (Fisherman's Village) – Marina del Rey

Mr. Wisniewski took a moment to announce that Mr. Roger Moliere accepted a position with the Metropolitan Transportation Authority (MTA) and is leaving the Department of Beaches and Harbors. The December Commission meeting would be his last. Mr. Wisniewski commented that MTA recognized Mr. Moliere's extraordinary negotiating talents and asset management capabilities. It is the MTA's gain and the Department's loss.

Mr. Wisniewski said that he has dealt with many property managers and asset managers in his 30+ years at the Department and Mr. Moliere has the most unique set of talents of any of them. Mr. Wisniewski has thoroughly enjoyed working with Mr. Moliere, has learned a lot from him and will miss him.

Mr. Wisniewski said that Mr. Richard Volpert continues to be the lead project negotiator and the Department will begin recruiting efforts to replace Mr. Moliere.

Chairman Searcy commented that Mr. Moliere is very knowledgeable and it will be difficult filling his shoes. He said that Mr. Moliere will definitely be missed and wished him much luck in his new endeavors.

Mr. Moliere informed the Commission that the Fisherman's Village project is long awaited and will be a complete tear down, except for its lighthouse, and replacement with all new facilities. It is principally restaurant and retail and will house significant charter operations. The project involves moving the parking that's now on Parcel 52 and consolidating it on the parcels that are being reconstructed for Fisherman's Village. The action requested is the approval for an option for an extension of the existing lease, adding to the project the adjacent Parcel W, which is now principally parking, and Parcel 55.

Mr. Moliere mentioned Mr. Jack Hollander's, the project architect, attendance and commented that Mr. Hollander would be happy to cover the details and explain some of the design features if needed.

Mr. Moliere said that one aspect everyone would like most about the project is its significant open space and view corridors featuring a large rotunda in the middle and ample guest docks. The Department has tried to promote the ability to come to venues like this with dinghies and small craft and to tie up and use the restaurants and facilities. The project will include a water taxi stop. This project and the new Caruso shopping center will provide two venues to significantly increase visitor serving and livability in the Marina.

Vice-Chairperson Stevens asked whether there are time limits to tear down and reconstruct the property.

Mr. Moliere responded that the developer must receive its entitlements and go through the regulatory process, starting with the Design Control Board, then Regional Planning Commission. The tear down will wait until entitlements are received thus allowing time to exercise the option and obtain the lease. Simultaneously, the developer will have

received its permits for demolition and construction. There are time limits for all the steps and built in discretionary extensions of those because one never knows how long the regulatory process will take for a variety of reasons. The project is within the limits of the LCP (Local Coastal Plan) and doesn't require, except potentially in a minor way, any LCP amendment.

Mr. Moliere explained that by "minor way," he meant that Parcel W is technically now a parking area. A little of the center does incur onto Parcel W. The Department's coastal consultant believes it may not trigger the need for an amendment because it's such a minor incursion that the Coastal Commission might not worry about it. If there were a need, this would be the only LCP amendment necessary. It's within height limits, entitlement limits and use parameters of waterfront overlay.

Vice-Chairperson Stevens asked how long it would take before at least part of the structure is completed.

Mr. Moliere responded that it would take approximately 14-18 months to complete the regulatory process even though it's fairly simplified. Demolition and construction would follow and is estimated to take a little over one year because it is extensive. It will probably be approximately 2-2½ years before the new structure is completed.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Mr. Hans Etter informed the Commission that the LCP preliminary report states that the primary purpose of the Marina is to provide recreational boating opportunities for the citizens of Los Angeles County and protect recreational boating in the Marina. The fuel dock, which the County closed down, is being used as an impound dock. As he understands it, there isn't a Coastal Commission permit for the facility's change of use. Currently, there is a "No Trespassing" sign at the location, but it used to be opened to the public for a fuel dock. It's been closed down for a couple of years thus creating a monopoly for the existing fuel dock.

Mr. Etter said the report also indicates that the facilities should include but not be limited to fuel docks on Parcels 1 and 55 and shouldn't be replaced. With the exception of facilities on Parcels 1, 54, 55 and 56, which should not be displaced, boating facilities may be relocated in conjunction with development as long as the same or larger boating facilities are replaced within the Marina.

Mr. Etter said that as he understands it there is intent to place the charter boats at the fuel dock location and he doesn't understand how this is consistent with public use. He guaranteed there would be lawsuits over this matter.

Ms. Carla Andrus said that the Commission meeting material was received less than seven days before the meeting, yet the public can only speak on the Parcels 55/56S item for three minutes. She said that the Department is requesting a lease amendment without having provided the original lease for a comparative analysis. There hasn't been an adequate amount of time to assess the material. Public Resources Code 30006 requires full public participation, which the public is willing to do. She said that there's been no meaningful review or public access concerning the Parcels 55/56S lease option. It's an unfair practice and a joke of a process to submit the option and review the architectural drawings without an analysis. The public wants to be involved in the

process and if the public doesn't get an understanding, it would be fair for the public to make a formal complaint to the California Coastal Commission.

Ms. Andrus referred to the Parcels 55/56 agreement and noted words such as "fair market rental value," "use of premises," "taxes and assessment," "notice of default," "evidence," "discovery," "project description," etc. She said these items should be addressed so the public can gain an understanding of them.

Ms. Andrus requested copies of the original lease. Mr. Wisniewski responded that Ms. Andrus could visit the Department's office at any time to view the current lease, as it is public information.

Chairman Searcy commented that the public has further opportunity to provide input concerning the Parcels 55/56S project and participate in the public process at the Design Control Board, California Coastal Commission, Regional Planning Commission and Board of Supervisors' meetings.

Commissioner Lesser commented that the Fisherman's Village project is definitely needed, given the fact that the existing development has reached the end of its economic life. The project will enhance the area and generate a lot more revenue for the County. It's a win-win situation for everyone.

Chairman Searcy mentioned that today is not the first time the architectural drawings were exhibited at a Commission meeting; they in fact were shown at a previous meeting.

Commissioner Lesser moved and Vice-Chairperson Stevens seconded a motion to recommend Board approval of the option for the amended and restated lease to facilitate redevelopment at Parcels 55, 56S and W (Fisherman's Village). The motion passed unanimously.

6. STAFF REPORTS

a. Ongoing Activities Report

Mr. Wisniewski reported that at the November 29, 2005 Board of Supervisors meeting, the Board approved the amendment with the MdR Convention and Visitors Bureau to extend the term of its agreement for five years. This item was previously considered and recommended by the Commission.

Further, Mr. Wisniewski reported that the LCP periodic review hearing won't occur in January 2006. As he understands it, the hearing will probably be scheduled in April or May 2006. The Coastal Commission will apprise the department of the date.

Relative to Parcel 20 (Capri Apartments), Mr. Wisniewski reported that the lessee had requested to pay an in-lieu fee rather than provide ten on-site low-income units. At its November 2005 meeting, the Commission went on record to oppose payment of the in-lieu fee. The Department of Regional Planning, Community Development Commission, and Beaches and Harbors submitted a joint report to the Regional Planning Commission that recommended against payment of the in-lieu fee. At the Regional Planning Commission's second hearing on the matter in November, the Parcel 20 lessee

withdrew its request for the in-lieu fee and will now provide the on-site low-income units as originally planned.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Mr. Hans Etter said that the Capri Apartments lessee uses signage that isn't approved by the Design Control Board. He said this is a common practice by the lessees and he suggested that staff conduct an inventory to determine which signs are legal in the Marina. Some of the existing signage in the Marina adds to the pollution and some are in places that interfere with the intersections.

Mr. Etter said that the Sheriff's dock inspection of unseaworthy vessels isn't appropriate, as none of the officers are qualified to determine whether a vessel is seaworthy.

Ms. Andrus said that not having an LCP periodic review hearing until April or May 2006 provides the Department an opportunity to conduct the four workshops that were recommended by the Coastal Commission. These workshops are overdue and could provide an assessment of what has already occurred in the Marina and its future. It would also be a wonderful opportunity to revisit the mission or vision statement for the Marina and clarify the Department's role.

Ms. Andrus said that Goldrich and Kest is required to provide units from every floor plan, which is part of the Mello Act requirements. She hopes that other developers realize how important the public views this issue. Fair and reasonable rates rather than market rates are what should be insisted on. Affordable housing units might be provided, but they're like leftover crumbs from market rate units after hundreds of people have been displaced. These people are given the crumbs of affordable housing and they're made to beg for the crumbs. She is hopeful the public doesn't have to struggle with every developer on a case-by-case basis, but the public will do it if needed.

7. COMMUNICATION FROM THE PUBLIC

Mr. Fred Newman said that in August 2004, the Planning Division approved in principle the mixed-use project plans in the Palawan Way and Admiralty Way area. He asked staff to provide an update on these plans.

Mr. Moliere responded that he believed Mr. Newman was referring to the mixed-use project on Parcels 33 and NR. This project was presented to the Commission last spring and went before the Design Control Board for conceptual approval. In the interim, the Department worked on documentation for the option and lease and there has been some redesign work. There has been no further public presentation, but there is likely to be one within the next 30-60 days, as the option and lease are being completed and new design work is being completed as well. He expects the plans will be presented to the Commission and Design Control Board within the next 60 days.

Chairman Searcy assured the public that it would be notified about these meetings through the normal channel of communication, including the Argonaut.

Mr. Newman said he agrees that the Regional Planning Department is supposed to address traffic issues; however, when he approached that department, he never received real answers and was told that the traffic issues were being studied.

Mr. Newman asked whether the Department of Beaches and Harbors has any responsibility for traffic issues. He hasn't seen any traffic improvements but he was told years ago that there would be an Admiralty Way expansion. He asked how long traffic would be studied and how long would the Department wait before doing something about the matter.

Mr. Moliere commented that traffic mitigation was discussed many times with Mr. Newman, who was told that each development project requires a traffic study. There are master plans as well for the Admiralty and Marina Freeway projects, which are available at the Department of Regional Planning.

Mr. Etter questioned how the Commission could take action on agenda items when it's only had five minutes to review them. He commented that the Parcels 55/56S amended lease agreement is a couple of hundred pages in length and he doesn't believe the Commissioners have read it and know its implications.

Mr. Etter also mentioned that there are supposed to be five members on the Small Craft Harbor Commission yet only three members attend the meetings on a regular basis. He asked which districts do the absent Commissioner and vacant seat represent.

Chairman Searcy responded that Commissioner Crail (representing the Fifth District) was unable to attend today's meeting. There is a Third District vacancy on the Commission.

Mr. Etter suggested that Board offices be informed about the absenteeism and the vacant position. He said the situation is shameful, as each Board district should be represented at the meetings.

Chairman Searcy commented that the Commission addressed this matter with staff. He encouraged Mr. Etter to voice his concerns to the Board offices as well.

Further, Mr. Etter commented that it's useless for the Commission to rubberstamp projects. Commission members should take time to review material, allow the public some time to review it then discuss the item at the next meeting. As it currently stands, the community will have to take the County and developers to court, as the Commission only represents the County. The Commission doesn't care what the public says.

Mr. Steve Weinman informed the Commission that Ms. Julie Schaller (former Archstone-Marina Apartment tenant) was unable to attend the meeting and asked him to read her letter (Attachment A) pertaining to the orange-color tap water she submitted at a previous Commission meeting. Ms. Schaller wanted to know whether the Department's staff tested the water.

Mr. Moliere responded that the Department checked on the status of the water and it was found to be fine. Staff has no reason to disbelieve Ms. Schaller; however, there was no information provided of when the water sample was taken or from where it was taken. The Department has not received any other complaints concerning Archstone's tap water and staff has taken no further action.

Vice-Chairperson Stevens commented that Archstone is not the only complex with orange water. She believes this water comes from rusted pipes. Vice-Chairperson

Stevens said it would be helpful if staff requested the Health Dept. to investigate the matter.

Mr. Moliere responded that the Department of Health Services checked the water at Archstone-Marina Apartments and found no pollutants.

Chairman Searcy commented that perhaps the investigation should not only be limited to Archstone.

Mr. Wisniewski said that when the Department receives complaints, it requests the appropriate agency to investigate.

Mr. Weinman said that Mr. Ted Faute, Mr. Hunter Von Leer and Mr. Tom Cook, who all attended previous meetings, would like to know the pricing that would be in effect at Almar's dry rack storage facility. Other members of the public would also like to know the pricing.

Mr. Weinman noted that at the November meeting staff didn't know the pricing. He recalled, however, that the Department's Requests for Proposals include pro forma invoices that identify prices. Mr. Weinman questioned whether this information is available.

Mr. Moliere responded that there was a pro forma that projected prices. It is available at Beaches and Harbors for viewing upon request. Almar's actual project is approximately 1½ to 2 years away and pricing will be finalized by that time.

Mr. Weinman said that boaters at Dock 77 would like to know whether there is a blue print or artist's conception of the planned amenities at the Dock 77 location.

Mr. Moliere responded that there are no plans for a wholesale move of Parcel 77. The project would replace in kind any mast-up storage spaces now available at Parcel 77. The new dry storage and mast-up facility will be constructed at Parcels 52 and GG and the amenities there will be many and far greater than currently exists at Parcel 77and will include picnic areas, community meeting rooms and refreshment facilities.

Mr. Wisniewski added that Parcel 77 would be included in the Burton Chace Park expansion. There will be an extensive public hearing process when the plans are finalized. This process will be similar to the way the Department handled the Marina Beach area plans for which the urban planning consultant conducted community outreach, etc.

Ms Dina Novak, former Archstone-Marina Apartments tenant, gave the Commission an update on what occurred when she moved from the Archstone-Marina Apartments. She said that she had obtained an apartment at the complex but it fell through. Ms. Novak requested additional time from the management and was refused. She called the corporate headquarters and was told that management wished to file an eviction against her, but told her not to worry because it would be dismissed without prejudice. Ms. Novak asked her friend as well as another attorney about this action and was told that dismissal without prejudice is bad news and Archstone can reopen it at any time in the future. Ms. Novak said that she wasn't going to rely on Archstone's words. The company's e-mail came on September 20 informing her that she would be evicted and

the process would start on September 21. She had found another apartment and told Archstone of her plan to move on October 13. She was looking at 23 days without having a home and she chose to move.

Ms. Novak said that the way in which she was treated was vindictive and unnecessary just because she decided not to stay and not to pay 50% more in the complex. The treatment was harsh and she didn't deserve it in any way shape or form. Ms. Novak hopes the Commission won't allow any of the other developers to treat tenants in this way. She ended up having to spend thousands of dollars living in hotels, thousands of dollars that she didn't have.

Commissioner Lesser mentioned that Commission members received copies of several news articles forwarded by the Commission secretary. One of the articles indicated that Coalition to Save the Marina filed eight lawsuits in the past five years and currently has five outstanding lawsuits. He questioned what happened to the remaining three lawsuits.

Commissioner Lesser also commented that he respects America's legal system, which allows people to file lawsuits for any reason whether or not a case has merit. The Commission never hears about the outcome of the Coalition's lawsuits and he asked whether it prevailed in any lawsuit against the County.

Mr. Faughnan responded that he's not aware of Coalition to Save the Marina prevailing in any of the lawsuits against the County.

8. ADJOURNMENT

Chairman Searcy adjourned the meeting at 10:18 a.m.

Respectfully submitted,

Toni Minor
Commission Secretary

ATTACHMENT A

December 12, 2005

To: Small Craft Harbor Commission

From: Julie Schaller

Since this is the last meeting of '05, I would like to know the outcome of the question I asked at the August meeting regarding the safety of the water at the (formerly Kingswood, now Archstone complex). I brought in dirty water samples that were taken from over a year period and asked the commission to check on this for me. I was assured that they would and was asked to give Mr. Moliere my telephone number at the end of the meeting so I could be notified of the findings.

It is very peculiar to me that I never did receive a phone call from him, but instead I received a phone call from the Archstone office stating that they received a call from Beaches and Harbor requesting my phone number so that they could call me because.... "You filed some kind of complaint". I told the office that they had my permission to give him my phone number. Still, I received no call.

Even though, these meetings are public, I resent the fact of informing the business that I am lodging a complaint against, in what seems to be an intimidation tactic. I do not know how else to consider this given the fact that I personally gave Mr. Moliere my phone number at the close of the meeting AND I am listed in the Marina del Rey phone book. So with that said, I would like to know what exactly was found out about the orange water.

Sincerely,

Julie Schaller

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- MARCH 2006

Part I Crimes	MARINA AREA (RD'S 2760-2763)	EAST END (RD'S 2764-2768)
Homicide	0	0
Rape	0	0
Robbery: Weapon	2	0
Robbery: Strong-Arm	1	2
Aggravated Assault	2	3
Burglary: Residence	4	9
Burglary: Other Structure	1	2
Grand Theft	12	0
Grand Theft Auto	2	3
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	2	6
Boat Burglary	1	0
Petty Theft	12	1
Total	**39**	**26**

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

Source- LARCIS, **Date Prepared – April 3, 2006**
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES- MARCH 2006

	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
Homicide										0
Rape										0
Robbery: Weapon	1	1								2
Robbery: Strong-Arm	1						1	1		3
Aggravated Assault	2						1		2	5
Burglary: Residence	4						1		8	13
Burglary: Other Structure	1						1	1		3
Grand Theft	7	2		3						12
Grand Theft Auto	2							2	1	5
Arson										0
Boat Theft										0
Vehicle Burglary	2							2	4	8
Boat Burglary				1						1
Petty Theft	8	4						1		13
REPORTING DISTRICTS TOTALS	**28**	**7**	**0**	**4**	**0**	**0**	**4**	**7**	**15**	**65**

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

Source- LARCIS, **Date Prepared – April 3, 2006**
CRIME INFORMATION REPORT - OPTION B

MARINA DEL REY HARBOR ORDINANCE
SEAWORTHY & LIVEABOARD COMPLIANCE REPORT

	February	March
Liveaboard Permits Issued	4	5
Warnings Issued (Yellow Tags)	0	0
Notices to Comply Issued	0	0

Total Reported Liveaboards By Lessees - 576
Total Liveaboard Permits Issued - 454
Percentage of Compliance - 79

No new Warnings were issued in the month of March.

No new Notices to Comply were issued in the month of March.

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. (unseaworthy vessel) in the month of March.

Number Of Impounded Vessels Demolished

To date, one hundred and ninety one (191) vessels have been removed from the marina for disposal. Currently, five (5) vessels are ready for disposal and eight (8) are awaiting lien sale procedures.

"To enrich lives through effective and caring service"

Los Angeles County Beaches & Harbors — Caring for Your Coast

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

April 6, 2006

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan W.

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

MARINA DEL REY EVENTS

MARINA DEL REY OUTDOOR ADVENTURES

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

Bird Watching Experience Program

Thursday, May 25 at 9:00 am
and
Thursdays, April 27 and June 22 at 4:00 pm

County-sponsored bird watching walk for adults is a free two-hour walk, which will take place at various sites in the Ballona Wetlands. Meet at the Burton Chace Park Community Room. Participation, parking and transportation to tour site are free. Pre-registration is a must!

Harbor Kayaking Program

Saturdays, April 15, May 13, June 17, July 15, August 26, September 16 and October 21
11:30 am – 1:45 pm

Come and take a kayaking lesson in Marina del Rey harbor. This two-hour session begins with Los Angeles County Lifeguard instruction and water safety. The group will get the opportunity to enjoy Marina del Rey's basins. This is a great opportunity for families to have a fun and educational day in the Marina del Rey.

Program requires pre-registration. Fees are $25 (youths 10 – 18) and $30 (19 or older). Fees must be paid upon registering.

Surf Kayaking Program (New)
Saturdays, April 15, May 13, June 17, July 15, August 26, September 16 and October 21
8:00 am – 11:00 am

Los Angeles County Department of Beaches and Harbors is offering a *new* Surf Kayaking Program this year. Participants will get the opportunity to kayak through Marina del Rey harbor and head out to the North Jetty, where they will surf the waves aboard sit-on-top kayaks. Los Angeles County Ocean Lifeguards will instruct the outing.

Program requires pre-registration. Fees are $25 (youths 10 – 18) and $30 (19 or older). Fees must be paid upon registering.

For all Outdoor Adventures Programs call: Burton Chace Park at (310) 822-8530.

FISHERMAN'S VILLAGE WEEKEND CONCERTS
Sponsored by Pacific Ocean Management, LLC
All concerts from 2:00 pm – 5:00 pm

Saturday, April 15
Tim Peterson Singers, playing Gospel

Sunday, April 16
Son Candela, playing N.Y. Style Afro Cuban

Saturday, April 22
Xtown Traffic, playing Funk & Groove

Sunday, April 23
Javid, performing Flamenco

Saturday, April 29
Chris Smith & Hammersmith, playing Jazz

Sunday, April 30
Forrest Robinson, recording artist, songwriter and percussionist – Special Appearance

For more information call: Dee Lavell Gilbert at (310) 822-6866.

BEACH EVENTS

MANHATTAN BEACH PIER – 19th ANNUAL PIER-TO-PIER WALKATHON

City of Manhattan Beach
Saturday, April 29
7:30 am

The 19th annual Pier-to-Pier Walkathon is a great way to spend your Saturday morning while raising money for prevention and treatment of child abuse. Participants collect donations from walking/running between the Manhattan Beach and Hermosa Beach piers. All proceeds benefit the Richstone Family Center and KTLA-TV Charities. Richstone is celebrating its 32nd year dedicated to the prevention and treatment of child abuse, strengthening families, and promoting non-violent resolution of conflicts within families, schools, and communities.

For information call: Doris at (310) 970-1921 ext. 103 or visit the website at www.richstone.com.

SANTA MONICA PIER
SUNDAY CONCERTS ON THE PIER

Every Sunday
2:00 pm – 4:00 pm

The Pier's Central Plaza warms up the spring season with free afternoon concerts every Sunday until Memorial Day weekend. Shows start at 2:00 pm and run until 4:00 pm. What a great way to spend a Sunday afternoon!

For information call: Santa Monica Pier Restoration Corporation at (310) 458-8900 or visit the website at www.santamonicapier.org.

SW:mc

"To enrich lives through effective and caring service"

Los Angeles County Beaches & Harbors — Caring for Your Coast

April 6, 2006

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan W.

SUBJECT: **AGENDA ITEM 4a – TRAFFIC MITIGATION MEASURES WITHIN THE MARINA DEL REY AREA – QUARTERLY REPORT**

Item 4a on your agenda is a quarterly report on traffic mitigation measures within the Marina del Rey area, provided by the Los Angeles County Department of Public Works (DPW), Traffic and Lighting Division, which is comprised of two attachments: (1) the first identifies projects that are completed, proposed and under construction; and (2) the second provides details regarding the State Route (SR) 90 Realignment and Admiralty Way Improvement Projects. Mr. Dominic Osmena of that agency and Barry Kurtz, former DPW Senior Traffic Engineer, will discuss the reports and be available to answer questions.

With respect to the SR90/Admiralty Way projects, as the lead agency, DPW will be preparing an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) and an Environmental Impact Statement (EIS) pursuant to the National Environmental Protection Act (NEPA). The SR 90 Realignment Project would consist of the realignment of approximately 1,250 feet of SR 90 between Mindanao Way and Lincoln Boulevard (State Route 1 [SR 1]) and construction of a connector road between SR 1 and Admiralty Way. New traffic signals would be constructed at the SR 90/Lincoln Boulevard and the SR 90 Connector Road/Admiralty Way intersections. Some lane changes along SR 1 may also be needed.

The Admiralty Way Improvements Project would alter all or a portion of Admiralty Way between Fiji Way and Via Marina. Alternatives under consideration for this project include restriping Admiralty Way and relocating the median within the existing roadway right-of-way; widening Admiralty Way to permit an additional one or two travel lanes; and creating a triple left turn configuration and/or creating a continuous flow configuration at the Admiralty Way/Via Marina intersection. Some property acquisitions may be necessary to accommodate the proposed project, as well as utility relocations (including, but not limited to, electric, signal, communications, gas, water, sewer, and storm systems).

SW:tm
Attachments

13837 Fiji Way • Marina del Rey • CA 90292 ● 310.305.9503 • fax 310.821.6345 ● internet: http://beaches.co.la.ca.us

TRANSPORTATION IMPROVEMENTS UNDER CONSTRUCTION
IN THE MARINA DEL REY AREA
April 2006

1. Lincoln Blvd/Mindanao Way Intersection Improvement: Add a separate northbound right-turn lane on Lincoln Blvd. (PV Summer 2006).

2. Lincoln Blvd from Bali Way to 83rd St: Add 3rd through lane in each direction. (Caltrans mid 2007).

3. Lincoln Blvd from La Tijera to LMU Drive: Add a 4th northbound lane. (Caltrans 2007)

4. SR 90/Culver Blvd Interchange: Grade separation over SR 90 and interchange construction. (CaltransSpring 2007). Plant establishment will take another 1 year.

5. SR 90/Centinela Av Interchange: Widen Centinela ramps, modify signals at the interchange, and construction of soundwalls along the north side of the Marina Freeway between Centinela Av and Ballona Creek. (Caltrans Winter/2006).

6. San Diego Freeway HOV Lanes from I-10 to SR 90: Construction of 3.6 miles of HOV lanes northbound and southbound on I-405. The construction will also include soundwalls for noise mitigation. (Caltrans Fall 2007).

7. San Diego Freeway HOV Lanes from SR 90 to SR 105: Construction of HOV lanes northbound and southbound on I-104. Soundwalls will be constructed for noise mitigation. (Caltrans Winter 2006).

8. Lincoln Blvd/Bluff Creek intersection: Construct the intersection with signal. (LA City 2006).

PROPOSED TRANSPORTATION IMPROVEMENTS IN THE MARINA DEL REY AREA

April 2006

1. Marina Expressway (SR-90) Connector Road to Admiralty Way Project: EIR/EIS to consider the SR 90 Connector Road to Admiralty Way at grade. (County 2007).

2. Admiralty Way Improvement Project: EIR/EIS to consider either 5-lane alternative within existing right of way or 5/6-lane alternative. (County EIR/EIS 2007).

3. Admiralty Way/Via Marina Intersection Realignment Project: As part of the Admiralty Way Improvement Project, consider the realignment of Admiralty Way to form a continuous loop road with Via Marina. (County 2007).

4. Admiralty Way/Palawan Way Intersection Improvements: Restripe northbound Palawan Way to provide a separate right turn lane to Admiralty Way and restripe southbound on Palawan Way to provide into a second left-turn lane. (County 2011).

5. Palawan Way/Washington St Intersection Improvement: Reconstruct Palawan Way at Washington St to allow full access. Install a traffic signal at the intersection providing dual left-turn lanes instead of the existing right-turn only lane. (County 2011).

6. Admiralty Way/Mindanao Way Intersection Improvement: Add an exclusive northbound right-turn lane. (County 2011).

7. Lincoln Blvd/Fiji Way Intersection Improvement: Add second left-turn lane on westbound Fiji Way at Lincoln Blvd. (County 2011).

8. Fiji Way Gap Closure of the South Bay Bicycle Trail: Relocate the bicycle route from an on-road bikeway along Fiji Way to an off-road bikeway south of and adjacent to Fiji Way in the right of way previously known as Area A of Playa Vista. The Fiji Way portion of the SBBT would then be an off-road Class I bicycle path similar to most of the SBBT. (County 2011).

9. Centinela Av Widening from Ballona Creek to Culver Blvd: Add third northbound lane. (PV II 2010).

10. Jefferson Blvd Widening from Beethoven St/Centinela Av: Add fourth travel lane in the eastbound. (PV II 2007).

11. Sepulveda Blvd Widening from Playa/Jefferson to Green Valley Circle: Add a third southbound lane. (PV 2007).

12. SR 90/Slauson Av Intersection Improvement: Add a third left-turn lane from westbound Slauson Av to SR 90. (PV 2007). Pending City of Culver City approval.

13. Expand Playa Vista's Internal Shuttle System on a Demand /Responsive basis to Marina del Rey, The Bridge, Fox Hills LMU, and Playa del Rey. (PV II 2010).

14. Lincoln Corridor Task Force recommended in March 2004 an exclusive bus lane along Lincoln Boulevard. The bus lane was approved by the City of Santa Monica and is under study by the City of Los Angeles.

COMPLETED TRANSPORTATION IMPROVEMENTS IN THE MARINA DEL REY AREA

April 2006

1. Automated Traffic Surveilliance And Control System (ATSAC) has been installed at all of the signalized intersections along Admiralty Way and along Via Marina.

2. Admiralty Way at the SBBT Crossing: Public Works installed a marked pedestrian crosswalk with pedestrian signals to the SBBT crossing of Admiralty Way. This measure improved pedestrian access between Admiralty Park and the Library. (Completed 9/05).

3. Admiralty Way/Mindanao Way: Public Works installed a marked crosswalk with pedestrian signals to the south leg of Admiralty Way to allow pedestrians to cross all four legs of the intersection. Public Works added a left-turn arrow for northbound traffic turning westbound into Mindanao Way. (Completed 8/05)

4. Admiralty Way sidewalk improvements and increased left-turn storage on Admiralty Way for the Waterside Shopping Center .(Parcel 50). (Completed 9/05) (Move No.4 on map to s/o Mindanao)

5. Via Marina: Public Works installed new speed/curve warning signs on Via Marina. Public Works will extend the existing raised center median from 216' to 325' south of Old Harbor Lane. These measures enhanced speed control and safety. (Completed 10/05).

6. Fiji Way: An Engineering and Traffic (E&T) survey has been conducted on Fiji Way as requested by the West LA CHP. The current posted speed limit will remain the same. A radar enforcement sign has been installed on Fiji Way.

7. Water Shuttle: Operates during the Summers.

8. Lincoln Blvd/Culver Blvd interchange improvement: Southeast ramp was modified to allow northbound traffic from Lincoln Boulevard to access Culver Blvd.. (Completed summer of 2005).

9. Bluff Creek Road (Teal St) from Lincoln Blvd to Centinela Av was constructed by Playa Vista. The connection at Lincoln Blvd is expected to be completed in 2006.

10. Lincoln Blvd transit system: Added 5 buses to Santa Monica Big Blue Bus; Installed Bus Priority System for Lincoln Blvd; and installed Internal Shuttle System. (Completed 2005).

11. Centinela Av widening: Two lanes in each direction and left-turn lanes.

12. Vista del Mar widening at Culver Blvd to facilitate left turns Culver Blvd to Vista del Mar.

NEW ROADS

[redacted]

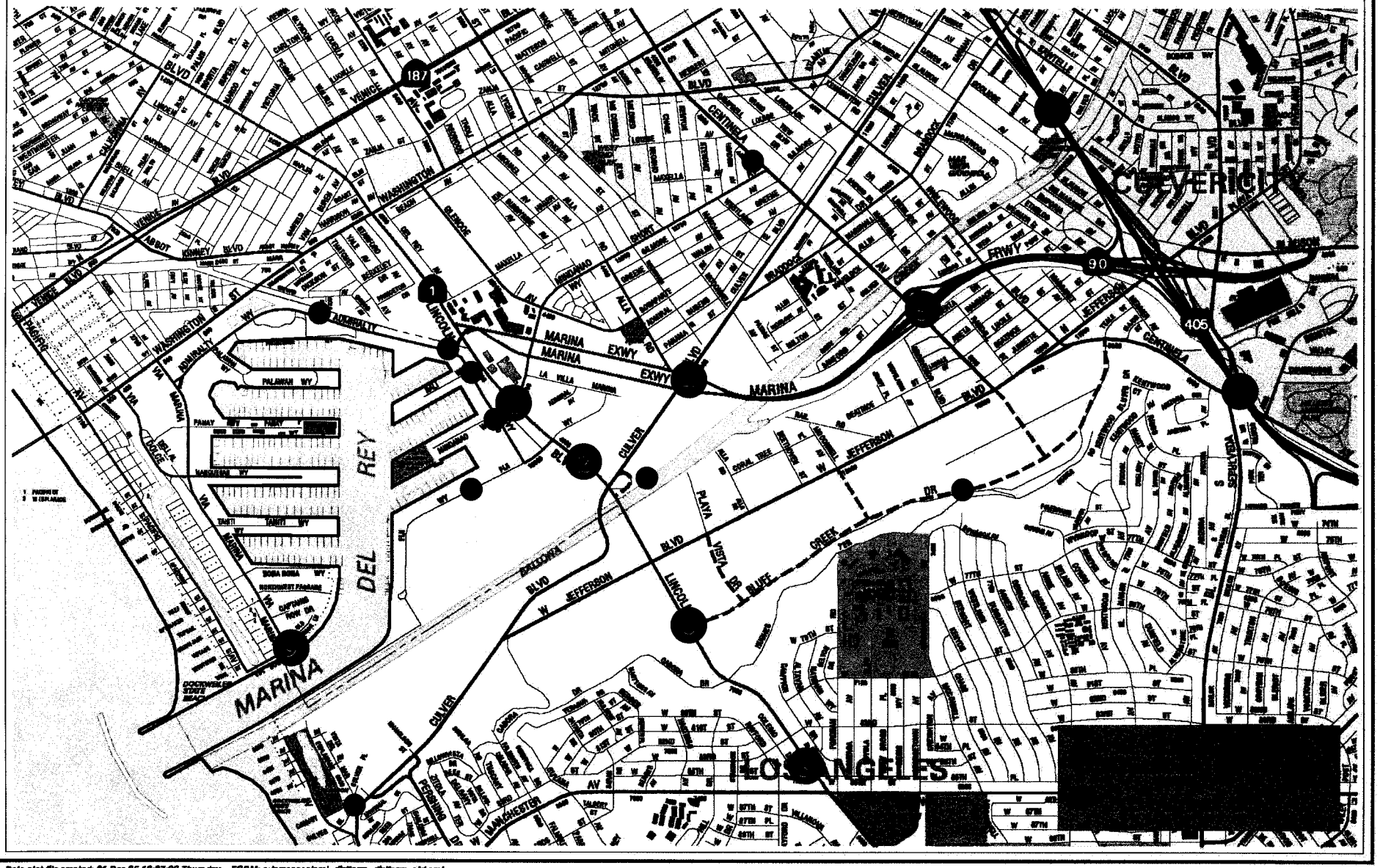
Data contained in this map is produced in whole or part from the Thomas Bros. Maps® digital database. This map is copyrighted, and reproduced with permission granted, by Thomas Bros. Maps®. All rights reserved.

GIS SERVICES

PUBLIC WORKS

FEET 2400

0 MILES 0.455



[redacted]

AML: s:/arcspace/wk_tnl/aml_dir/marderey_base.aml Prepared by: fleman

Date plot file created: 01 Dec 05 16:27:26 Thursday FORM: s:/arcspace/aml_dir/form_dir/form_std.aml

PROPOSED TRAFFIC IMROVEMENTS IN THE MARINA DEL REY AREA

--- NEW ROADS

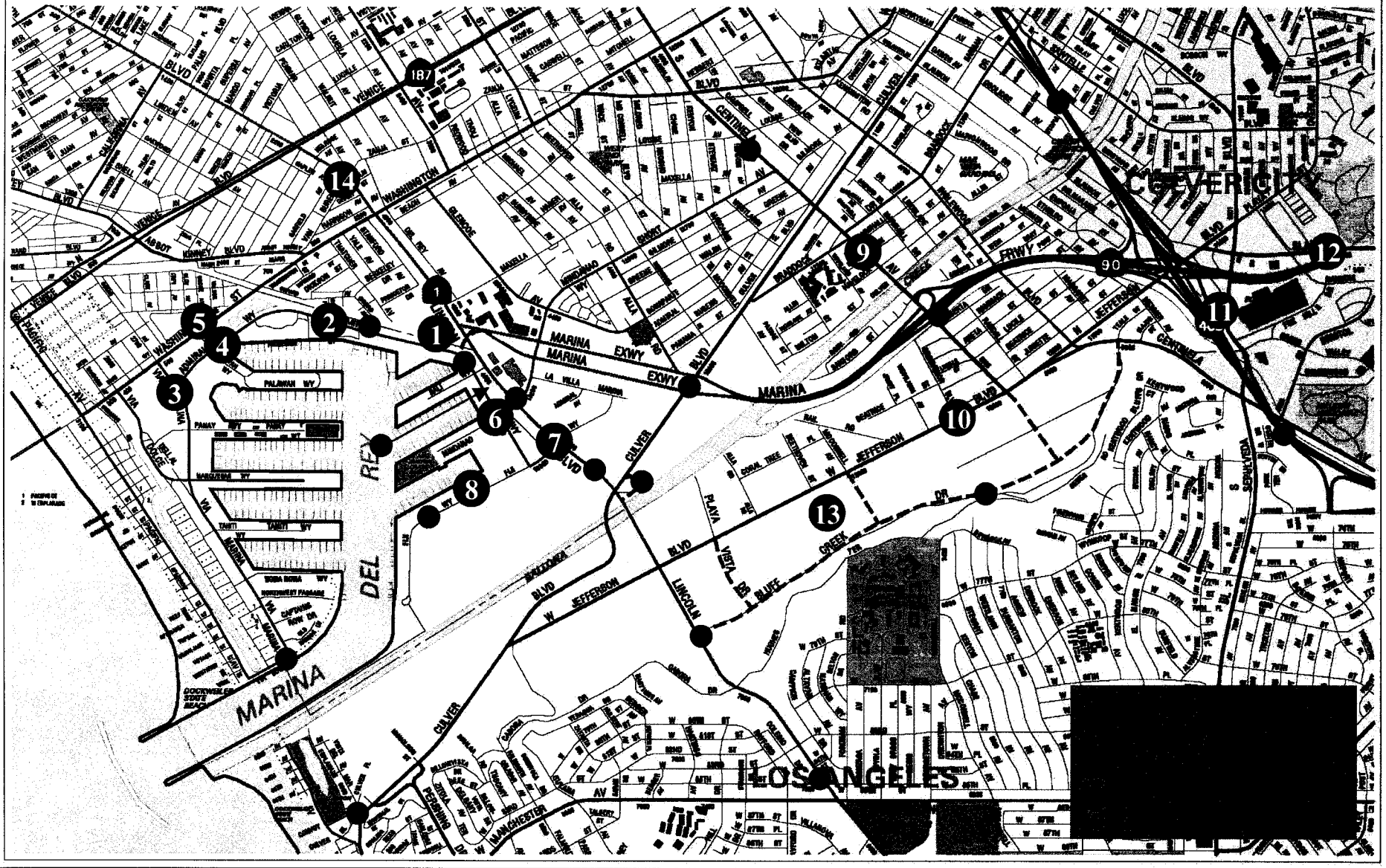
Data contained in this map is produced in whole or part from the Thomas Bros. Maps® digital database. This map is copyrighted, and reproduced with permission granted, by Thomas Bros. Maps®. All rights reserved.

GIS SERVICES

PUBLIC WORKS

FEET 2400

0 MILES 0.455



AML: s:/arcspace/wk_tel/aml_dir/marldelrey_base.aml Prepared by: tfurnan

Date plot file created: 01 Dec 05 16:27:28 Thursday FORM: s:/arcspace/aml_dir/form_dir/form_std.aml

COMPLETED TRAFFIC IMPROVEMENTS
IN THE MARINA DEL REY AREA

- - - NEW ROADS

Data contained in this map is produced in whole or part from the Thomas Bros. Maps® digital database. This map is copyrighted, and reproduced with permission granted, by Thomas Bros. Maps®. All rights reserved.

GIS SERVICES
PUBLIC WORKS

FEET 2400
0 MILES 0.455

AML: s:/arcspace/wk_tn/aml_dir/mardelrey_base.aml Prepared by: ffarman

Overview of the Projects: State Route 90 Realignment Project and Admiralty Way Improvements Project

Overview

New development has occurred in Marina del Rey, in the City of Los Angeles, and in the City of Culver City, and is expected to continue, and without transportation improvements, traffic congestion is expected to worsen. The Marina del Rey Land Use Plan, which was approved by the County Board of Supervisors and the California Coastal Commission, requires transportation improvements within the Marina and improvements for the regional transportation systems to accommodate new traffic from development within the Marina and from the surrounding area.

Two proposed projects are being analyzed: the State Route 90 (SR 90) Realignment Project, and the Admiralty Way Improvements Project. An environmental review pursuant to applicable state and federal laws is currently being undertaken. Under applicable federal and state regulations, an environmental analysis of the proposed projects is being conducted. An Environmental Impact Report/Environmental Impact Statement (EIR/EIS) is being prepared to evaluate the potential environmental effects of the proposed project.

SR 90 Realignment Project

The SR 90 Realignment Project proposes connection of SR 90 across Lincoln Boulevard (also known as State Route 1 or SR 1) through to Admiralty Way. Under this project, SR 90 would be realigned between Mindanao Way and Lincoln Boulevard, and the roadway would travel through to Admiralty Way either via a new connector road or along an existing surface street. The intersection of Lincoln Boulevard and SR 90 would remain at-grade. Four alternatives are under consideration in the EIR/EIS.

- **No Action Alternative:** Take no action, existing conditions remain. Analysis of this alternative is required under the National Environmental Protection Act (NEPA). The No Action Alternative would not require acquisitions, and would not result in construction or operational impacts. However, this alternative would fail to meet the project objectives of providing traffic relief, and traffic would be anticipated to worsen over time. The alternative would also fail to provide a direct entrance into Marina del Rey, one of the project's key objectives.

- **Northern Alternative:** Realign SR 90 within Caltrans Right-of-way and construct a new connector road through the existing Parcel 94 to intersect Admiralty Way opposite the County Library.

- **Basin F Alternative:** Realign SR 90 within Caltrans Right-of-Way and construct a new connector road to intersect Admiralty Way approximately opposite Basin

F. This Alternative would avoid direct impacts to Admiralty Park and the South Bay Bike Trail.

- **Bali Way Alternative:** Realign SR 90 within Caltrans right-of-way and County-owned Right-of-Way to the existing Admiralty Way/Bali Way "T" intersection, and upgrade Bali Way to accommodate connector road traffic volumes. This Alternative would avoid direct impacts to Admiralty Park and the South Bay Bike Trail.

With the exception of the No Action Alternative, the three build alternatives would all result in the following improvements:

- Provision of a direct entrance to Marina del Rey;
- Traffic relief along Mindanao Way between SR 90 and Lincoln Boulevard;
- Traffic relief along Lincoln Boulevard between Mindanao Way and Washington Boulevard;
- Traffic relief along Lincoln Boulevard between Maxella and SR 90; and
- Traffic relief at the intersection of Lincoln and Washington.

Admiralty Way Improvements Project

The Admiralty Way Improvements Project would improve traffic flow along the length of Admiralty Way by improving intersection design, re-configuring lanes, and/or increasing lane widths. Improvements to Admiralty Way at Via Marina also facilitate tie-in with other components of the Admiralty Way Improvements. Six alternatives are under consideration in the EIR/EIS.

- **No Action Alternative:** Take no action; existing conditions remain. Analysis of this alternative is required under NEPA. The No Action Alternative would not require any acquisitions of property, and would not result in any construction or operational impacts. However, this alternative would fail to meet the project objective of accommodating future traffic generated within Marina del Rey and the surrounding sub-region, and traffic would be anticipated to worsen over time. The alternative would also fail to implement roadway improvements required in order to allow development consistent with the Marina del Rey Land Use Plan and would maintain substandard medians and sidewalks.

- **5 Lane Restriping Alternative** (California Environmental Quality Act "CEQA" No Project): Relocate the existing raised median and restripe Admiralty Way to five lanes. This alternative represents the No Project Alternative under CEQA. The 5 Lane Restriping Alternative would not require the County to acquire any property, and would not result in any land use impacts. However, this alternative would maintain substandard lane, median, and sidewalk widths.

- **5/6 Lane Alternative:** Widen Admiralty Way to five lanes from Via Marina to Bali Way and to six lanes from Bali Way to Fiji Way. This alternative allows standard medians and standard sidewalks with trees. This alternative would avoid impacts to businesses and parking lots on the south side of Admiralty

Way; however, it would require minor land acquisitions of parking lots and Admiralty Park.

- **Triple Left Turn at Via Marina/Admiralty Way Intersection Alternative:** Reconfigure the existing "T" intersection of Admiralty Way and Via Marina to include three left turn lanes from Admiralty Way to Via Marina. This alternative would improve local and sub-regional circulation.

- **Continuous Flow at Via Marina/Admiralty Way Alternative:** Reconfigure existing "T" junction of Admiralty Way and Via Marina intersection to create a continuous loop around Marina del Rey. This alternative would facilitate periphery access around the marina; however, it would require the relocation of the monument near the existing intersection.

- **TSM/TDM Alternative:** Formulate a Transportation System Management (TSM)/ Transportation Demand Management (TDM) plan in accordance with FHWA/Caltrans requirements. The TSM/TDM Alternative would not require any acquisitions of property and would not entail construction. However, this alternative would fail to meet the project objective of implementing required roadway improvements in order to permit development consistent with the Marina del Rey Land Use Plan.

With the exception of the No Action Alternative, each of the Admiralty Way alternatives would result in the following improvements:

- Future traffic relief within Marina del Rey and the surrounding sub-region.
- Air and noise pollution reduction from decreased traffic congestion.

In addition, the 5/6 Lane, the Triple Left Turn at Via Marina/Admiralty Way, and the Continuous Flow at Via Marina/Admiralty Way Alternatives would all qualify as regional roadway improvements under the Local Coastal Program.

The NEPA/CEQA Process

This project is subject to environmental review under the National Environmental Policy Act (NEPA) of 1969 and the California Environmental Quality Act (CEQA) of 1970. Following is a brief outline of the process and the anticipated timeframe for these projects.

Preliminary Environmental Study (PES)

The first step in the environmental review process is the preparation of a Preliminary Environmental Studies Form. Caltrans requires this form, which evaluates the project at a broad level to determine the likelihood of specific-types of sensitive environmental resources within the project area and the effect that the project would have on these resources. Those issues that require further technical studies are identified in the PES. This step has been completed, and the PES can be viewed at various locations near the project site (for locations, see page 6).

Noticing and Scoping

A CEQA Notice of Preparation of an EIR was distributed to public agencies, private organizations, and the public on February 22, 2006, indicating that the environmental review process has commenced and letting everyone know about the dates and locations of the public scoping meetings. Distribution of these notices marks the commencement of the 45-day public scoping period, during which two scoping meetings are being held on March 9, 2006 and March 18, 2006. NEPA requires that a similar notice, called the Notice of Intent, be published in the Federal Register, which occurred on February 1, 2006.

Technical Studies and Draft EIR/EIS

The environmental review process is an objective evaluation of potentially significant direct, indirect, and cumulative impacts of the proposed project, and identification of potentially feasible mitigation measures and alternatives that would reduce or avoid the project's significant effects. This is documented in an EIR/EIS, which provides decision-makers, public agencies, and the public detailed information about the potential significant environmental effects of the project and identifies feasible mitigation measures and alternatives that would minimize or avoid significant effects. The EIR/EIS will evaluate the project in light of the following issue areas.

Human Environment:	**Physical Environment:**	**Biological Environment:**
• Land Use • Growth • Population & Housing • Community Impacts • Utilities & Emergency Services • Traffic & Transportation, Pedestrian & Bicycle Facilities • Visual/Aesthetics • Cultural Resources	• Hydrology & Floodplains • Water Quality & Storm Water Runoff • Geology, Soils, Seismicity, Paleontology, & Topography • Hazardous Waste & Materials • Air Quality • Noise & Vibration • Energy	• Natural Communities • Wetlands & Other Waters of the United States • Plant Species • Animal Species • Threatened & Endangered Species • Invasive Species

A number of technical studies on specialized topics, such as traffic, air quality, and cultural resources, are being prepared to provide the technical support for the Draft EIR/EIS evaluations. The Draft EIR/EIS is anticipated to be complete by early to mid-2007.

Noticing and Review

Once the Draft EIR/EIS is completed, public agencies, private organizations, and the public will be notified that the document is available for their review through distribution of a Notice of Completion and a Notice of Availability. Whether you sign up on the website (www.sr90admiraltyway.org), by contributing written or verbal comments, or requesting in writing to be added to the distribution list, you will be notified that the document is available for review. Public meetings will be held in early to mid-2007 to solicit input on the Draft EIR/EIS. Each comment will be evaluated and responded to in the Final EIR/EIS.

Final EIR/EIS

A Final EIR/EIS will be prepared, identifying and describing the "preferred alternative" based on the Draft EIR/EIS analysis and comments received during the comment period. A mitigation monitoring and reporting plan will also be prepared which will tabulate and track all the mitigation measures for the project. The Final EIR/EIS is anticipated to be completed by late 2007.

Once completed, the Final EIR/EIS will be submitted to the County's Board of Supervisors and the Federal Highways Administration for consideration. Prior to project approval, "findings" regarding the environmental impacts of the project must be adopted, explaining how Public Works dealt with each significant environmental impact identified in the EIR/EIS.

If Public Works decides, on the basis of findings, to proceed with the project, the Board will certify and approve the project. A statement of overriding considerations must be adopted should Public Works decide to approve a project with unavoidable significant environmental effects. The statement is a written record of how the significant and unavoidable impacts of the project were weighed against its benefits.

Upon approval and completion of the above steps, a mitigation monitoring and reporting plan must be adopted by Public Works, ensuring that mitigation measures designed to avoid or reduce a significant environmental impact identified in the EIR/EIS are implemented.

Final Noticing and Record of Decision

Once a project is approved, Public Works as the lead agency under CEQA will file a Notice of Determination with the state Office of Planning and Research and the County. During this time, the public, agencies, and other organizations can review the County's decision and file any legal objections to the project approval.

The final step for FHWA as the lead agency under NEPA is to issue the Record of Decision. This document identifies the preferred alternative, presents the basis for the decision, identifies the alternatives, including the "environmentally preferable alternative", and provides information on the adopted means to avoid, minimize and compensate for environmental impacts.

Construction Compliance

During the construction compliance phase of a project, the environmental documentation is complete; however, the documents are far from obsolete, as the future activities associated with the project (right-of-way acquisition, design, construction, and post-construction activities) must comply with the EIR/EIS mitigation measures adopted in the mitigation monitoring and reporting program.

For more information:

View project-related documents at these locations:

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

Venice Library
501 South Venice Boulevard, Venice, CA, 90291

Beaches and Harbors Office
13837 Fiji Way, Marina del Rey, CA, 90292

Online at http://www.sr90admiraltyway.org

To stay informed about the Projects:

To stay informed about the project, please sign in at the door, or visit the project website (www.sr90admiraltyway.org) and provide an email or postal address. Everyone who signs up will be notified about upcoming meetings and document releases.

To provide input:

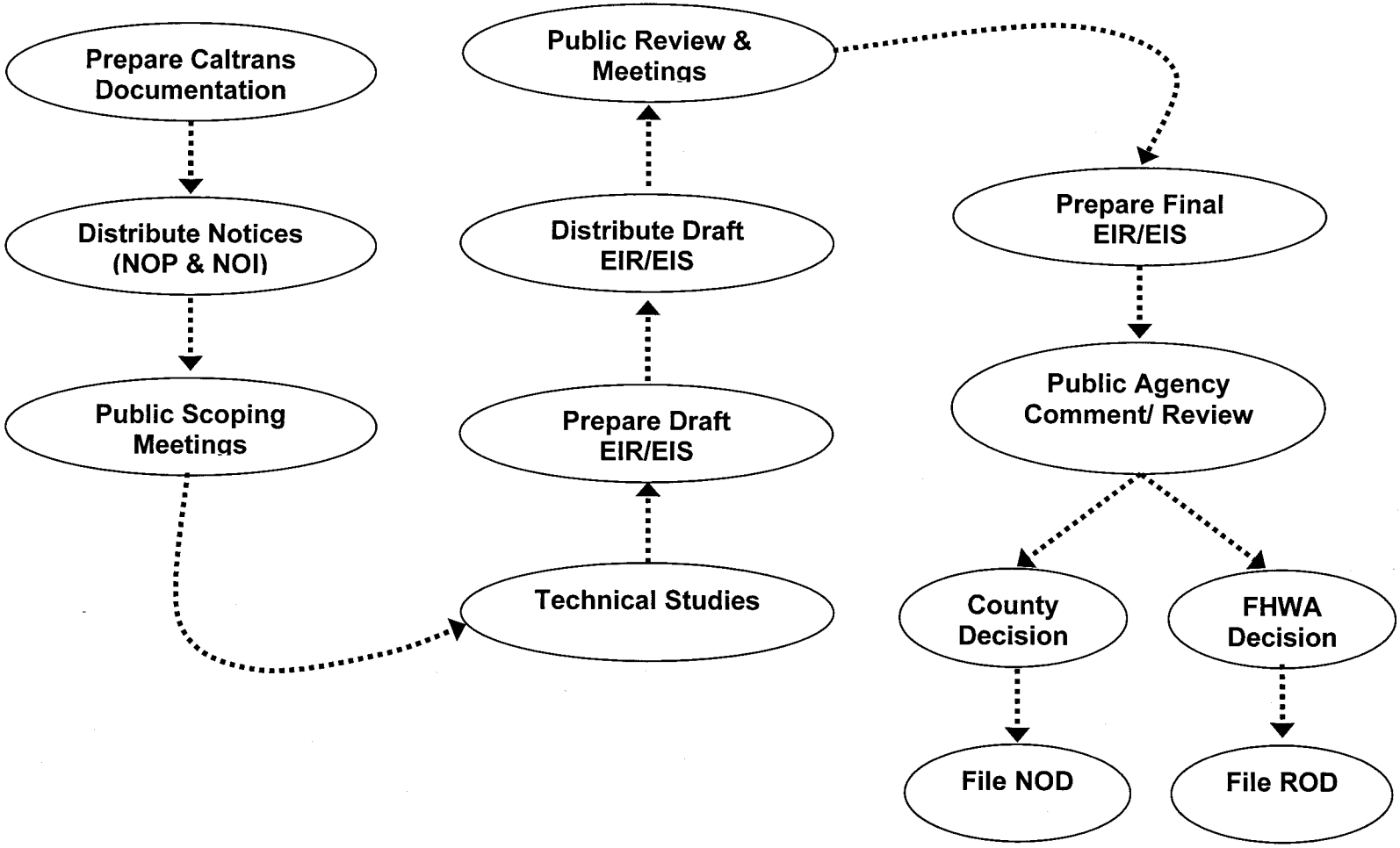
The public comment period for the EIR/EIS commenced on February 22, 2006 and will end on April 7, 2006. Comments on the topics to be discussed in the EIR/EIS are welcome during this period. These comments will be used to identify key environmental issues that the public wants to have included in the Draft EIR/EIS. Once completed, the Draft EIR/EIS will be made available for review and comments on the projects will again be invited. You may provide comments in any of the following manners:

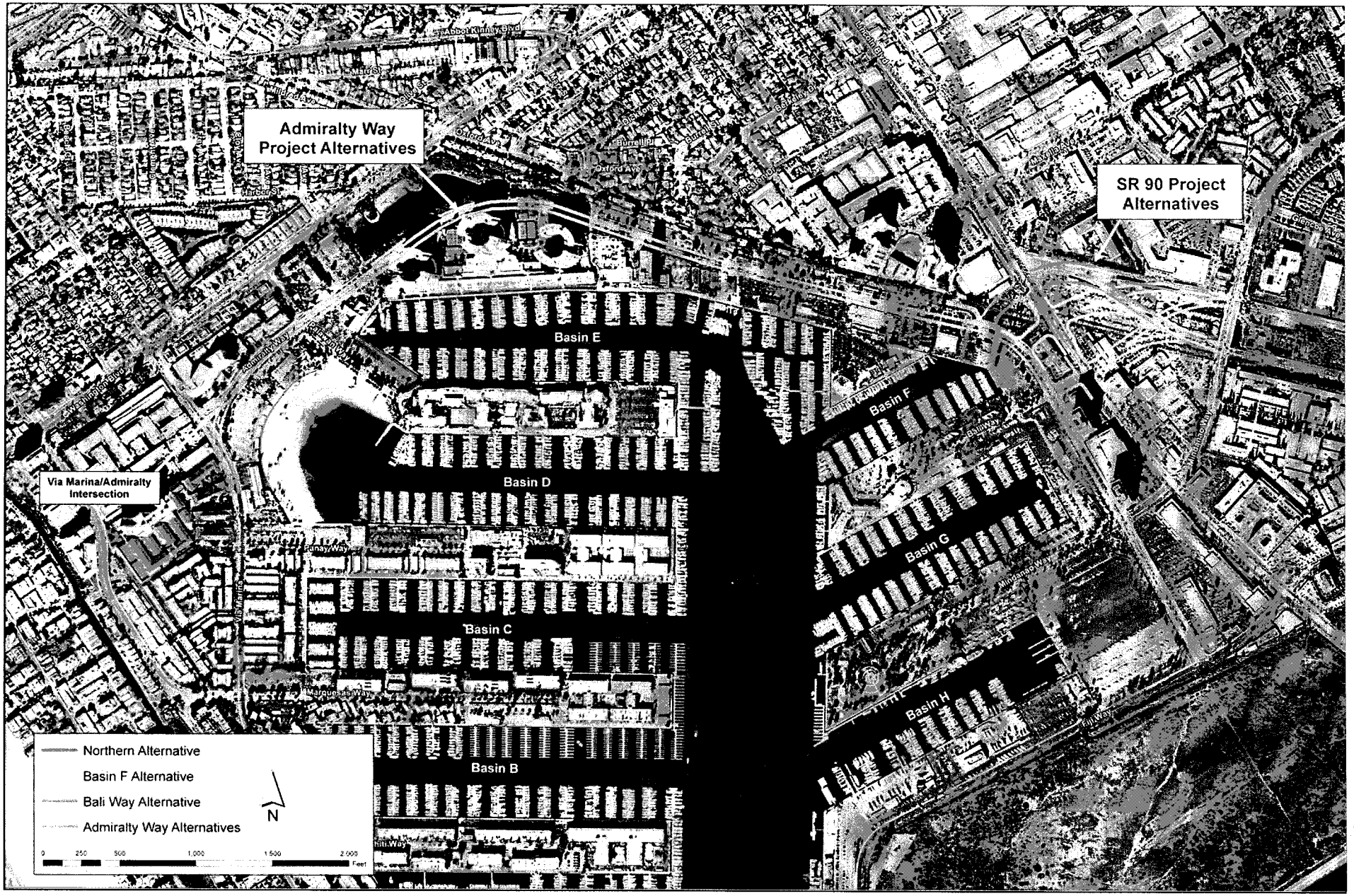
- **Verbally at the scoping meetings** on Thursday March 9, 2006 from 7 to 9 p.m. or on Saturday March 18, 2006 from 10:30 a.m. – 12:30 p.m. at Burton Chace Community Center. Attendees of the meetings who are unable or who do not wish to speak may provide comments:
- **In writing, using the comment cards** provided at the scoping meetings
- **In writing, via a letter to Public Works:**
  County of Los Angeles, Department of Public Works
  Program Development Division
  900 South Fremont Avenue
  Alhambra, CA 91803-1331
  Attn: Ed Dingman, Environmental Manager
- **Online, using the Comment Page** at www.sr90admiraltyway.org

Acronyms

CEQA	California Environmental Quality Act (1970)
EIR/EIS	Environmental Impact Report (under CEQA)/Environmental Impact Statement (under NEPA)
FHWA	Federal Highway Administration
NEPA	National Environmental Policy Act (1969)
NOD	Notice of Determination (CEQA)
ROD	Record of Decision (NEPA)
SR 1	State Route 1
SR 90	State Route 90
TSM/TDM	Transportation System Management/Transportation Demand Management

Flowchart of the Environmental Review Process





SR 90 EXTENSION PROJECT / ADMIRALTY WAY IMPROVEMENTS PROJECT

PROJECT ALTERNATIVES

"To enrich lives through effective and caring service"

Los Angeles County
Beaches & Harbors
Caring for Your Coast

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

April 6, 2006

To: Small Craft Harbor Commission

From: Stan Wisniewski, Director Stan W.

Subject: **ITEM 5b – CONSENT TO ASSIGNMENT OF LEASEHOLD INTEREST AND AMENDMENT TO LEASE – PARCELS 42/43 – MARINA DEL REY HOTEL – LEASE NO. 5577**
CONSENT TO ASSIGNMENT OF LEASEHOLD INTEREST AND AMENDMENT TO LEASE – PARCEL 145R – MARINA INTERNATIONAL HOTEL – LEASE NO. 14404

Item 5b on your agenda relates to the assignment of and a related lease amendment to the Parcels 42/43 lease and to the assignment and a related lease amendment to the Parcel 145R lease. The proposed assignment of Parcels 42/43 is from MGC Marina del Rey International, a California general partnership, to IWF MDR Hotel, L.P., a California limited partnership. The proposed assignment of Parcel 145R is from MGC Marina del Rey International, a California general partnership, to IWF Marina View Hotel, L.P., a California limited partnership.

The attached Board letter and exhibits provide details relating to the assignments and amendments. Your concurrence with my recommendations to the Board is requested.

SW:GB

Attachments

13837 Fiji Way • Marina del Rey • CA 90292 ● 310.305.9503 • fax 310.821.6345 ● internet: http://beaches.co.la.ca.us

"To enrich lives through effective and caring service"

Los Angeles County Beaches & Harbors
Caring for Your Coast

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

April 18, 2006

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

Dear Supervisors:

CONSENT TO ASSIGNMENT OF LEASEHOLD INTEREST AND AMENDMENT TO LEASE – PARCELS 42/43 – MARINA DEL REY HOTEL – LEASE NO. 5577
CONSENT TO ASSIGNMENT OF LEASEHOLD INTEREST AND AMENDMENT TO LEASE – PARCEL 145R – MARINA INTERNATIONAL HOTEL - LEASE NO. 14404
(4th DISTRICT)
(4 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed assignment of Lease No. 5577 affecting the leasehold interest in Parcel's 42/43 and the proposed Amendment No. 8 to Lease No. 5577 for Parcels 42/43 are categorically exempt under the California Environmental Quality Act pursuant to classes 1 (r) and 4 (j) of the County's Environmental Document Reporting Procedures and Guidelines.

2. Approve and authorize the Mayor of the Board to execute the attached Consent to Assignment of Lease for Parcels 42/43 from MGC Marina del Rey International, a California general partnership, to IWF MDR Hotel, L.P., a California limited partnership.

3. Approve and authorize the Mayor of the Board to execute the attached Amendment No. 8 to Lease No. 5577 for Parcels 42/43, which defines changes in management and ownership of a limited liability company that will be considered an event of assignment under Section 22 of the Lease.

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://beaches.co.la.ca.us

4. Find that the proposed assignment of Lease No. 14404 affecting the leasehold interest in Parcel 145R and the proposed Amendment No. 8 to Lease No. 14404 for Parcel 145R are categorically exempt under the California Environmental Quality Act pursuant to classes 1 (r) and 4 (j) of the County's Environmental Document Reporting Procedures and Guidelines.

5. Approve and authorize the Mayor of the Board to execute the attached Consent to Assignment of Lease for Parcel 145R from MGC Marina del Rey International, a California general partnership, to IWF Marina View Hotel, L.P., a California limited partnership.

6. Approve and authorize the Mayor of the Board to execute the attached Amendment No. 8 to Lease No. 14404 for Parcel 145R, which defines changes in management and ownership of a limited liability company that will be considered an event of assignment under Section 22 of the Lease.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

MGC Marina del Rey International is the lessee of Parcels 42/43, site of the Marina del Rey Hotel, as a result of a previous assignment approved by your Board on March 13, 2001. MGC Marina del Rey International wishes to assign its interest in Parcels 42/43 to IWF MDR Hotel, L.P. MGC Marina del Rey International is also the lessee of Parcel 145R, site of the Marina International Hotel, as a result of a previous assignment approved by your Board on March 13, 2001. MGC Marina del Rey International wishes to assign its interest in Parcel 145R to IWF Marina View Hotel, L.P. Marina del Rey leases provide that the County's consent is required on most assignments and that such consent may not be unreasonably withheld. Department policy provides that the County's approval or denial of any assignment shall be based on one or more of the following: a) the financial condition of the assignee; b) the price to be paid for the leasehold as it relates to development or potential development thereon; and c) the management of the leasehold by the assignee being in the best interest of the Marina overall.

Assignment and Amendment of Lease – Parcels 42/43

Our review has found that: a) the assignee, IWF MDR Hotel, L.P., is a single asset entity formed and adequately capitalized to own and operate the project; b) the sale price of $22,350,000 is within market standards; c) the parent company of the assignee, Pacifica Hotel Investors, LLC, and its parent company, Invest West Financial Corporation, a California corporation, have the prerequisite experience in acquiring, developing, refurbishing and managing hotel properties similar to the subject leasehold,

having owned or managed over 30 hotels and currently operating 20 hotels consisting of 1,680 rooms, including the Jamaica Bay Inn in Marina del Rey (Parcel 27).

Assignment and Amendment of Lease – Parcel 145R

Our review has found that: a) the assignee, IWF Marina View Hotel, L.P., is a single asset entity formed and adequately capitalized to own and operate the project; b) the sale price of $10,150,000 is within acceptable market standards; and c) the parent company of the assignee, Pacifica Hotel Investors, LLC, and its parent company, Invest West Financial Corporation, a California corporation, have the prerequisite experience in acquiring, developing, refurbishing and managing hotel properties similar to the subject leasehold, having owned or managed over 30 hotels and currently operating 20 hotels consisting of 1,680 rooms, including the Jamaica Bay Inn in Marina del Rey (Parcel 27).

Implementation of Strategic Plan Goals

The leasehold assignments and amendments are consistent with the County's goal of "Service Excellence", in that while maintaining appropriate management of the leaseholds and appropriate protection of County interests, they allow the transfer of the leasehold interests to accommodate completion of a bona fide financial transaction.

FISCAL IMPACT/FINANCING

There is no financial impact to the County as a result of the proposed assignments and amendments.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On March 1, 1962, the County entered into a 60-year lease for the premises known as Parcels 42/43, the Marina del Rey Hotel. On March 21, 2001, your Board approved an assignment of this leasehold interest to MGC Marina del Rey International, a California partnership. Parcels 42/43 encompass approximately 6.23 acres of land and approximately 8.90 acres of water and are improved with a 160-room hotel and a 349-slip marina.

On December 31, 1968, the County entered into a 60-year lease for the premises known as Parcel 145R, the Marina International Hotel. On March 21, 2001, your Board approved an assignment of this leasehold interest to MGC Marina del Rey International, a California partnership. Parcel 145R encompasses approximately 2.07 acres of land and is improved with a 134-room hotel.

The most recent maintenance inspection of Parcels 42/43 was completed on October 19, 2005 and that of Parcel 145R was completed on November 28, 2005. These inspections identified certain items requiring repair and maintenance. The Department has reviewed with the proposed assignees the existing maintenance deficiencies of each leasehold, as well as repair requirements to bring them to Marina standards. The proposed assignees have specifically committed, as a condition of the Department's consent to the assignment's, to assume the lease obligations to maintain the leaseholds in accordance with all maintenance, repair and improvement requirements. The proposed assignees have agreed to assume responsibility for each parcel's outstanding lease and rent obligations and other lease obligations that may have arisen from the date of the last audit.

The recently completed audit of each property resulted in a balanced owed the County of $200,312 for Parcel 42/43 and $158,537 for Parcel 145R. The existing lessee, MGC Marina del Rey International, has agreed to pay these outstanding audit amounts through an irrevocable requirement of the escrow, whereby payment to the County upon the closing of escrow of the audits amounts due the County will occur.

At its meeting of April 12, 2006, the Small Craft Harbor Commission considered the Director's recommendations to approve the proposed assignments and amendments. The Commission _____ the Director's recommendations. County Counsel has approved the documents as to form.

ENVIRONMENTAL DOCUMENTATION

The proposed assignments and amendments are categorically exempt under the California Environmental Quality Act pursuant to classes 1 (r) and 4 (j) of the County's Environmental Document Reporting Procedures and Guidelines.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There is no impact on other current services or projects.

CONCLUSION

Attached are three copies of the Consent to Assignment of Lease for Parcels 42/43, three copies of Amendment No. 8 to Lease No. 5577 for Parcels 42/43, three copies of the Consent to Assignment of Lease for Parcel 145R, and three copies of Amendment

No. 8 to Lease No. 14404 for Parcel 145R. Please authorize the Mayor of the Board of Supervisors to execute three copies of each Consent and three copies of each Amendment and authorize the Executive Officer of the Board to acknowledge the Mayor's signature and return two executed copies of each Consent and two copies of each Amendment to the Department of Beaches and Harbors.

Respectfully submitted,

Stan Wisniewski
Director

Attachments (4)

c: Chief Administrative Officer
County Counsel

SW:AK:GB

AMENDMENT NO. 8 TO LEASE NO. 5577
PARCEL NOS. 42 AND 43 – MARINA DEL REY SMALL CRAFT HARBOR

THIS AMENDMENT TO LEASE is made and entered into this 4TH day of April, 2006 ("**Effective Date**").

BY AND BETWEEN COUNTY OF LOS ANGELES,
hereinafter referred to as "**County**",

IWF MDR HOTEL, L.P.,
a California limited partnership,
hereinafter referred to as "**Lessee**"

WITNESSETH

WHEREAS, County and Lessee's predecessor in interest entered into Lease No. 5577 under the terms of which County leases to Lessee's predecessor in interest that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, commonly known as Parcels 42 and 43, which leasehold premises (the "**Premises**") is more particularly described on Exhibit "A" attached hereto and incorporated herein (the lease and all amendments thereto are collectively referred to herein as the "**Lease**"); and

WHEREAS, Section 22(C) of the Lease provides that subject to enumerated exceptions, Lessee may not assign all or any part of its interest in the Lease without the prior written consent of the County, and that for purposes of said Section 22(C), the change in one or more general partners in a limited partnership and the sale, assignment or transfer of fifty percent (50%) or more of the stock in a corporation which owns, or is the general partner in a partnership which owns, the leasehold constitutes an event of assignment; and

WHEREAS, in consideration of the County's approval of the transfer of the Lease to Lessee, the parties desire to amend Section 22(C) of the Lease to define what changes in management and ownership of a limited liability company shall be considered an event of assignment under said Section.

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

1. **SUBLEASES, ASSIGNMENTS, AND SUCCESSORS**. Commencing as of the Effective Date, Section 22(C) of the Lease is amended by adding subsection (3) immediately after subsection (2) to read as follows:

"(3) The change in one or more of the managing members in a limited liability company which owns the leasehold, except by death of a managing member and his or her replacement by a vote of the remaining members, or the sale, assignment, or transfer of fifty

percent (50%) or more of the ownership interest in a limited liability company which owns, or is the general partner in a partnership which owns, the leasehold."

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

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 8 to Lease No. 5577 to be subscribed by the Mayor of said Board and attested by its Executive Officer, and the Lessee has executed the same.

IWF MDR HOTEL, L.P., a California limited partnership

By: IWF MDR HOTEL, LLC,
a California limited liability company, its general partner

By: Invest West Financial, LLC,
a California limited
liability company, its sole member

By: _____
Matthew D. Marquis,
Vice President

COUNTY OF LOS ANGELES

By: _____
Mayor, Board of Supervisors

ATTEST:

VIOLET VARONA-LUKENS,
Executive Officer of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By: _____
Deputy

EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 42

Parcels 717 and 718, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said county.

Reserving and excepting therefrom unto the County of Los Angeles easements for sanitary sewer, fire access, storm drain and harbor utility purposes over those portions thereof designated on said map to be reserved by said county for such purposes.

DESCRIPTION APPROVED
AUG 3 1 1961
JOHN A. LAMBIE
County Engineer
BY ..... DEPUTY

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 43

Parcels 719 and 720, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said county.

Reserving and excepting therefrom unto the County of Los Angeles easements for sanitary sewer, fire access, and harbor utility purposes over those portions thereof designated on said map to be reserved by said county for such purposes.

DESCRIPTION APPROVED
AUG 3 1 1961
JOHN A. LAMBIE
County Engineer
BY .....DEPUTY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Barbara } ss.

On 4-4-06 (Date) before me, Daune Elaine Dowell - Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Matthew D. Marquis (Name(s) of Signer(s)),

☑ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

DAUNE ELAINE DOWELL
Commission # 1360488
Notary Public - California
Santa Barbara County
My Comm. Expires Jun 10, 2006

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

© 1999 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.nationalnotary.org Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

AMENDMENT NO. 8 TO LEASE NO. 14404
PARCEL NO. 145R – MARINA DEL REY SMALL CRAFT HARBOR

THIS AMENDMENT TO LEASE is made and entered into this 4th day of April, 2006 ("**Effective Date**").

BY AND BETWEEN COUNTY OF LOS ANGELES,
hereinafter referred to as "**County**",

IWF MARINA VIEW HOTEL, L.P.,
a California limited partnership,
hereinafter referred to as "**Lessee**"

WITNESSETH

WHEREAS, County and Lessee's predecessor in interest entered into Lease No. 14404 under the terms of which County leases to Lessee's predecessor in interest that certain real property located in the Marina del Rey Small Craft Harbor, County of Los Angeles, State of California, commonly known as Parcel 145R, which leasehold premises (the "**Premises**") is more particularly described on Exhibit "A" attached hereto and incorporated herein (the lease and all amendments thereto are collectively referred to herein as the "**Lease**"); and

WHEREAS, Section 22(C) of the Lease provides that subject to enumerated exceptions, Lessee may not assign all or any part of its interest in the Lease without the prior written consent of the County, and that for purposes of said Section 22(C), the change in one or more general partners in a limited partnership and the sale, assignment or transfer of fifty percent (50%) or more of the stock in a corporation which owns, or is the general partner in a partnership which owns, the leasehold constitutes an event of assignment; and

WHEREAS, in consideration of the County's approval of the transfer of the Lease to Lessee, the parties desire to amend Section 22(C) of the Lease to define what changes in management and ownership of a limited liability company shall be considered an event of assignment under said Section.

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

1. **SUBLEASES, ASSIGNMENTS, AND SUCCESSORS**. Commencing as of the Effective Date, Section 22(C) of the Lease is amended by adding subsection (3) immediately after subsection (2) to read as follows:

"(3) The change in one or more of the managing members in a limited liability company which owns the leasehold, except by death of a managing member and his or her replacement by a vote of the remaining members, or the sale, assignment, or transfer of fifty

percent (50%) or more of the ownership interest in a limited liability company which owns, or is the general partner in a partnership which owns, the leasehold."

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

IN WITNESS WHEREOF, County has, by order of its Board of Supervisors, caused this Amendment No. 8 to Lease No. 14404 to be subscribed by the Mayor of said Board and attested by its Executive Officer, and the Lessee has executed the same.

IWF MARINA VIEW HOTEL, L.P., a California limited partnership

By: IWF MARINA VIEW HOTEL, LLC, a California limited liability company, its general partner

By: Invest West Financial, LLC, a California limited liability company, its sole member

By: _____
Matthew D. Marquis,
Vice President

COUNTY OF LOS ANGELES

By: _____
Mayor, Board of Supervisors

ATTEST:

VIOLET VARONA-LUKENS,
Executive Officer of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By: _____
Deputy

EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 145R

Those portions of Parcels 494 to 499 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County, within the following described boundaries:

Beginning at the intersection of a curve concave to the north, having a radius of 20 feet, tangent to the straight line in the southwesterly boundary of said Parcel 496 and tangent to the straight line in the southeasterly boundary of said last mentioned parcel with a line parallel with and 4 feet northwesterly, measured at right angles, from the straight line in said southeasterly boundary; thence northeasterly along said parallel line 41.00 feet; thence southeasterly at right angles from said parallel line 4.00 feet to said last mentioned straight line; thence northeasterly along said last mentioned straight line and along the southeasterly lines of said Parcels 497 and 498 a distance of 211.00 feet to the easterly corner of said Parcel 498; thence northwesterly along the northeasterly lines of said Parcels 498 and 499 a distance of 350.00 feet to a line parallel with and 10 feet southeasterly, measured at right angles, from the northwesterly line of said Parcel 499; thence southwesterly along said last mentioned parallel line to the beginning of a curve concave to the east, having a radius of 50 feet, tangent to said last mentioned parallel line and tangent to the straight line in the southwesterly boundary of said Parcel 494; thence southerly along said last mentioned curve 78.54 feet to said last mentioned straight line; thence southeasterly along said last mentioned straight line, the southwesterly line of said Parcel 497 and along the straight line in the southwesterly boundary of said Parcel 496 a distance of 269.50 feet; thence northeasterly at right angles from

the straight line in said last mentioned southwesterly boundary 2.00 feet; thence southeasterly parallel with said last mentioned straight line 19.21 feet to said 20 foot radius curve; thence easterly along said 20 foot radius curve 9.53 feet to the point of beginning.

Together with a right of way for ingress and egress to be used in common with others over those portions of the southwesterly 12 feet of Parcels 500 and 501, as shown on said map, which extend from the southeasterly line of said Parcel 501, northwesterly to the southeasterly line of the northwesterly 10 feet of said Parcel 500.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress to be used in common with others over those portions of the northeasterly 12 feet of said Parcels 498 and 499, which extend from the southeasterly line of said Parcel 498, northwesterly to a line parallel with and 10 feet southeasterly, measured at right angles, from the northwesterly line of said Parcel 499.

Also reserving and excepting unto the County of Los Angeles a right of way for walk purposes to be used in common with others over those portions of the southeasterly 3 feet of said Parcels 496, 497 and 498, which extend from the northeasterly line of said Parcel 498, southwesterly to the northeasterly line of that certain parcel of land described as Parcel D in resolution, for Admiralty Way, recorded as Document No. 3149, on March 22, 1967, in Book D3591, page 377, of Official Records, in the office of said Recorder.

Also reserving and excepting unto the County of Los Angeles a right of way for walk purposes to be used in common with others over those portions of said Parcels 494, 496 and 497, within the following described boundaries:

Beginning at the northeasterly terminus of said 50 foot radius curve in the northwesterly, westerly and southwesterly boundaries of above described parcel of land; thence southeasterly along a radial of said 50 foot radius curve 3.00 feet; thence southwesterly, southerly and southeasterly along a curve concentric with said 50 foot radius curve to a radial of said 50 foot radius curve at the southeasterly terminus thereof; thence southeasterly parallel with the southwesterly line of said Parcel 497 to the northerly boundary of that certain parcel of land described as Parcel E in above mentioned resolution,

for Palawan Way; thence westerly, northwesterly and southwesterly along the northerly, northeasterly and northwesterly boundaries of said last mentioned certain parcel of land to the straight line in the southwesterly boundary of said Parcel 496; thence northwesterly, northerly and northeasterly along the southwesterly, westerly and northwesterly boundaries of above described parcel of land to the point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for access and harbor utility purposes over that portion thereof designated on said map as an easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED
February 6, 1970
JOHN A. LAMBIE
County Engineer

By _____ Deputy

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Barbara } ss.

On 4-4-06 (Date) before me, Daune Elaine Dowell - Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Matthew D. Marquis (Name(s) of Signer(s))

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

DAUNE ELAINE DOWELL
Commission # 1360468
Notary Public - California
Santa Barbara County
My Comm. Expires Jun 10, 2006

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

© 1999 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.nationalnotary.org Prod. No. 5907 Reorder: Call Toll-Free 1-800-876-6827

CONSENT TO ASSIGNMENT OF LEASE

The COUNTY OF LOS ANGELES ("**County**"), lessor under that certain Lease No. 14404, dated December 31, 1968, as amended ("**Lease**"), applicable to those certain premises commonly known as Parcel 145R, Marina del Rey Small Craft Harbor, described in Exhibit A, attached hereto and incorporated herein by this reference, does hereby consent to the assignment of said Lease by the present lessee, MGC Marina del Rey International, a California general partnership ("**Assignor**"), to IWF Marina View Hotel, L.P., a California limited partnership ("**Assignee**"), in accordance with that certain Assignment of Lease and that certain Acceptance of Assignment of Lease prepared in connection with the proposed assignment contemplated thereby (the "**Assignment**"). It is further understood and agreed that the County's consent to the Assignment is subject to the following express conditions:

A. This Consent to Assignment shall be voidable by the County, until and unless the Assignment is complete and irrevocable in all respects within sixty (60) days of the date of execution on behalf of the County of this Consent to Assignment of Lease.

B. This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform the obligations and liabilities of the lessee under the Lease in accordance with the provisions of the Acceptance of Assignment of Lease being executed and delivered by Assignee concurrently herewith. Nothing herein shall limit the County's ability to pursue remedies against either Assignor or Assignee, at the County's option, for obligations of the lessee created prior to this Assignment, by the terms, covenants and conditions of said Lease.

C. The Assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon Assignee whether or not Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the Assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement.

D. Assignee shall not make any further assignment or sublease of the Lease, nor any portion thereof, without the written consent of County as lessor having first been obtained thereto in accordance with, and to the extent required by, the provisions of the Lease.

Dated this _____ day of _____, 2006.

COUNTY OF LOS ANGELES

By:_____
Mayor, Board of Supervisors

ATTEST:

VIOLET VARONA-LUKENS,
Executive Officer of
the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By: _____
Deputy

EXHIBIT A

Legal Description

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 145R

Those portions of Parcels 494 to 499 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County, within the following described boundaries:

Beginning at the intersection of a curve concave to the north, having a radius of 20 feet, tangent to the straight line in the southwesterly boundary of said Parcel 496 and tangent to the straight line in the southeasterly boundary of said last mentioned parcel with a line parallel with and 4 feet northwesterly, measured at right angles, from the straight line in said southeasterly boundary; thence northeasterly along said parallel line 41.00 feet; thence southeasterly at right angles from said parallel line 4.00 feet to said last mentioned straight line; thence northeasterly along said last mentioned straight line and along the southeasterly lines of said Parcels 497 and 498 a distance of 211.00 feet to the easterly corner of said Parcel 498; thence northwesterly along the northeasterly lines of said Parcels 498 and 499 a distance of 350.00 feet to a line parallel with and 10 feet southeasterly, measured at right angles, from the northwesterly line of said Parcel 499; thence southwesterly along said last mentioned parallel line to the beginning of a curve concave to the east, having a radius of 50 feet, tangent to said last mentioned parallel line and tangent to the straight line in the southwesterly boundary of said Parcel 494; thence southerly along said last mentioned curve 78.54 feet to said last mentioned straight line; thence southeasterly along said last mentioned straight line, the southwesterly line of said Parcel 497 and along the straight line in the southwesterly boundary of said Parcel 496 a distance of 269.50 feet; thence northeasterly at right angles from

the straight line in said last mentioned southwesterly boundary 2.00 feet; thence southeasterly parallel with said last mentioned straight line 19.21 feet to said 20 foot radius curve; thence easterly along said 20 foot radius curve 9.53 feet to the point of beginning.

Together with a right of way for ingress and egress to be used in common with others over those portions of the southwesterly 12 feet of Parcels 500 and 501, as shown on said map, which extend from the southeasterly line of said Parcel 501, northwesterly to the southeasterly line of the northwesterly 10 feet of said Parcel 500.

Reserving and excepting unto the County of Los Angeles a right of way for ingress and egress to be used in common with others over those portions of the northeasterly 12 feet of said Parcels 498 and 499, which extend from the southeasterly line of said Parcel 498, northwesterly to a line parallel with and 10 feet southeasterly, measured at right angles, from the northwesterly line of said Parcel 499.

Also reserving and excepting unto the County of Los Angeles a right of way for walk purposes to be used in common with others over those portions of the southeasterly 3 feet of said Parcels 496, 497 and 498, which extend from the northeasterly line of said Parcel 498, southwesterly to the northeasterly line of that certain parcel of land described as Parcel D in resolution, for Admiralty Way, recorded as Document No. 3149, on March 22, 1967, in Book D3591, page 377, of Official Records, in the office of said Recorder.

Also reserving and excepting unto the County of Los Angeles a right of way for walk purposes to be used in common with others over those portions of said Parcels 494, 496 and 497, within the following described boundaries:

Beginning at the northeasterly terminus of said 50 foot radius curve in the northwesterly, westerly and southwesterly boundaries of above described parcel of land; thence southeasterly along a radial of said 50 foot radius curve 3.00 feet; thence southwesterly, southerly and southeasterly along a curve concentric with said 50 foot radius curve to a radial of said 50 foot radius curve at the southeasterly terminus thereof; thence southeasterly parallel with the southwesterly line of said Parcel 497 to the northerly boundary of that certain parcel of land described as Parcel E in above mentioned resolution,

for Palawan Way; thence westerly, northwesterly and southwesterly along the northerly, northeasterly and northwesterly boundaries of said last mentioned certain parcel of land to the straight line in the southwesterly boundary of said Parcel 496; thence northwesterly, northerly and northeasterly along the southwesterly, westerly and northwesterly boundaries of above described parcel of land to the point of beginning.

Also reserving and excepting unto the County of Los Angeles a right of way for access and harbor utility purposes over that portion thereof designated on said map as an easement to be reserved by said County for such purposes.

DESCRIPTION APPROVED
February 6, 1970
JOHN A. LAMBIE
County Engineer

By Edgar Takeuchi Deputy

CONSENT TO ASSIGNMENT OF LEASE

The COUNTY OF LOS ANGELES ("**County**"), lessor under that certain Lease No. 5577, dated May 7, 1962, as amended ("**Lease**"), applicable to those certain premises commonly known as Parcels 42 and 43, Marina del Rey Small Craft Harbor, described in Exhibit A, attached hereto and incorporated herein by this reference, does hereby consent to the assignment of said Lease by the present lessee, MGC Marina del Rey International, a California general partnership ("**Assignor**"), to IWF MDR Hotel, L.P., a California limited partnership ("**Assignee**"), in accordance with that certain Assignment of Lease and that certain Acceptance of Assignment of Lease prepared in connection with the proposed assignment contemplated thereby (the "**Assignment**"). It is further understood and agreed that the County's consent to the Assignment is subject to the following express conditions:

A. This Consent to Assignment shall be voidable by the County, until and unless the Assignment is complete and irrevocable in all respects within sixty (60) days of the date of execution on behalf of the County of this Consent to Assignment of Lease.

B. This Consent to Assignment is contingent upon Assignee's assumption and agreement to perform the obligations and liabilities of the lessee under the Lease in accordance with the provisions of the Acceptance of Assignment of Lease being executed and delivered by Assignee concurrently herewith. Nothing herein shall limit the County's ability to pursue remedies against either Assignor or Assignee, at the County's option, for obligations of the lessee created prior to this Assignment, by the terms, covenants and conditions of said Lease.

C. The Assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon Assignee whether or not Assignor and Assignee have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the Assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement.

D. Assignee shall not make any further assignment or sublease of the Lease, nor any portion thereof, without the written consent of County as lessor having first been obtained thereto in accordance with, and to the extent required by, the provisions of the Lease.

Dated this _____ day of _____, 2006.

COUNTY OF LOS ANGELES

By:_____
Mayor, Board of Supervisors

ATTEST:

VIOLET VARONA-LUKENS,
Executive Officer of
the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.
County Counsel

By: _____
Deputy

EXHIBIT A

Legal Description

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 42

Parcels 717 and 718, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said county.

Reserving and excepting therefrom unto the County of Los Angeles easements for sanitary sewer, fire access, storm drain and harbor utility purposes over those portions thereof designated on said map to be reserved by said county for such purposes.

DESCRIPTION APPROVED
AUG 3 1 1961
JOHN A. LAMBIE
County Engineer
BY ..... DEPUTY

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 43

Parcels 719 and 720, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, recorded in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said county.

Reserving and excepting therefrom unto the County of Los Angeles easements for sanitary sewer, fire access, and harbor utility purposes over those portions thereof designated on said map to be reserved by said county for such purposes.

DESCRIPTION APPROVED
AUG 3 1 1961
JOHN A. LAMBIE
County Engineer
BY .....DEPUTY

"To enrich lives through effective and caring service"

April 6, 2006

Los Angeles County Beaches & Harbors
Caring for Your Coast

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan W.

SUBJECT: **AGENDA ITEM 6a - ONGOING ACTIVITIES REPORT**

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its April 4, 2006 meeting, the Board of Supervisors instructed the Chief Administrative Officer to form and lead a task force comprised of the Acting Director of Planning, Executive Director of Community Development Commission, and County Counsel, working in conjunction with the Director of Beaches and Harbors, to review the County's current Affordable Housing Policy for Marina del Rey and recommend such revisions as necessary to ensure the County's consistency with the Mello Act, a Statewide law that requires that affordable housing for persons and families with low or moderate incomes be provided, where feasible, in new multi-unit residential developments in the California Coastal Zone. The Board also Instructed the Director of Beaches and Harbors to discuss onsite low-income housing opportunities with the lessee of a residential project on Parcels 100 and 101, which is currently in the Coastal Development Permit review process, and bring back to the Board within 30 days an amended leasehold agreement, as necessary, to ensure the project's consistency with the Mello Act.

At the closed session portion of its meeting of January 17, 2006, the Board provided instructions to its negotiating team regarding a term sheet with the proposed new lessee (a joint venture of Harbor Real estate LLC and Westrec Marina Management, Inc.) of Parcel 1S for a new fueling dock facility in Marina del Rey.

At its January 17, 2006 meeting, the Board of Supervisors approved and instructed the Mayor to sign the Consent to Assignment of Lease for Parcel 33R (Harbor House and Edie's Diner) to The Waterfront – MdR, LLC, a Delaware limited liability company, a principal of which is Edward Czuker.

At its December 20, 2005 meeting, the Board of Supervisors awarded and instructed the Mayor to execute three-year contracts with Los Angeles Conservation Corps and California Conservation Corps to provide for the contractors to employ at-risk youth for as-needed repair, maintenance and improvement projects within Marina del Rey and County-owned/operated beaches, at an aggregate annual County cost not to exceed $300,000 for all maintenance projects, with two one-year extension options.

Also at its December 20, 2005 meeting, the Board approved and instructed the Mayor to sign the option granting to Gold Coast Village, LLC, upon fulfillment of stated conditions, the right to extend the term of its existing ground lease on Parcel 56S (Fisherman's Village) by 39 years and granting a new coterminus lease for adjacent Parcels 55 and W. Your Commission previously considered and recommended to the Board approval of this option.

At its December 13, 2005 meeting, the Board approved the exercise of the County's options to terminate Lease No. 6734 as to a portion of Parcel 44U and Lease No. 11140 as to Parcel 77W in its entirety, at a total cost of $5.6 million, plus interest accruing at prime rate as of February 26, 2004, requiring the Department to return to the Board within six months for approval of the actual purchase transaction prior to closing. Your Commission also considered and recommended this item to the Board.

LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE

California Coastal Commission staff has now advised the Marina del Rey Local Coastal Program periodic review staff report is preliminarily scheduled for consideration by the Coastal Commission at its July meeting in either Los Angeles County or Orange County. A time is being arranged now between County and Coastal Commission staff to discuss the report before its consideration and reach agreement between the entities on as many findings/recommendations as possible. The County team is comprised of Beaches and Harbors, Regional Planning, and Public Works Traffic and Lighting Division representatives, as well as our Coastal Commission advocate, Andi Culbertson.

DESIGN CONTROL BOARD MINUTES

The draft minutes from the March 16, 2006 Design Control Board meeting are attached.

SW:ks
Attachment

DRAFT

MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD

Thursday, March 16, 2006

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

Members Present:	Susan Cloke, Chair – First District David Abelar, Second District Peter Phinney, AIA – Fourth District Tony Wong, P.E. – Fifth District
Members Absent:	Katherine Spitz, ASLA, Vice-Chair – Third District
Department Staff Present:	Stan Wisniewski – Director, Beaches & Harbors Joseph Chesler – Beaches & Harbors C. L. Petters – Beaches & Harbors Maureen Sterling – Beaches & Harbors
County Staff Present:	Russell Fricano, Regional Planning Tom Faughnan, Principal Deputy County Counsel
Guests Testifying:	Carla Andrus, Marina del Rey Resident Hans Etter, Marina del Rey Resident Nancy Marino, Marina del Rey Resident Thomas W. Henry, Pacifica Hotel Investors Greg Dallal, Caruso Affiliated Kathryn Allison, Archstone Smith Gloria Davis, Marina del Rey Resident Dorothy Franklin, Marina del Rey Resident David O. Levine, Marina Harbor John Pringle, E&S Ring Shari Van Dorn, Van Dorn Abed Landscape Architects Doug Mehl, Fennie+Mehl Architects Mark Friedman, Mark Michaels Gary Houston, Houston/Tyner Architects

1. **Call to Order, Action on Absences and Pledge of Allegiance**
   Ms. Cloke called the meeting to order at 2:20 p.m. Mr. Phinney led the Pledge of Allegiance.

   Ms. Cloke continued Items 4A and 4B to the April meeting. The applicant was not available to make a presentation, but Ms. Cloke accepted public comments.

   Public Comment

   Ms. Marino emphasized the need to preserve park space.

   Ms. Cloke (Phinney) moved to continue Items 4A and 4B to the April meeting. Mr. Phinney (Wong) moved to continue Items 4A and 4B to the April meeting at the request of the applicant.
   Mr. Phinney (Abelar) moved to excuse Ms. Spitz.

2. **Approval of Minutes of July 21, 2005, September 15, 2005, October 20, 2005, November 17, 2005, December 14, 2005 and January 26, 2006.**

   - Mr. Phinney (Abelar) moved to accept the minutes of July 21, 2005 without changes.
   - Mr. Phinney (Abelar) moved to accept the minutes of September 15, 2005 as submitted.
   - Mr. Phinney (Abelar) moved to accept the minutes of October 20, 2005 with one correction. Page 4, change "front" to "fret" work.
   - Mr. Abelar (Phinney) moved to accept the minutes of November 17, 2005.
   - Mr. Phinney (Abelar) moved to accept the January 26, 2006 minutes with the following corrections:

     a) Page 14 – Third entry, change "Ms. Gurnee" to "Mr. Gurnee"; Third line of sixth paragraph should read "He wondered if the feature is money well spent since it is located at an exit and not an entry point";
     b) Page 13 – In the bold type in the middle, change "the Board would offer to hold another public hearing" to "the Board would offer to hold another public night meeting in the evening."
     c) Page 16 – Change "considerable new corridor" to "considerable view corridor"; change "unobstructive" to "unobstructed";
     d) Page 18 – Fifth full paragraph. Ms. Cloke changed the paragraph to read "Ms. Cloke stressed having a sustainable plant pallet and landscape concept." [Ms. Cloke asked staff to review this portion; and, unless there is a change with that sentence--"Ms. Cloke stressed having a sustainable plant pallet and landscape concept"--she would accept the minutes for January 26, 2006.

Ms. Phinney (Abelar) moved that with the corrections noted, the Board would accept the meeting minutes of January 26, 2006. Unanimous consent.

- Ms. Cloke held approval of the December 14 and February 16, 2006 minutes.

3. **Design Control Board Reviews**

A. Parcel 76 – Keller Williams at Trizec – DCB #06-002
Approval of the record of the DCB's February 2006 action for conditional approval of tenant signage, per the plans on file with the Department.

Mr. Phinney (Cloke) moved to accept DCB #06-002.

C. Parcel 132 – California Yacht Club – DCB #06-006
Approval of the record of the DCB's February 2006 action for conditional approval of tenant signage, per the plans on file with the Department.

Mr. Phinney (Cloke) move to accept DCB #06-006.

B. Parcel IR – Marina Beach Residence Inn – DCB #05-023
Approval of the record of the DCB's February 2006 action for conditional approval of redevelopment, per the plans on file with the Department.

Conditions

1. Create prominent landscape features (i.e., trees) along the east and west frontages of the buildings, in the parking lot, and at the porte-cochere;

2. Provide more shade and canopy trees in the parking lot to shade and soften the parking lot, and to the maximum extent possible, ensure that the trees in the parking lots are planted in the ground and not just in raised planters;

3. Provide a public-serving concession for beach-related furniture and recreational equipment of a minimum of 200 square feet and approximately 400 square feet of auxiliary storage as indicated in Exhibit A.;

4. Provide alternate design for stairways at the north and south ends of the buildings that would emphasize them as public beach access ways;

5. Rotate the stair towers 90° and move them into the building to provide additional fenestration at the public façade;

6. Extend public beach access ways from the public right-of-way at Via Marina across the project to the boardwalk and beach;

7. Add a shade feature (e.g., a trellis) over the public beach access ways to further emphasize their importance and availability to the public;

8. Provide improved definition of building entrances from the beach; and

9. Applicant shall return to the Board for final approval of landscape, color, and architectural details, and a review of the public beach serving facilities, public access to the beach, and public parking.

4. Old Business

A. Parcel 9U – Woodfin Suite Hotel – DCB #04-015-B
Report from consultant regarding wetland restoration and consideration of development project.

Ms. Cloke continued 4A at the request of the applicant.

B. Parcels 10/FF – Neptune Marina Apartments and Anchorage (Legacy) – DCB #04-014-B
Reconsideration of development project.

Ms. Cloke continued 4B at the request of the applicant.

C. Parcel 50 – Tenant Signage at Waterside Marina – DCB #06-003
Consideration of one sign for each store, Theodore Man and Theodore.

Public Comment
None.

Ms. Cloke (Abelar) moved to approve the signs with the condition that the hours of lighting be consistent with the approved hours of lighting of the other tenants in the center. Motion passed unanimously.

D. Parcel 19 (20) – New Department Administration Building – DCB #06-004
Consideration of a new Department Administration Building to be constructed on a portion of Parcel 20 (to be known as Parcel 19).

Postponed to the end of the meeting.

E. Parcel 21 – Holiday Harbor, Phase II – DCB #06-005
Consideration of a new public parking structure.

Postponed to the end of the meeting.

F. Parcel 102 – Archstone Communities – DCB #03-016-H
Consideration of lighting plan.

Ms. Cloke suggested the applicant return with an alternate plan showing lighting density.

Public Comment
None.

Mr. Phinney (Abelar) moved to continue DCB 03-016-H to the April 2006 meeting. Mr. Phinney requested the applicant return with their lighting consultant and that the consultant be prepared to give a presentation about the intensity of the lighting. Motion passed unanimously.

G. Marina del Rey Curb Treatment & Signage Program – DCB #04-018-D
Reconsideration of bike locker identification logo.

Postponed to the end of the meeting and subsequently not heard due to time constraints.

5. New Business

A. Revised DCB Meeting Schedule
Consideration of Night Meetings.

- Mr. Wong recommended holding night meetings every month, every other month, or three times a year);
- Mr. Abelar recommended holding a night meeting every three months or once a quarter); and
- Mr. Phinney recommended holding night meetings during alternate months to establish a standard for the public.

Public Comment

- Mr. Etter expressed that controversial issues that concern the public (i.e., freeway extension, administration building, and Parcel 9) need to be available during the night meetings.

- Ms. Davis expressed that controversial issues require public attendance and need to be available during the night meetings.

- Ms. Franklin expressed that having night meetings, whether every other month or every third month, is a welcomed decision.

- Ms. Andrus stressed focusing on controversial issues, providing an overview to assess what has already happened, and expressing alternative ideas.

Ms. Cloke moved to hold evening meetings during even months on the fourth Thursday at 6:30 p.m. (e.g., April 27, June 29, August 31, October 26, and December 28). Ms. Cloke said that the December meeting may have to be rescheduled to the second Thursday due to the holiday, and asked staff to send an e-mail to effect any change. Motion passed unanimously.

B. Parcels 111/112 – Marina Harbor – DCB #06-010
Consideration of renovations.

Mr. Mehl presented an overview of the project.

Board Comments

- Mr. Wong deferred comments.

- Mr. Abelar asked how much parking was eliminated.

- Mr. Levine said that all of the resident and visitor parking for the 120 units that were completed in September is included in the parking structure in the building itself, and that most of the boater parking is located in the parking structures underneath the buildings. Mr. Levine also said that a limited number of parking spaces would be removed in order to enable the grand entrances to take place for the three podium decks on the side of Water's Edge, and that ten parking spaces were set aside in a parking lot immediately adjacent to the public viewing area on the main channel.

- Mr. Abelar asked about the old boat slip eliminations.

- Mr. Levine said the California Coastal Commission awarded a coastal development permit to reconfigure 319 boat slips, requiring that 55 percent of those remain as 25 or 30-foot slips.

- Ms. Abelar asked about the basic requirements for admitting new boats.

- Mr. Levine explained that the basic requirements ranged from insurance to seaworthiness, track record of having been a good tenant, and paying on time.

- Mr. Wisniewski commented for the record that no resident would be evicted as a part of this renovation process, nor were any residents displaced for the construction of the 120-unit project.

- Mr. Phinney expressed approval of increasing the energy efficiency of the building and the size of the public park.

- Mr. Phinney asked what would be replacing the existing parking spaces, if the grand staircase would occupy any parking spaces, and inquired about landscaping there.

- Ms. Van Dorn said that the grand stairs will have terraced planters coming down and landscaped walkways that connect back to the sidewalks. In addition, as the ends of the existing buildings currently go right up to asphalt, there will be some landscaping there to get a nicer street presence.

- Mr. Phinney said that he understood that the decrease in boater slips would mean a decrease in parking.

- Mr. Phinney commended Ms. Van Dorn in the project creation of 35% to 40% increase in landscape over hardscape in the podium areas.

- Mr. Phinney expressed concern that the public park appeared to be located too far from the public realm, and expressed a desire for something, other than just signage, that would make it clear to the public that a park was available.

- Mr. Phinney also expressed a desire to see some type of identification signage for the public park parking spaces.

- Mr. Phinney suggested, with respect to the staircases:

  1. Considering having the first landing going up;
  2. Widening the base of that staircase to make it more welcoming;
  3. Putting the first platform level into the public realm;
  4. Reconfiguring the buildings.

- Mr. Phinney expressed the importance of conveying a welcoming environment to members of the public, so that they could enjoy the project and improved views, and have a sense that there are parts of the project that they can inhabit.

- Ms. Cloke said basic park design was the right choice, and that the Board would like to see upon the applicant's return:

  1. How the park will be planted;
  2. How it will be designed for use; and
  3. How a promenade walker will know the park is available.

- Ms. Cloke said that with reference to the staircases, she would like to provide thoughts for when the applicant returns to the Board:

  1. Think about the possibility of a water course down the middle in an effort to convey energy, life, and animation;
  2. Provide strong color in the plant pallet to convey a welcoming environment.

- Additionally, Ms.Cloke asked the applicant to think about:

  1. Window treatment which would provide a "sharp" as opposed to a "harsh" contrast (i.e., deep green or black color);
  2. The colors of the awnings must to have the same intensity and convey energy;
  3. Other places to put water into the project and other opportunities to enhance the public park (i.e., flat water jets).

- Ms. Cloke said Mr. Abelar asked for a drinking fountain.

<u>Public Comment</u>

- Mr. Etter expressed multiple concerns regarding public access/activity use, boater parking restoration, boat slip restoration, affordable housing, commissioned funding for public art, and deferred maintenance.
- Ms. Phillips expressed that there is no mention of decreasing wildlife or conservation of energy.
- Ms. Marino expressed the community is adamant about preventing encroachment of buildings into public recreation areas, and that the new development would only obliterate the history of the Marina.

- Ms. Andrus expressed concern about deferred maintenance issues, and also said that the apartment renovation is not in compliance with the Coastal Use Permit and the Mello Act and requested clarification.

Ms. Cloke (Abelar) moved for conceptual approval of DCB #06-010, with the condition that the applicant return to the Board with further definition of the park, plant pallet, approach, park uses, design of the promenade stairs, water fountains, furniture, shade, color, awnings, and window treatment. Motion passed unanimously.

C. **Parcel 76 – Mark Michaels at Trizec – DCB #06-007**
Retroactive review of signage already in place.

As a condition of sublease approval, the subtenant was required by the Department to provide evidence of signage approval for the existing signage.

- Mr. Friedman expressed that he would like to keep the signage on the south side as well as on the west side.

Board Comment

- Ms. Cloke asked Mr.Friedman if he had an original approval for five signs.
- Mr. Friedman said his memory was unclear, but that no approval documents could be located.
- Ms. Cloke said that the awning signs are quite visible, but that the box signs are hard to see, and suggested removing the box letter signage.
- Mr. Friedman said he would not be opposed to that.
- Ms. Cloke asked about the hours of lighting of the signage.
- Mr. Friedman said the store does not control the exterior lighting of the building.

Public Comment
None.

Ms. Cloke (Phinney) moved to approve the three awning signs and remove the box letter signage. Motion passed unanimously.

D. Parcel 125 – Ritz Carlton – DCB #06-009
Remodeling of spa area.

- Mr. Houston said that they have been asked by the Ritz Carlton to take the existing spa and bring it into the new millenium of spas.

Board Comment

Mr. Abelar deferred comments.

Public Comment
None.

Mr. Phinney (Wong) moved to approve agenda Item DCB#06-009 as submitted. Motion passed unanimously.

E. Parcel 53 – The Boat Yard – DCB #06-011
Consideration of signage for Newport Boats.

As there was no representation at the meeting, Item DCB #06-011 was continued to the April 2006 meeting.

3. Design Control Board Reviews *(Continued)*

B. Parcel IR – Marina Beach Residence Inn – DCB #05-023
Ms. Cloke suggested amending Item 3 of the draft Review as follows:

> Provide a public serving concession for beach-related furniture and recreational equipment. The concession area is to be a minimum of 200 square feet and to be centrally located at the boardwalk level. There is also to be an auxiliary storage area of approximately 400 square feet. Exhibit A identifies the location of both the concession area and the auxiliary storage area.

Phinney (Abelar) moved to accept Design Control Board review DCB #05-023 as amended. Motion passed unanimously.

Ms. Cloke moved to excuse Mr. Abelar. Mr. Abelar was excused.

4. Old Business *(Continued)*

D. Parcel 19(20) – New Department Administration Building – DCB #06-004

Consideration of a new Department Administration Building to be constructed on a portion of Parcel 20 (to be known as Parcel 19).

Board Comment

- Ms. Cloke said she would be unable to give conceptual approval until she had more information.
- Mr. Wong suggested that on the next regular meeting this item be considered first rather than postponed to the end.
- Ms. Cloke said the project would be evaluated at the April meeting.

Public Comment

- Mr. Etter expressed that he is adamantly against this project.
- Ms. Andrus expressed that Parcel 19(20) is not zoned for administrative offices and public facilities, that this parcel would require a coastal permit, and that zoning designations are relegating the Land Use Plan null and void.

Mr. Wong (Phinney) moved to continue DCB #06-004 to the April meeting.

E. Parcel 21 – Holiday Harbor, Phase II – DCB #06-005
Consideration of a new public parking structure.

Item DCB #06-005 was continued to the April meeting due to time constraints.

Meeting adjourned at 6:05 p.m.

Respectfully submitted,

C. L. Petters
Design Control Board Secretary