



To enrich lives through effective and caring service



AGENDA

MARINA DEL REY DESIGN CONTROL BOARD *SPECIAL MEETING*

Thursday, February 26, 2009, 3:00 p.m.

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

Design Control Board Members

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

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

2. Approval of Minutes

Minutes are only considered for approval during regularly scheduled meetings

3. Design Control Board Reviews

A. Parcel 12 - Esprit I, 13900 Marquesas Way - DCB #08-017-B

Approval of the record of the DCB January 15, 2009 action for conditional approval of new directional and apartment building signage

B. Parcel 145 - Marina International Hotel, 4200 Admiralty Way - DCB #08-018

Approval of the record of the DCB January 15, 2009 action for conditional approval in concept of hotel building renovations

C. Parcel 129 - LACO Fire Station #110, 4433 Admiralty Way - DCB #09-001

Approval of the record of the DCB January 15, 2009 action for approval of a new storage shed

4. Consent Agenda

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

5. Old Business

None

6. New Business

A. Parcel 49S – Los Angeles County Department of Public Works - Used Oil Collection Center
13477 Fiji Way - DCB #09-002

Consideration of new signage and security camera installation

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

B. Parcel 33 - The Organic Panificio, 4211 Admiralty Way - DCB #09-003
Consideration of signage and patio modifications

7. **Staff Reports**

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

8. **Public Comment**

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

9. **Adjournment**

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

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

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

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



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

February 19, 2009

TO: Design Control Board

FROM: Santos H. Kreimann, Director

**SUBJECT: AGENDA ITEM 3 - DESIGN CONTROL BOARD REVIEWS -
DCB #08-017-B, #08-018 and #09-001**

The Design Control Board's actions from January 15, 2009 are attached:

- A. Parcel 12 - Esprit I - DCB #08-017-B
- B. Parcel 145 - Marina International Hotel (The Del Rey) - DCB #08-018
- C. Parcel 129 - LACO Fire Station #110 - DCB #09-001

SHK:CM:ks
Attachments (3)

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #08-017-B

PARCEL NAME: Esprit I

PARCEL NUMBER: 12

REQUEST: Further consideration of new directional and apartment building signage

ACTION: Approved with conditions

CONDITIONS: The following signs were approved as follows:

1. Sign C (directional parking signs)
 - C1 – “RESIDENT 1 PARKING”
 - C2 – “RESIDENT 1-2 PARKING”
 - C3 – “RESIDENT 2 PARKING”
 - C4 – “RESIDENT 3-4-5 PARKING”
2. Sign F (marina facility door signage)
 - F1 – “ESPRIT” over “MARINA ONE” - centered
 - F2 – “ESPRIT” over “DOCKMASTER” over “OFFICE” over hours of operation - centered
 - F3 – “ESPRIT” over “MARINA THREE” - centered

All other signs approved as submitted by staff.

MEETING DATE: January 15, 2009

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #08-018

PARCEL NAME: Marina International Hotel (The Del Rey)

PARCEL NUMBER: 145

REQUEST: Further consideration of hotel building renovations

ACTION: Board considered and approved an alternate design (Option 2) presented during the meeting

Note: Option 2 had not been presented to staff prior to the meeting, but has been added to the submittal on file with the Department.

CONDITIONS: Project to return post-entitlement for final approval of landscape, colors, materials, lighting and signage

MEETING DATE: January 15, 2009

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #09-001

PARCEL NAME: LACO Fire Station #110

PARCEL NUMBER: 129

REQUEST: Consideration of new storage shed

ACTION: Approved, per the submitted plans on file with the Department

CONDITIONS: None

MEETING DATE: January 15, 2009



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February 19, 2009

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

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

**SUBJECT: AGENDA ITEM 6A - PARCEL 49S - USED OIL COLLECTION CENTER,
13477 FIJI WAY - DCB#09-002**

Item 6A on your agenda is a submittal from the Los Angeles County Department of Public Works (Applicant) seeking approval of one awning-mounted facility identification sign, eight informational signs and two surveillance cameras, at the used oil collection center located near the intersection of Fiji Way and Admiralty Way on the western portion of Parcel 49S, at approximately 13477 Fiji Way.

Background

The Applicant requests your Board's approval for enhancements to the Marina del Rey Used Oil Collection Center (Marina Center or Center) to reduce illegal dumping of chemical substances. The Center is one of the nine operated by the County and is open to the residents for the free disposal of used oil and oil filters. Unlike the other centers, which are located within Applicant's facilities and open to the public only during specified operating hours, the Marina Center is in an open and unsupervised location that operates 24 hours a day, seven days a week.

Current Conditions

The Marina Center is approximately 13' by 20' for a total of 260 square feet in size. The Marina Center houses two used oil filter collection drums, two used oil recycling tanks capable of storing approximately 400 gallons of used oil each, and two refuse barrels to hold empty oil-carrying containers. There are existing two informational signs. Because the Center is unattended and located within an open area, it is susceptible to illegal chemical dumping. Hazardous materials are frequently left behind in unsafe and unsecured containers, posing a risk to Marina users and visitors to the Center. Additionally, removal of illegal hazardous materials dumped at this site cost the County \$110,000 during Fiscal Year 2006-07.

Proposed Enhancements

In efforts to curtail and discourage illegal dumping and improve services, the Applicant recommends replacing the two existing outdated signs and installing eight new signs and two solar-powered surveillance cameras at the Marina Center. The new signs will update disposal information and emphasize the regulations on illegal dumping of hazardous waste.

New Signage

All new signage will be made of .080 aluminum, type 4 retro-reflective sheeting with premium anti-graffiti film (typical of public road signs). Colored sign samples will be provided at the meeting. There are five sign types with three of the signs in double quantities for a total of eight signs. The five signs are described as follows:

Sign 1 (Quantity - 1)

This sign is the main identification sign measuring 12' wide by 1' high. It will read "Marina Del Rey Used Oil Collection Center" in white Clarendon font lettering on a blue background. The sign will have an 8" County seal before the word "Marina" and an 8" Public Works seal after the word "Center". It will be centered and saddled safely to the front of the roof support beam.

Sign 2 (Quantity - 2)

This sign containing instructions for disposing of the used oil will measure 36" square with 2", 1" and $\frac{3}{4}$ " lettering in Arial font. The sign will have a blue background with a white middle band. White colored letters will be used on the blue background and black letters on the white background. Both signs will be mounted 4'-6" above grade to existing sign poles next to each used oil tank.

Sign 3 (Quantity - 1)

This sign warning the public of illegal dumping repercussions and providing contact information for the Applicant will measure 36" square with $2\frac{1}{2}$ ", 2", $1\frac{1}{4}$ " and $1\frac{1}{2}$ " lettering in white Arial font on a blue background. This sign will be bolted 2'-11" above grade to the existing wall behind and between both used oil tanks.

Sign 4 (Quantity - 2)

This sign warning about illegal dumping, applicable penalties and the relevant Health and Safety code number will measure 18" wide by 24" high with $3\frac{1}{4}$ ", 1", $\frac{7}{8}$ " and $\frac{3}{4}$ " lettering in Arial font. The sign will have a red background with a white middle band. White colored letters will be used on the red background and black letters on the white background. Both signs will be mounted 4' above grade, one each on the front left and front right roof support posts.

Sign 5 (Quantity - 2)

This sign will measure 24" wide by 18" high and will read "NOTICE" in 3" white lettering on a red background over the words "SITE MONITORED BY SURVEILLANCE CAMERAS" in $1\frac{3}{4}$ " black lettering on a white background. The letters are in Arial font. At the bottom right hand corner of the sign will be a camera logo measuring 5" by 7". The signs will be mounted 6'-6" above grade to the front left and front right roof support posts.

Surveillance System

The Applicant proposes to install two wireless surveillance cameras mounted to the top main support beams. One will be located at the center of the rear support beam, facing Fiji Way; the other will be located by the front left support beam, facing west toward the driveway entry. The dome cameras will measure approximately 6" in diameter and projecting 5" from the canopy. The cameras will be transmitting real-time video.

The wireless surveillance system will be solar powered by two poly-crystalline panels. Each panel measuring approximately 26" long by 21" wide will be mounted onto the canopy and bolted to the existing frames at a 15 to 35 degree angle. The panels are slightly visible from public view on each side but are small in size and angled just enough to receive sufficient solar power. The solar panels are concealed from view along Fiji Way as they will be placed behind the main identity sign. A Public Works Civil Engineer has verified that the existing canopy/shed will support the rooftop solar panels.

STAFF REVIEW

The Department believes the additional signs proposed by the Applicant provide valuable information to oil recycling center visitors and that the signs together with the cameras will aid the effort to stem the problem of illegal dumping. However, the Department believes the number of proposed signs is excessive and, therefore, recommends elimination of all of the duplicate signs, bringing the number of signs down to five from eight. The Department will provide alternate graphics to reflect the fewer number of signs in advance of your meeting.

According to the *Revised Permanent Sign Controls and Regulations (Sign Controls)*, review and approval from your Board are required for the proposed signage.

The Department recommends APPROVAL of DCB #09-002 with the CONDITION that only one sign of each type (Signs 1-5) be installed for a total of five signs and, that the Applicant obtains further review and approval from the Department of Regional Planning.

SHK:CM:ks



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

February 19, 2009

TO: Design Control Board
FROM: Santos H. Kreimann, Director
SUBJECT: **AGENDA ITEM 6B - PARCEL 33 - THE ORGANIC PANIFICIO,
4211 ADMIRALTY WAY - DCB #09-003**

Item 6B on your agenda is a submittal from The Organic Panificio (Applicant) seeking approval for modifications to an exterior dining patio and to one of the two existing and previously approved business identification pole signs. The restaurant is located at 4211 Admiralty Way.

Patio Modifications

The Applicant proposes to remove an existing bench in the rear dining patio located between customer seating and dining tables, which at times has become a tripping hazard for both patrons and employees. The existing bench has a stone base topped with a wood seating board that stands 1'-6" high and 6' long. Upon removal, the flooring below the bench will be repaired to match existing wood floor.

Also within the rear patio dining area, are three existing palm trees (*Washingtonia robusta*) with the wood deck built around them, presumably during construction of the site decades ago. The palm trees need much maintenance as they run through the wood deck and outside seating area. Palm fronds and other debris from the tree, plus bird droppings pose a nuisance for the dining area. The Applicant is proposing to remove all three palm trees and seal the wood deck tree opening with matching wood deck material.

Sign Modifications

The Applicant is proposing to modify the lettering on the western-most business identification pole sign along Admiralty Way. The sign currently reads "The Organic" over "Panificio" with the signature logo on the left.

The proposed modifications consists solely of new black vinyl lettering and will read "THE" facing sideways next to the letters "OP", 8.25" tall, followed by "Waterfront Restaurant" in 17" tall, all in Arial font. The signature logo standing 9" tall will be located on the bottom left corner of the sign, and the words "Dining, Banquets & Sports Bar" in

4" lettering will span 5' on the bottom right. The colors of the existing pole sign and its dimensions of 10' long by 2'-8" tall, 8' above grade will remain unchanged.

STAFF REVIEW

The Applicant's submittal included a proposal to install a fire pit. This item is still under review by the Department and therefore not before your Board for consideration at this time.

The Department is recommending the removal of the three palm trees provided three replacement trees of a size and species approved by your Board are planted prior to the palm trees being removed. Also, the tree removal must be approved by the Department of Regional Planning (DRP) and in compliance with the Department's Tree Pruning Policy which among other things requires biological monitoring of nesting activities.

According to the *Revised Permanent Sign Controls and Regulations* (Regulations), approval from your Board is required for all signs proposed within Marina del Rey prior to DRP consideration. The dimensions of the proposed business identification sign dimensions comply with the Regulations and Section 22.52.880 of the Title 22 Zoning Code.

The removal of the bench is consistent with the *Specifications and Minimum Standards of Architectural Treatment and Construction* subject to your Board's review and approval.

The Department recommends APPROVAL of DCB #09-003 except as to the installation of the fire pit, with the CONDITION the Applicant obtain further review and approval of the tree removal and new sign from the Department of Regional Planning.

SHK:cm



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

February 19, 2009

TO: Design Control Board

FROM: Santos H. Kreimann, Director

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

Item 7A on your agenda provides an opportunity to advise your Board of permits issued by the Department for temporary banners, signs, and tents. Since our last report, the Department issued the following permits:

TP #09-001 Temporary permit for one banner announcing the Household Hazardous Waste Event. The banner has been placed at the westerly corner of the intersection of Fiji and Admiralty Ways. The banner is permitted from February 12, 2009 through March 4, 2009.

TP #09-002 Temporary permit for one banner at Marina Beach for a Kayaks For Kids paddle event. The banner will be permitted on June 7 and 14, 2009, July 5 and 12, 2009, August 2 and 9, 2009, and on September 6, 13 and 20, 2009.

Copies of the permits are attached.

SHK:CM:ks
Attachments (2)



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January 5, 2009

Ms. Julie Watt
BBPR, Inc.
201 Wilshire Blvd., #A-11
Santa Monica, CA 90401

Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

Temporary Banner for Household Hazardous Waste Collection Event
(TP 09-001)

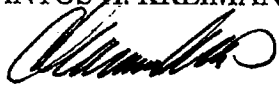
Dear Ms. Watt:

By means of this letter, BBPR, Inc. or their representative is permitted to install one temporary banner stating "Household Hazardous And E-Waste Roundup." The banner will measure 4 feet high by 20 feet wide. The banner will be mounted at the corner of Fiji Way and Admiralty Way, via u-channel poles.

The banner is permitted from February 12, 2009 through March 4, 2009. It must be removed by noon on March 5, 2009. Failure to remove the banner by this time will result in its removal and storage by the County of Los Angeles at your expense. Should you have any further questions, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR


Charlotte Miyamoto, Chief
Planning Division

SHK:CM:CE



To enrich lives through effective and caring service



February 2, 2009

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Mr. Frank Smith
Kayaks For Kids
7614 S. Harvard Blvd
Los Angeles, CA 90047

**TEMPORARY SIGNAGE AT PARCEL HS (MARINA BEACH)
(TP 09-002)**

Dear Mr. Smith:

By means of this letter and in conjunction with your permit from our Community and Marketing Services Division, Permits Section, you are permitted to mount one 3-foot by 4-foot temporary banner horizontally from your canopy at the north end of Marina Beach, for your Kayaks For Kids event. The banner will be dark blue vinyl with yellow lettering stating, "KAYAKS FOR KIDS".

The banner is permitted only on June 7 and 14, 2009, July 5 and 12, 2009, August 2 and 9, 2009, and September 6, 13 and 20, 2009. The banner must be removed by nightfall each day. Failure to remove the banner by this time will result in its removal and storage by the County of Los Angeles at your expense.

If you have any further questions or requests, please contact Cesar Espinosa, at 310-305-9530.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Charlotte Miyamoto, Chief
Planning Division

SHK:CM:CE
cc: Wayne Schumaker
Lynn Atkinson
Mark Spiro



To enrich lives through effective and caring service

February 19, 2009



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Director

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its January 27, 2009 meeting, the Board of Supervisors appointed Santos H. Kreimann the permanent Director of the Department of Beaches and Harbors.

Additionally, on January 27, the Board ordered approval of the Shores Apartment Project (Parcels 100/101), adopting the final findings and conditions as presented by County Counsel. This action followed the Board's December 16, 2008 actions 1) certifying the final additional environmental analysis prepared for the Shores Apartment Project was in compliance with the California Environmental Quality Act (CEQA) and recertifying the Final Environmental Impact Report with the additional analysis; 2) indicating its intent to reapprove the project permits and variance; and 3) instructing County Counsel to prepare the necessary final findings and conditions for the Board's consideration.

Also at its January 27 meeting, the Board adopted a motion introduced by Chairman Don Knabe to oppose Governor Schwarzenegger's proposal to eliminate the California Department of Boating and Waterways, which opposition was conveyed in a letter to the Governor dated February 4, 2009 (attached).

At its February 17, 2009 meeting, the Board of Supervisors approved a Marina Local Coastal Program (LCP) amendment that addressed the roles and responsibilities of the Design Control Board (DCB) and the Regional Planning Commission (RPC). Specifically, the LCP amendment modifies the scope of the DCB's review of a Marina project, such that the DCB will review projects for visual compatibility with the Marina, including architecture, landscaping, and signage, and for consistency with the *Specifications and Minimum Standards of Architectural Treatment and Construction*, the *Statement of Aims and Policies*, and the *Revised Permanent Sign Controls and Regulations*. Additionally, the LCP amendment requires the DCB to complete its conceptual review of a project and make recommendations to the RPC within 120 days of a coastal development application being filed with the Regional Planning Department. Finally, the amendment provides that the DCB conduct a final review of a project's architectural design (i.e., materials, colors, landscaping and signs) after the RPC has made its final decision on the project's land use entitlements and site plan.

REGIONAL PLANNING COMMISSION'S CALENDAR

There are no Marina del Rey matters scheduled for consideration by the Regional Planning Commission.

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

Consistent with last month's update, Coastal Commission staff has not yet formally issued to the County the Marina del Rey Local Coastal Program Periodic Review findings and recommendations as approved by the Commission on October 16, 2008. The one-year period within which the County has to respond will not commence until the findings and recommendations are formally issued.

With respect to the working groups formed as part of the Regional Planning Department's efforts to encourage public participation in preparing a County response to the Coastal Commission's recommendations and findings, the working groups are scheduled to present their recommendations to Regional Planning at a public meeting on May 13, 2009 at the Marina del Rey Hotel, tentatively from 7 p.m. to 9 p.m.

SMALL CRAFT HARBOR COMMISSION MINUTES

The Small Craft Harbor Commission meeting minutes for the December 10, 2008 meeting are attached. There was no meeting in January 2009.

MARINA DESIGN GUIDELINES UPDATE

The final draft Design Guidelines will be presented at your Board's March 2009 meeting.

REDEVELOPMENT PROJECT STATUS REPORT

Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's website (marinadelrey.lacounty.gov).

SHK:ks
Attachments (3)

SMALL CRAFT HARBOR COMMISSION
MINUTES
December 10, 2008

Commissioners Present – Russ Lesser, Chairman; Vanessa Delgado, MPA, Vice-Chairman; Albert Landini, Ed.D.; Albert DeBlanc, Jr. Esq.

Department of Beaches and Harbors – Santos Kreimann, Acting Director; Paul Wong, Asset Management Division Chief

County Staff – Thomas Faughnan, Principal Deputy County Counsel; Sergeant Gonzales and Sergeant Carriles, Sheriff's Department

CALL TO ORDER AND PLEGE OF ALLEGIANCE – Chairman Lesser called the meeting to order at 9:35 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

APPROVAL OF MINUTES – Chairman Lesser motioned to approve the revised minutes from August 13, 2008, Vice-Chairman Delgado seconded. The motion was unanimously approved.

Chairman Lesser asked for a motion to approve the minutes from October 8, 2008, Commissioner DeBlanc moved and Commissioner Delgado seconded. The motion was unanimously approved.

Chairman Lesser asked for a motion to approve the minutes from November 12, 2008, Commissioner Landini moved and Chairman Lesser seconded. The motion was unanimously approved.

Chairman Lesser opened the floor to public comments. There were no public comments.

Item 3a: Sergeant Carriles stated there were no significant changes to the liveaboard report and the stats have decreased with the total number of expired permits. Sergeant Gonzales reported that the overall number of crimes reported decreased. He also submitted a crime comparison report for November 2007 to November 2008.

Item 3b: Santos Kreimann reported on the 46th Annual Holiday Boat Parade, New Year's Eve Fireworks Spectacular, Fisherman's Village, the Weekend Concerts and the Beach Events.

Chairman Lesser said Manhattan Beach will have a fireworks show on Sunday, December 14, 2008.

Item 3c: Chairman Lesser said this item will be on agenda as a quarterly meeting only.

Item 4a: Venice Pumping Plant Dual Force Main Project: Santos Kreimann said the City of Los Angeles Public Works Commission conducted a public hearing on November 19, 2008 with regards to certification of the project EIR and continued the item to December 3, 2008. On December 3, 2008, the Committee recommended to City Council that the EIR be approved, which is scheduled for December 17, 2008. He said the City and County representatives will meet and discuss issues surrounding the project. The Board of Supervisors has given Beaches and Harbors direction to oppose the project's Via Marina alignment.

John Rizzo said that home-owners property line may be reduced, expressed his concern regarding the pipeline and that he opposed it. He said the beach is under utilized and that this is the ideal opportunity to install a pedestrian trail, wall, bicycle lane, parking lot and picnic area.

Chairman Lesser asked if the state or city owns the beach.

Thomas Faughnan said either the city owns it or state owns the beach and has leased it to the city but the County operates it. It is operated by the County through an agreement with the City of Los Angeles either as a direct owner or as the operator pursuant to an agreement with the state.

Chairman Lesser said he was in agreement with Mr. Rizzo that this was a great idea to improve beach access and asked that Santos Kreimann look into this.

Santos Kreimann said he will check with Public Works to see if they have a plan already in place.

John Nahhas said he agreed with Chairman Lesser. He said there should be an extension of the promenade in the marina and extended to the beach. Access needs to be available which would bring more of the public to the marina. He said the public was just aware of this Venice sewer line project and that this has been around since 2001 and yet the County has done nothing. He suggested a letter should be written.

Chairman Lesser said there has been hearings and that a letter has been written by the Board of Supervisors to the City objecting to this project.

Thomas Faughnan stated that the County has responded to the notice of preparation, sent a letter of opposition, submitted comments opposing the project and has sent another letter to the City directed by the Board of Supervisor opposing the project.

Mr. Tim Riley said he strongly opposes the Via Marina alignment and thanked the County and Supervisor Knabe for expressing their opposition and appearing at the City. He said he has appeared at both City Council meetings and that David Levine suggested that the City be given 60 days to consider discussing this with the County staff and a fourth alignment going down Ballona Lagoon. He said none of these suggestions were well received because the Council Committee unanimously moved it forward. They seem to disregard the beach alternative that many members of the community supported and dismiss any other alignments without taking them into consideration.

Chairman Lesser said to keep this on Old Business on a monthly basis for updates. He also announced that Item 5b: Approval to Amendment 1 to Lease Agreement No. 75629 – Parcel 1s (Del Rey Fuel Dock) – Marina del Rey was taken off the agenda for this meeting.

Item 5a: Marina City Club: Paul Wong said this is an option to extend by four years the outside completion date to replace the docks. The lessee originally agreed to replace the dock by December 31, 2008, but with this amendment they would be given an extension to complete dock replacement by December 31, 2012. In exchange lessee has agreed to pay the County extension fee of \$110,000 per year to compensate the County for the projected revenue loss due to the delay in the construction of the new docks. The Amendment also updates the insurance section of the lease to current County Risk Management requirements. Additionally, the amendment reduces the cost basis to reflect the lessee's actual purchase price plus the cost of capital improvements, making it easier for the County to participate in the leasehold's gain. The Lease as executed in October 1987 set a minimum threshold of \$103,050,703 as the cost basis for the leasehold, including the unsold inventory of condominiums at that time. Because of the high cost basis it is difficult for the County to participate in revenue sharing when the MCC leasehold is sold or refinanced because the County can only participate in the gain from the transaction if there is a profit above and beyond the cost basis. He said the renegotiation also provided the County with the ability to require MCC to provide a pump out station and a slip for water taxi should the Coastal Commission require so. Should the lessee fail to secure all the required permits for dock replacement by June 30, 2010 they will be required to pay the County \$250,000. If the lessee should be unable to complete the dock by December 31, 2012, lessee will be required to pay \$100 per month for each slip that has not been completed and until all slips are completed.

Santos Kreimann added that the direction of the department is toward making sure that in future projects there will be certain milestones that the developer must meet and if they don't, there would be payments required from them.

Commissioner Landini asked if the slips were out of commission.

Paul Wong answered that the slips are in commission.

Santos Kreimann said the lessee underestimated the amount of the landside work and was focused its effort on those improvements. They have also submitted a number of dock plans which he rejected and they had to redesign the dock plans. It will be reviewed again for approval.

Mr. John Nahhas said he would like to discuss temporary docks since boaters are leaving at a 35% rate. He said the main channel has 865 feet across, which is four times the size of Dana Point and can hold so many more boat slips. Does not think it's fair to displace the boaters who have been in the marina for many years. He asked about the ADA Compliance and said they are 567% over compliance with DBW (Department Boating and Waterway) standards. He said the Marina currently has 289 ADA-compliant slips and only needs 42.

Santos Kreimann said the plan has not been developed and could not answer, but it will be ADA compliant and comply with DBW Standards. He said a harbor engineer was selected to assist with compiling slip mix and boating trends. This information will be submitted to the Commission in a workshop format in March 2009. He said the Department is concerned with displacement of boaters and parking.

Chairman Lesser asked for a motion to approve the Amendment. Commissioner Delgado moved and Commission DeBlanc seconded. The motion was unanimously approved.

Item 6: Santos Kreimann said on November 12, 2008, the Board of Supervisors approved the amendment for Parcel 140 to extend the outside completion date for the Admiralty Apartments. It plans to open in January. The developer was required to pay the County increased minimum rent from \$5,632.69 to \$33,936 per month.

On November 18, 2008, the Board unanimously approved a motion to rename Admiralty Park to "Yvonne B. Burke." The Board approved the revised Marina del Rey Affordable Housing Policy. The Board approved a motion to oppose the Via Marina alignments for the Venice Dual Main Project. The Board authorized the Department of Public Works to sign a funding agreement to obtain and repay a \$3.78 million loan for the Marina del Rey Waterline Replacement project.

He said there were no items on the Regional Planning Commission Calendar. He stated that the Dredging Project would start next week. He said Public Works finalized a concept plan for Oxford Retention Flood Basin and presented a preliminary plan for green space along Washington Blvd and has made some recommendations to it. The concept plan will be ready for the Commission in approximately three months. Public Works is working with the Santa Monica Bay Restoration Commission for funding.

Paul Wong said the Security Enhancement Recommendations list submitted by John Rizzo was reviewed. It includes organizing a crime watch program and common sense recommendations, many of which are already routinely required when redevelopment projects are submitted for review. A letter was sent to all Marina del Rey Apartment Lessees asking them to review the letter and consider working with the Sheriff's Department to set up neighborhood watch meetings.

Chairman Lesser asked for a follow up response in two months with this recommendation.

John Nahhas said he supports the name change from Admiralty Park to Yvonne B. Burke. He said that at each meeting there needs to be someone to speak on behalf of the public on what is happening in the

Marina. He added that going forward with a displacement plan is needed and that the docks are dilapidated and not having a comprehensive plan is irresponsible planning. Nahhas concluded that having a discussion on slip mix is great, but knowing that Holiday Harbor and other projects are already in the pipeline and having a discussion afterwards shows a concern.

John Rizzo commented about changes that may be brought forth by the new County Supervisor. He said the Attorney General or Federal Government would have to come to the Marina and make drastic changes.

William Vreszk commented on the boat that was washed up on shore. He read a letter he wrote to the Coastal Commission, but had not been mailed and will submit to the Commission later.

Commissioner Lesser asked about a workshop and power point of development status.

Santos Kreimann said the department is in the process of updating a power point presentation by February or March and that a new Commissioner may be appointed by the New Year. He said there may be an evening meeting in March 2009 to discuss the Flood Control Basin.

Adjournment - Chairman Lesser adjourned the meeting at 10:45 a.m.

Respectfully Submitted By: Commission Secretary

*Copies of taped meetings can be purchased immediately after all meetings with Commission Secretary.

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of February 11, 2009

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 -- Marina del Rey Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation and dock replacement	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
2	44 - Pier 44	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed (259.73 required) Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet under negotiation Regulatory -- Initial DCB review during the October 2008 meeting. Item was continued and is pending a second review	
3	52/GG - Boat Central/ Pacific Marina Development	Jeff Pence	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application filed December 2008.	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
4	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007	Shared parking analysis
5	64 -- Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	
6	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schem	* New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; DCB approved final design with conditions August 2008; Regional Planning Commission approved CDP and CUP on May 14, 2008. CCC approved waterside improvements March 2008.	
7	7 -- Tahiti Marina	Kamran Hakim	* Building refurbishment and relocating landside boating facilities * Docks will be reconstructed	Parking -- Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- Term sheet under negotiation Regulatory -- DCB submittal anticipated for the April 2009 meeting	
8	8 -- Bay Club / Decron Properties	David Nagel	* Building refurbishment, no new construction * Docks will be reconstructed	No changes	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB continued from July 2008 and approved concept August 2008. Site Plan Review application filed with DRP on 12/4/08	
9	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- Term sheet approved by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item.	LCP amendment to allow apartments on Parcel FF Parking permit to allow 103 replacement public parking spaces off site Replacement of Parcel FF open space
10	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Jack Illes	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006; RP Commission heard the matter on 10/29/08 and continued the item.	Timeshare component Wetland
11	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved. Per court order, EIR being redone as to grading; on 12/16/08 BOS approved EIR	
12	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashaie/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
13	145 -- Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- DCB initial hearing November 2008, item continued and will be on January 2009 agenda	
14	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior retirement facility * 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006	LCP amendment to allow proposed use Parking permit for senior retirement facility and to allow some replacement public parking off site
15	33/NR -- The Waterfront	Ed Czucker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project to DCB on August 2008, then December 2008 where it was continued	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
16	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005 and final design approval August 2008; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed	
17	IR -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
18	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006 <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21
19	19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above



To enrich lives through effective and caring service




February 19, 2009

TO: Design Control Board

FROM: Santos H. Kreimann, Director

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

Santos H. Kreimann
Director



Kerry Silverstrom
Chief Deputy

MARINA DEL REY EVENTS

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
All concerts are from 1:00 p.m. – 4:00 p.m.

Saturday, February 21

Eric Estrand, playing Swing, Jump, Jazz & Boogie

Sunday, February 22

The Kid & Nic Show, playing American Pop

Saturday, February 28

The Greg Wright Blues Band, playing Rockin Blues

Sunday, March 1

Susie Hansen Latin Band, playing Hot Latin Jazz

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

HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP

Saturday, February 28, 2009

9:00 a.m. – 3:00 p.m. (approximately)

Dock 52 Parking Lot – 13483 Fiji Way

The County of Los Angeles Department of Public Works and the Sanitation District, in conjunction with the County of Los Angeles Department of Beaches and Harbors, are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information call: Los Angeles County Sanitation District at (800) 238-0172 or visit website at www.lacsd.org.

BEACH EVENT

2009 POLAR PLUNGE

Saturday, February 28, 2009

10:00 a.m.

Zuma Beach – Lifeguard Tower 9
29700 Pacific Coast Highway, Malibu

Participate in the Polar Plunge to benefit Special Olympics Southern California athletes. Brave men, women and children will jump into the 60 degree ocean to raise money, win rewards, and have a good time.

For more information call: Los Angeles County Sheriff's Department at (818) 878-1808 or the Los Angeles Police Department at (213) 485-5950 or visit website at www.zumapolarplunge.com.

SHK:ks