



To enrich lives through effective and caring service



Santos H. Kreimann
Acting Director
Kerry Silverstrom
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, May 15, 2008, 2:00 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**
The Chair advises all attendees that due to time considerations, the Board may be unable to hear all the items placed on the agenda for this meeting.
2. **Approval of Minutes**
April 24, 2008
3. **Design Control Board Review**
 - A. **Parcel 18 - St. Tropez Apartments - DCB #08-001-B**
Approval of the record of the DCB April 24, 2008 action for approval of new tenant identification signage
 - B. **Parcel 50 - Waterside Marina del Rey - DCB #08-005**
Approval of the record of the DCB April 24, 2008 action for conditional approval of awning and temporary signage for sugarFISH
4. **Old Business**
 - A. **Parcel 77 - W.A.T.E.R. Program Storage - DCB #05-006-E**
Further review of temporary storage unit exteriors and signage for the W.A.T.E.R. Program
5. **New Business**
NONE

6. **Staff Reports**

A. Temporary Permit 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

7. **Comments From The Public**

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

8. **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; Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; and Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595.

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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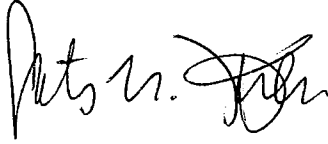


Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

May 8, 2008

TO: Design Control Board

FROM: Santos H. Kreimann, Acting Director 

SUBJECT: **AGENDA ITEM 3 - DESIGN CONTROL BOARD REVIEWS -
DCB #08-001-B and DCB #08-005**

The Design Control Board's actions from April 24, 2008 are attached:

- A. Parcel 18 – St. Tropez Apartments – DCB #08-001-B
- B. Parcel 50 – Waterside Marina del Rey – sugarFISH – DCB #08-005

SHK:CM:il
Attachment (2)

DRAFT

**DESIGN CONTROL BOARD REVIEW
DCB #08-001-B**

PARCEL NAME: Dolphin Marina

PARCEL NUMBER: 18

REQUEST: Further consideration of permanent signage for St. Tropez Apartment building.

ACTION: Approved the St. Tropez sign per the submitted plans on file with the Department.

CONDITIONS: None

MEETING DATE: April 24, 2008

DRAFT

DESIGN CONTROL BOARD REVIEW DCB #08-005

PARCEL NAME: Waterside Marina

PARCEL NUMBER: 50

REQUEST: Consideration of awning replacement and temporary signage for sugarFISH.

ACTION: Approved two design options for awning and temporary signage with conditions.

CONDITIONS:

- 1) Approval of the solid blue design subject to the following modifications:
 - Blue color to match the color in the eye the sugarFISH logo.
 - Both sides of the awning should have the same design.

- 2) Approval of the Bubbles design subject to the following modifications:
 - Blue color to match the color in the eye of the sugarFISH logo.
 - Both sides of the awning should have the Bubbles design.

Applicant will provide staff with the selected awning design after obtaining the lessee's approval

- 3) Approval of the temporary signage subject to the following:
 - Business identification to be removed June 16th
 - "Opening Summer 2008" signage to be removed prior to grand opening.

MEETING DATE: April 24, 2008



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May 8, 2008



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Acting Director

SUBJECT: **AGENDA ITEM 4A - PARCEL 77 - EXTENSION OF DESIGN APPROVAL FOR W.A.T.E.R. PROGRAM - DCB #05-006-E**

Item 4A on your agenda is a request by the Department of Beaches and Harbors' Water, Awareness, Training, Education, and Recreation (W.A.T.E.R.) Program (Applicant) to extend the Design Control Board's (DCB) original three-year approval of the exterior designs of Applicant's temporary equipment storage facility.

Project History and Description

The W.A.T.E.R. Program provides aquatic activities for Los Angeles County youths to raise awareness of ocean and beach safety with its surfing, kayaking, and sailing camps along our coastline. The W.A.T.E.R. Program's temporary storage area is located on the westerly edge of Parcel 77 (13640 Mindanao Way), within which it stores its recreational equipment. The exterior design of this area was fully approved by your Board in August 2005.

The storage area is a secured facility containing six storage containers that form a wall, with black chain link fencing and gates enclosing the remaining perimeter areas. The six containers, 40 feet by 8 feet, were painted in three colors: a dark blue band below a light blue band below the trim colored lime green sandwiched between equal sized strips of the dark blue. Decorative fence scrim with a playful design of grass and sea star images was installed on the east side of the storage area, with small sections of the scrim on the west, north, and south sides. The scrim is 8 feet high and designed with a fuchsia sea star and green, lime green, light green, fuchsia, and red sea grass pattern on a light blue background. The sea star measures 20" in diameter and the sea grass is of varying heights measuring 8 feet at its tallest, 4'3" at its shortest, and 8" at its widest. The scrim facing Mindanao Way includes informational text containing a 49" high by 100" wide stylized fish logo superimposed on faded text containing the words "W.A.T.E.R. Program" as well as the activities such as "rowing", "kayaking", "sailing", "boating", "fishing", and "swim". The fish logo contains four colors; a light green, lime green, white and yellow. Below the logo is "Marine Aquatics" in 9.5" by 112" yellow text and below that is "Marina del Rey" in dark blue lettering 4.5" high. Below that is a 14" high dark blue bar that displays the County and Department seals 10.5" high, the Department website address is 2.25" high, and the W.A.T.E.R. program phone number 3.5" high. The text panel was replaced in April, 2008 due to fading and wear and tear. The replacement panel is the same size and color, and contains the identical text as the original DCB-approved panel. Attached are photos for reference.

Other improvements to the storage area approved by the DCB included the planting of blue oat grass alongside existing trees on the western boundary, and the installation of an infiltration trench on the east side of the storage containers to accept water run-off from rinsing W.A.T.E.R. Program equipment. These improvements will continue to be maintained by the Department during the three year extension period.

internet: <http://marinadelrey.lacounty.gov>

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345

Design Control Board
May 8, 2008
Item 4A
Page 2 of 2

A three year approval for this exterior design scheme was granted by the DCB in June 2005 (DCB #05-006-B). Applicant is requesting a three-year extension of this approval, with no additional improvements or modifications proposed.

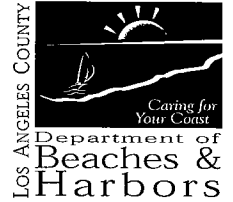
STAFF REVIEW

The previously approved design elements have been maintained and remain in excellent condition. This proposal is consistent with the *Minimum Standards of Architectural Treatment and Construction*, and **the Department recommends APPROVAL of DCB #05-006-E as submitted.**

SHK:CM:cs



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Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

May 8, 2008

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

SUBJECT: AGENDA ITEM 6A - TEMPORARY PERMITS ISSUED BY DEPARTMENT

Item 6A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs, and tents. Since our last report, no temporary permits have been issued by the Department.

SW:CM:CE



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May 8, 2008



Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Acting Director

SUBJECT: AGENDA ITEM 6B - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its meeting held on May 6, 2008, the Board of Supervisors instructed the Chief Executive Officer, Acting Auditor-Controller, the Acting Director of Beaches and Harbors and County Counsel, to develop contracting policies and procedures appropriate for the production and presentation of entertainment events such as the Marina del Rey Summer Concert series, that are funded in part through sponsorship agreements or private funding and return to the Board in the fall after the summer season is over with recommendations to be implemented prior to the 2009 Marina del Rey Summer Series; and in the interim, authorize the Acting Director of Beaches and Harbors to enter into such contracts and vendors agreements as are necessary, in keeping with past practice, to ensure quality entertainment will be a part of the 2008 Marina del Rey Summer Concerts, with the County's share of costs not to exceed \$150,000, and authorize the Acting Auditor-Controller to make payments pursuant to such contracts and vendor agreements.

REGIONAL PLANNING COMMISSION'S CALENDAR

The Regional Planning Commission has on its tentative May 14, 2008 agenda the applications of Del Rey Fuels, LLC for a Conditional Use Permit (CUP) and a Coastal Development Permit (CDP). The CUP is for the sale of beer and wine for off-site consumption. The CDP is for development of a 1,400 square foot structure (accessory to the waterside fueling station) that will replace the existing 900 square foot structure.

The Regional Planning Commission has on its tentative June 3, 2008 Agenda the application of a Conditional Use Permit for the sale of beer and wine for on-site consumption at a new restaurant, sugarFISH, located at the Waterside Shopping Center at 4768 Admiralty Way, Marina del Rey.

On the same Agenda, the Commission has the application of a Conditional Use Permit for the sale of a full line of alcoholic beverages for on-site consumption at a new restaurant, The Counter, located at the Waterside Shopping Center at 4768 Admiralty Way, Marina del Rey.

restaurant, The Counter, located at the Waterside Shopping Center at 4768 Admiralty Way, Marina del Rey.

Notices of Public Hearing are attached.

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

There is nothing to report.

SMALL CRAFT HARBOR COMMISSION MINUTES

The draft Small Craft Harbor Commission minutes for the April 2008 meeting are attached.

MARINA DESIGN GUIDELINES UPDATE

The seventh meeting of the Marina del Rey Design Guidelines Task Force is scheduled for May 12, 2008 at Burton Chace Park where they will review the draft Guidelines prepared by RRM. Comments on the draft Guidelines will be due to RRM on May 27th. Presentation of the draft Design Guidelines to the Design Control Board is scheduled for June 26, 2008.

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 web site (marinadelrey.lacounty.gov).

SHK:CM:cm
Attachments (2)

**SMALL CRAFT HARBOR COMMISSION
MINUTES
April 16, 2008**

Commissioners Present

Russ Lesser, Chairman; Christopher Chuang-Lin, PhD

Department of Beaches and Harbors

Santos Kreimann, Acting Director; Kerry Silverstrom, Chief Deputy

County Staff

Thomas Faughnan, Principal Deputy County Counsel; Dusty Crane, Community and Marketing Division; and Lt. Rochford

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Lesser called the meeting to order at 9:41 a.m., and stated the meeting would be informational only, since there was not a quorum present. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Approval of the March minutes was postponed until the next meeting.

REGULAR REPORTS

ITEM 3a: Marina Sheriff – Crime Statistics

Sergeant Carriles stated there were no significant changes from the last report.

Commissioner Lesser commented on the increase in residential burglaries on the East side.

Lt. Kusch commented there is more compliance with respect to liveboards obtaining permits.

Chairman Lesser opened the floor to public comments.

Mr. John Rizzo commented on the decrease in crime from the 1980's, and spoke about identifying where crimes are being committed.

Mr. John Nahhas spoke about Unlawful Detainers, evictions, and the black market.

Chairman Lesser commented on tracking Unlawful Detainers once they become public, and exploring why the Unlawful Detainer was filed.

Ms. Nancy Marino commented at the last SCHC meeting, a yacht broker witnessed money changing hands to gain a boat slip, and recommended a first come, first served policy for slip rental, as opposed to income criteria.

Chairman Lesser commented on income requirements.

Small Craft Harbor Commission
April 16, 2008 Minutes

Mr. Faughnan commented that state laws and provisions in the lease address discrimination.

Ms. Carla Andrus commented on black market tactics, a first come first serve policy, and boats on the seawall.

Ms. Kerry Silverstrom spoke about mooring boats and dinghies against the seawall.

Ms. Helen Garret commented that Holiday Harbor and Bar Harbor has boats against the seawall.

ITEM 3b: Marina del Rey and Beach Special Events

Ms. Silverstrom called attention to the Department's Harbor Kayaking Program.

Ms. Garrett spoke about low income housing, overcharged rents at a Goldrich and Kest property, and the lack of long term leases being offered to tenants.

Mr. Jun Yang commented about refund checks the tenants received, and obtaining new leases for tenants expeditiously.

Mr. Faughnan commented the CDC is finalizing the paperwork, and will speak with CDC and the lessee about expediting the paperwork.

Ms. Marino commented the Small Craft Harbor Commission can act by sending the Board of Supervisors various recommendations.

ITEM 5: New Business

Appointment of Santos H. Kreimann as Acting Director of Beaches and Harbors

Chairman Lesser informed the audience that Mr. Kreimann was being sworn in downtown as the Acting Director.

Chairman Lesser also informed the audience that the community will find Mr. Kreimann very responsive and willing to listen, and acknowledged there is some frustration in the community. One fact that will not change is there will always be one project at a time coming up on the agenda, since Marina del Rey will not be redeveloped all at once. In addition, Chairman Lesser asked Mr. Kreimann for various status reports relating to Marina del Rey.

Chairman Lesser opened the floor to public comments.

Ms. Marino stated that meetings with the public need to be properly noticed, and spoke about a master plan, changes in land use, and changing the LCP.

Ms. Silverstrom commented there is a process for amending the LCP.

Mr. Faughnan stated with respect to LCP amendments, the legal process has been followed.

Mr. Nahhas spoke about the LCP, the California Coastal Commission, slip reductions, community planning, and boats along the seawall.

Mr. Darrell Steffey commented the new Director of Beaches and Harbors should have a boating background with management experience, recreational boating should be prioritized, and commented on development and liquid faction.

Small Craft Harbor Commission
April 16, 2008 Minutes

Mr. David Barish commented on LCP amendments for pending projects.

Captain Victory was introduced as the new commander at the Sheriff's station.

ITEM 6: Staff Reports

Ms. Silverstrom pointed out the tentative schedule for the May 14 Regional Planning Commission meeting is the fuel dock redevelopment.

Mr. Michael Tripp, from the Department of Regional Planning, gave an update on pending projects listed on the handout.

Ms. Silverstrom commented that residential projects are currently on hold pending the formulation of an affordable housing policy in Marina del Rey.

Ms. Marino spoke about the lack of public notice on Jamaica Bay Inn, and the draft EIR.

Mr. Tripp stated the draft EIR has not yet been released to the public.

Mr. Nahhas commented on the slip count in Marina del Rey appearing on the projects report.

Mr. Darrell Steffey commented on the growth of developments, and not looking at revenue as the first priority.

Mr. William Vreszk spoke about relocation of tenants, redevelopment, and unjust and unreasonable displacement of people.

Chairman Lesser spoke about the existence of a relocation plan for displacement of boats.

Ms. Andrus spoke about the California Coastal Commission requiring inclusionary housing, and the draft EIR for Neptune Marina.

Mr. Tripp stated that Public Works will comment on the EIR, and then it will be available for public comments.

Mr. Barish commented on the lease for Parcel 15.

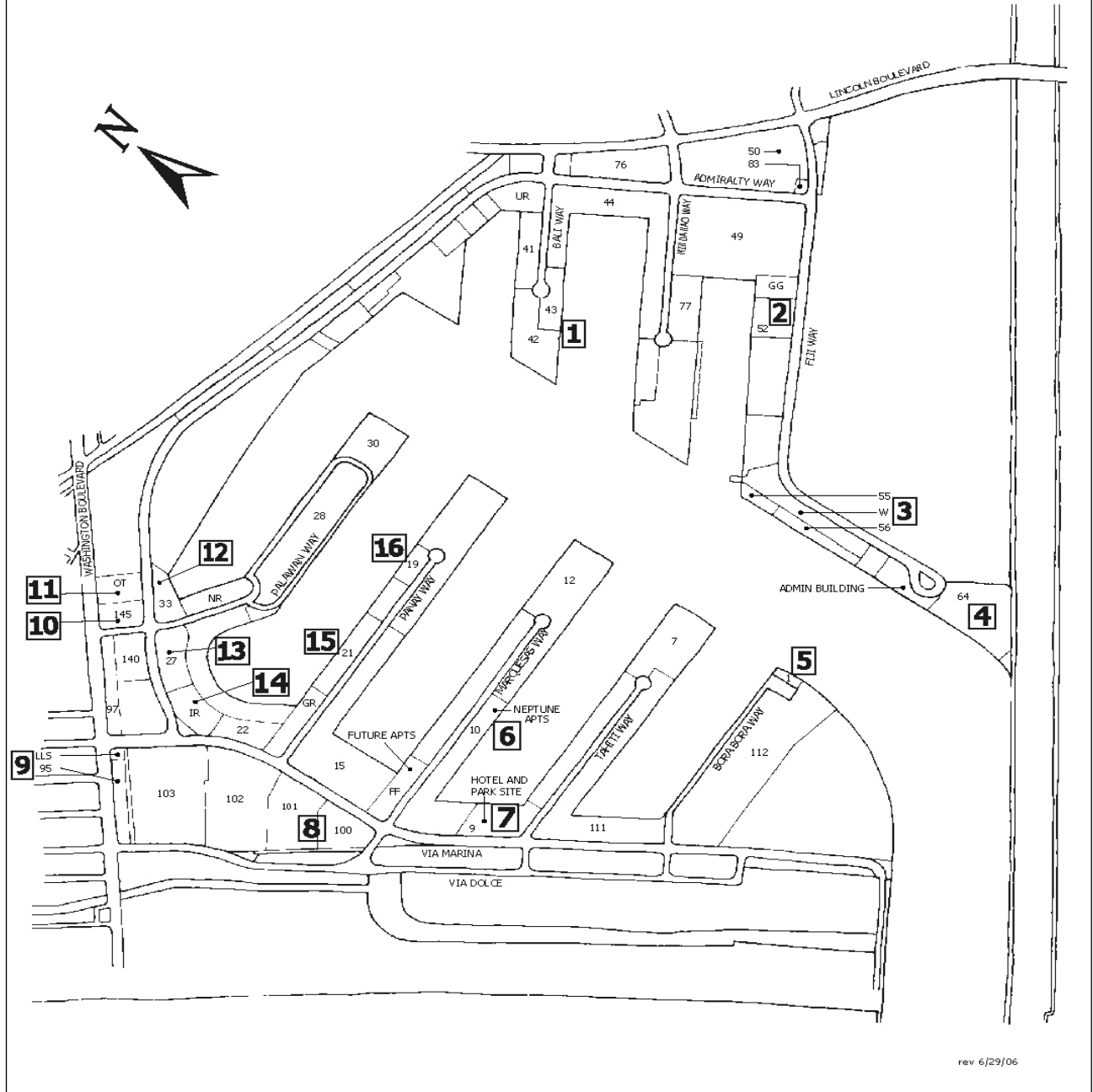
Mr. Faughnan stated, Parcel 15 is not currently in breach of their lease.

Chairman Lesser adjourned the meeting because there was not a quorum present.

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of May 7, 2008

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	No changes	Proprietary -- term sheet under negotiation Regulatory -- to be determined	
2	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 in preparation.	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
3	55/56/W -- Fishermans 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
4	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 under negotiation Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	Affordable housing
5	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 docks	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; Regional Planning application filed January 2008. RP Commission hearing set for May 14, 2008	
6	10/FF -- Neptune Marina/ Legacy Partners	Jim Andersen	* 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 in process Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006	LCP amendment to allow apartments on Parcel FF Parking permit to allow some replacement public parking off site Replacement of Parcel FF open space Affordable housing
7	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Mark Rousseau	* 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	Timeshare component Wetland
8	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	
9	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	
10	145 - Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- term sheet under negotiation Regulatory -- to be determined	
11	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior care facility * 3,000 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 -- term sheet approved by BOS August 2005; lease documents in process Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006, awaiting hearing date	LCP amendment to allow proposed use Parking permit for senior care facility Parking permit to allow some replacement public parking off site
12	33/NR -- The Waterfront	Ed Czucker	* 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 -- 121 public parking spaces to be replaced on site, 70 public parking spaces to be replaced off site	Proprietary -- lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project pending DCB consideration	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
13	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; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed	
14	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
15	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) * 87-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 in process Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed July 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
16	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

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service



May 8, 2008

Santos H. Kreimann
Acting Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Santos H. Kreimann, Acting Director

SUBJECT: **AGENDA ITEM 6C - MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY EVEN MARINA DEL REY EVENTS

MARINA DEL REY OUTDOOR ADVENTURES 2008

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 15 at 4:00 pm
&
Thursday, June 26 at 9:00 am

County-sponsored bird watching walk for adults is a free two-hour walk, which will take place at various sites in the Ballona Wetlands. Meet at the Burton Chace Park Community Room. Participation, parking and transportation to the tour site are free. Pre-registration is a must! **To register, please call (310) 628-2135.**

Harbor Kayaking Program

Saturdays

May 17, June 28, September 27, October 25 and November 22
11:30 am – 1:45 pm

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

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

Surf Kayaking Program

Saturdays

May 17, June 28, September 27, October 25 and November 22
8:00 – 11:00 am

Los Angeles County Department of Beaches and Harbors is offering a Surf Kayaking Program. Participants will get the opportunity to kayak through the 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 currently \$25 (youths 10 – 18) and \$30 (19 or older), but may increase. Fees must be paid upon registering.

FOR ALL KAYAKING PROGRAMS, PLEASE CALL: (310) 305-9587

Sunset Sailboat Races, Marina del Rey

Wednesday Evenings

April 16 – September 3, 2008

Spectators enjoy these races waterside along the promenade or from the comfort of one of the water-view restaurants from 5:30 pm (sailboats leaving the harbor) to 8:00 pm (race finishes at California Yacht Club).

Bluewater Sailing Summer Soling Regatta

Thursday Evenings

May, June, July, and August

Enjoy these races in the Marina del Rey harbor from 6:00 pm to 9:00 pm.

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC

All concerts are from 1:00 – 4:00 pm

Saturday, May 10

JT Ross, playing Harmonica Blues & Jazz

Sunday, May 11

2AZZ1 Body & Soul Band, playing Smooth Jazz, Saxophone & Vocals

Saturday, May 17

Eric & The Diamond Cutters, Neil Diamond Tribute Band

Sunday, May 18

The Kid & Nick Show, playing American Pop

Saturday, May 24
LA CAT, playing Reggae

Sunday, May 25
Swing Syndicate, playing Swing, Standards, Jazz & Blues

Saturday, May 31
Scott Martin & The Latin Soul Band, playing Latin, Soul & Jazz

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

BEACH EVENTS

Fiesta Hermosa
Hermosa Beach
Memorial Day Weekend
May 24-26, 2008
10 am - 6 pm

The annual Memorial weekend of festivities will take place in downtown Hermosa along Hermosa Avenue, Pier Avenue and Pier Plaza. The three-day event, organized by the Chamber of Commerce, will include over three hundred vendors, food booths, children's rides, entertainment stages and a beer garden.

For more information please contact the Chamber of Commerce at (310) 376-0951 or visit the website at: www.fiestahermosa.com.

Venice Championship Bodybuilding and Figure Contest

Venice Beach
1800 Ocean Front Walk
May 25-26, 2008

Free Bodybuilding competition on Venice Beach. For more information, visit www.musclebeachvenice.com.

SHK:CM:cm

MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD

April 24 2008

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

- Members Present: Susan Cloke, Chair, First District
Peter Phinney, A.I.A., Vice-Chair, Fourth District
Simon Pastucha, Third District
Tony Wong, P.E., Fifth District
- Members Absent: David Abelar, Second District
- Department Staff Present: Santos Kreimann, Acting Director
Charlotte Miyamoto, Chief, Planning Division
Ismael Lopez, Planner
Teresa Young, Secretary
- County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning
- Guests Testifying: Sean Zahedi, Project Manager, City of LA, Dept. of Public Works
Jim Doty, Environmental Supv, City of LA, Dept.of Public Works
Jin Hwang, Project Engineer, City of LA, Dept. of Public Works
Rik Malinowski, Goldrich & Kest
De De Audet, Oxford Triangle Resident
Dorothy Franklin, MdR Resident
Carla Andrus, MdR Resident
Shatha Odish, Caruso Affiliated
Cameron Broumand, sugarFISH
Tim Riley, MdR Lessee's Association
1. **Call to Order, Action on Absences and Pledge of Allegiance**
Ms. Cloke called the meeting to order at 6:30 p.m. and Mr. Wong led the Pledge of Allegiance.
 2. **Approval of Minutes**
Mr. Pastucha (Phinney) moved to approve the March 20, 2008 minutes by inserting the time and words **2:00 a.m., whichever is earlier** in the second paragraph on page 5 of 9. {Unanimous Consent}

Mr. Phinney (Wong) moved to approve the February 28, 2008 minutes by inserting the words mole road designations in the last paragraph on page 4 of 10 for February 28, 2008. {Unanimous Consent}

3. Design Control Board Reviews

A. Parcel 33 – The Organic Panificio – DCB #08-003-B

Approval of the record of the DCB March 20, 2008 action approving new tenant identification signage

Ms. Cloke stated the hours of operation and lighting continues to be inconsistent with the Board's requests and added standardized rules for the Marina are required.

Mr. Phinney asked Ms. Cloke to clarify the motion.

Ms. Cloke answered if the restaurant closes at 11:00 p.m., the sign will not stay lit until 2:00 a.m.

Mr. Phinney stated that the restaurant and bar were separate entities.

Ms. Miyamoto commented that the restaurant might close early, but the bar would remain open on certain days.

Mr. Faughnan stated that the restaurant would be serving dinner at a specific point and time and the bar would be offered after the kitchen closes.

Ms. Cloke said the Board needs consistent standards to regulate lighting issues within Marina del Rey.

Mr. Kreimann agreed with the schedules.

Mr. Phinney (Wong) moved to approve DCB #08-003-B with modifications. {Unanimous consent}

Mr. Kreimann restated the two changes requested by the Board; Sign "A" lighting to be turned off at 10:00 p. m. or restaurant closing, whichever is earlier. Friday and Saturday signage illumination off at 2:00 a.m. or closing time, whichever is earlier and added that the changes will be made.

Ms. Cloke said that lighting is necessary to inform the public that a business is open, however, unnecessary lighting will have to be turned off for environmental purposes.

4. Old Business

A. Parcel 18 – St. Tropez Apartments - DCB #08-001-B

Further consideration of new tenant identification signage

Ms. Miyamoto gave a brief overview.

Ms. Cloke asked about attachment methods.

Ms. Miyamoto said it would be applied with silicone and screws.

Ms. Cloke asked how high was the sign from the canopy and the dimensions of each wall block.

Mr. Malinowski replied they were approximately two feet wide by two feet high.

Ms. Cloke said the sign was four feet above the canopy and 20 feet above grade.

Ms. Miyamoto said the applicant is proposing the green color instead of the yellow requested by the Board because the yellow would not be as visible above the canopy.

Ms. Cloke asked if the sign was composed of cut out letters and if they are glued to the façade.

Mr. Malinowski replied yes. He said it is an acrylic material placed on the stucco façade with silicone.

Public Comments

None

Board Comments

Mr. Phinney asked if the sign is lit and if the sign is clearly visible.

Mr. Malinowski said the sign will not be lit and said the sign would be visible at the proposed location.

Ms. Cloke stated that the sign would look better if lowered in height, even if it came down two feet.

Mr. Malinowski said the canopy would interfere if lowered.

**Mr. Pastucha (Wong) moved to approve DCB #08-001-B as submitted.
{Unanimous Consent}**

5. New Business

A. Venice Pumping Plant Dual Force Main Project

Presentation by Sean Zahedi, Project Manager, City of Los Angeles Department of Public Works

Sean Zahedi, Jim Doty, and Jin Hwang from the Department of Public Works, City of Los Angeles were introduced by Ms. Miyamoto. Mr. Zahedi gave an overview of the Venice Plumbing Dual Force Main Project where a two mile long 54-inch diameter sewer pipeline from their Venice Waster Water Pumping Station would be installed. They will start the pipeline alignment at Venice Pumping Plant which is on Hurricane Street in the community of Venice. The City is proposing to have the line go under the Grand Canal to the intersection of Marquesas Way and Via Marina, down Via Marina to the main channel and under the channel to Ballona Creek. The pipeline continues down Pacific Avenue to Vista Del Mar and terminates at a location in Vista Del Mar and Water View.

Ms. Cloke asked if he was referring to Sanitation sewers.

Mr. Zahedi replied yes. He added that the reason why we need this pumping station is because the Venice pumping station is the largest pumping station in their system.

The pipeline serves the Coastal areas of Los Angeles, starting from south of Malibu to Pacific Palisades to Santa Monica, Venice and Marina del Rey and a portion of Playa del Rey. He added that the existing pipe has reached its conveyance capacity.

Mr. Zahedi noted that a second line, working in tandem with the existing pipeline will handle the flow during wet weather and will allow for the inspection of the existing pipeline when both are in operation. He also noted the four possible alternatives but emphasis that the Marina option is the most appropriate along Marquesas Way and Via Marina.

Ms. Cloke asked for the rationale behind the rejected options.

Mr. Zahedi said the construction methodology affords them three different methods of installation:

1. Traditional cut and cover trench.
2. Mirco-tunneling utilizing a boring machine and excavating shaft at point A and point B.
3. Mine boring, which uses a tunnel boring machine, but goes much deeper, excavates a very large tunnel.

Mr. Zahedi added the cost is approximately \$47 million, which does not include the cost of easement and erosion protection needed if beach construction is selected.

Mr. Kreimann asked if the lines would be operating at the same time.

Mr. Zahedi said yes, during wet weather but not during dry weather. He noted that the Marquesas Way and Via Marina alternative will consist of 8,600 feet of micro-tunnel and 1,800 feet of cut and cover with a cost of \$54 million.

Public Comments

Ms. Audet was representing the Venice Neighborhood Counsel and discussed flooding problems due to aging infrastructure.

Ms. Cloke noted that Ms. Audet was speaking about storm water and not sanitary sewers. She added that there are two kinds of sewers.

Ms. Audet replied no.

Ms. Franklin said she lives on the Westside of the Marina on Panay Way, and noted that traffic would be impacted due to existing residential buildings in the area.

Ms. Andrus asked if the new pipe line would serve the Marina and she would like the project presented to the Small Craft Harbor Commission.

Ms. Cloke said it is a sewer line that will connect to Hyperion Water treatment plant.

Mr. Pastucha said this was a presentation only and asked if the Board had any jurisdiction over it.

Mr. Zahedi said the Board has jurisdiction over Via Marina.

Ms. Cloke clarified that because it is an underground project, it does not come under the purview of the Board. She said they want to do public outreach and find out what questions the public has. Ms. Cloke added that the Board would not be voting on this issue.

Mr. Faughnan added that Public Works projects are not subject to the purview of this Board. He said that this presentation is only informational.

Mr. Pastucha asked if the project was underground.

Mr. Zahedi said it will all be underground.

Mr. Pastucha asked if other facilities were tied to this upgrade.

Mr. Zahedi replied no.

Mr. Pastucha asked how deep they will be digging.

Mr. Zahedi replied the portion in the Marina will be 25 to 30 feet below ground.

Mr. Pasutcha asked where the cut and cover portions are located.

Mr. Zahedi commented on Vista Del Mar past Culver.

Mr. Pastucha noted that this is a former oil drilling district area.

Mr. Zahedi replied yes and added they have people doing studies trying to locate the abandoned oil wells. He said they will have a provision in their contract documents explaining how they will deal with the abandoned oil wells. He also noted that there are less oil wells on Via Marina than on Pacific.

Mr. Wong asked Mr. Zahedi for the percentage of increase from dry weather to wet weather flow.

Mr. Zahedi said the average wet weather flow increases around 30 percent to 50 percent.

Ms. Cloke asked where the infiltration was coming from.

Mr. Zaedhi replied it was coming from the joints. He added that water infiltrates through cracks or holes.

Ms. Cloke asked what the old pipes were made of.

Mr. Zahedi said the pipes were made of concrete and clay and flows under pressure but is not a gravity flow, and needs a pumping station.

Mr. Wong asked Mr. Zahedi if the flow to the plant and the infiltration is in the old pipes collection systems and not in the pressure pipes.

Mr. Zahedi replied yes, starting south of Malibu ending in Playa del Rey.

Mr. Phinney asked if there are any special protections that are available for the Force Main where it crosses underneath the channel, and if it is 30 feet below.

Mr. Zahedi replied that the pipe is 54 inches in diameter and is encased in a 72 inch steel pipe filled with sand, only where the pipe goes under the channel.

Mr. Phinney asked what the cons for the beach were, and if there was a possibility of erosion on the beach and what relationship it has with the project.

Mr. Zahedi replied that the main concern is if a pipe becomes exposed due to the erosion on the beach. A discussion with the Coastal Commission regarding beach alternatives resulted in a request for erosion protection measures. A coastal engineer consultant advised placing the pipeline through Venice and Dockweiler.

Mr. Doty noted that, with the likelihood of sea level rise and lack of any additional sources of beach replenishment sand, the section of beach will see an increase in erosion.

Ms. Cloke asked if a sign with a contact name and number will be posted and an opportunity for the public to discuss concerns will be scheduled.

Mr. Zahedi replied yes.

Ms. Cloke asked if traffic would be routed to whatever side of the street is not being worked on, if odor issues will be handled as well as issues about public safety.

Mr. Zahedi replied that the area will be fenced off for public safety, the traffic will be routed to the opposite side of the street, and the odor would be handled by odor scrubbers before it is released into the atmosphere.

Ms. Cloke noted that she would like to go on record saying that all these things are addressed in the EIR which the Board hasn't seen.

Mr. Zahedi replied that the Public Affairs office will be handling any inquiries from the public about the project and he will provide the name and phone number of the Director of Public Affairs to staff. He also added that the project timeline of 2 ½ years is a very conservative estimate and the portion on via Marina is not expected to take any longer than 10 to 12 months.

Mr. Doty noted the EIR is in final stage and Public review has ended. It has been past the Board of Public Works and it been referred to Public Works Committee of Los Angeles City Council and waiting to be calendared for that Committee within the next month. Then from there the EIR goes to the City Counsel for final certification.

Ms. Cloke replied we look forward to seeing you when we have some drawings to look at.

B. Parcel 50 – Waterside Marina del Rey – sugarFISH – DCB #08-005

After-the-fact consideration of window signage and an awning replacement

Ms. Miyamoto gave a brief overview of the project.

Ms. Cloke asked if the sugarFISH sign on the door is part of the permanent signage.

Applicant, Mr. Broumand, replied no, it is temporary.

Ms. Cloke asked if this part of the signage will be removed when the permanent one comes in.

Ms. Miyamoto replied yes, and stated that staff is recommending approval of the temporary signs on the doors as well as the awning, as long as the applicant gets Department of Regional Planning approval for the signage on the door.

Mr. Kreimann noted that the temporary signage is an ongoing concern of the Department not with just this particular parcel, but in other locations where temporary

signage not reviewed or approved by the Board exists. The Department has decided to have no additional submittals to the DCB for Parcel 50 until lessee submits a signage plan for Board approval.

Ms. Cloke asked if the only difference between what was originally approved and tonight's submittal is the new awning.

Ms. Miyamoto replied yes as far as permanent improvements.

Ms. Cloke asked if the applicant would give a sample of the new color of awning to staff since the fabric sample doesn't match the color submitted.

Mr. Broumand replied yes, but it will only be on paper.

Mr. Kreimann said the permanent sign is already up but will allow the temporary signage to stay on the storefront until the business is actually open and operating.

Ms. Miyamoto stated we found out today that the tenant identification signage above the awning had been installed. It had not been installed when writing the report.

Mr. Broumand asked Ms. Cloke if she liked it and she said yes.

Ms. Miyamoto noted an error in one of the dimensions of the right storefront door. The corporate fish logo is actually 5 inches high by 14 inches long and not 7.

Ms. Odish commented that the vinyl graphic "Opening Summer 2008" would come down prior to the grand opening.

Public Comments

None.

Ms. Cloke asked the Board if there are any comments or questions.

Mr. Phinney asked about a pedestrian level sign that was taken down when no blade sign was displayed.

Mr. Faughnan stated they are allowed to have one sign per façade, and that counts as a second sign.

Ms. Miyamoto noted the lessee plans to come back with the sign package that will include business identification door graphics, but it would require a Variance from Regional Planning.

Ms. Cloke stated that she has a concern with the applicant's request for a sign. Many months ago the Board requested to see the total sign package all at once. The Board stated they were not going to approve any more piece meal signs until an overall sign package for the parcel is presented.

Ms. Odish replied she will present a project for permanent and temporary graphics.

Ms. Cloke (Phinney) moved to approve DCB #08-005 with the following conditions: {Unanimous consent}

- **Solid blue awning to match color in the eye of the sugarFISH logo; or,**
- **Blue Bubbles design should match the two colors in the eye of the sugarFISH logo;**
- **Both sides of the awning should have the same printed design;**
- **Temporary signage to be removed June 16, 2008; and,**
- **“Opening Summer 2008” to be removed prior to grand opening.**

6. Staff Reports

All reports were received and filed.

Public Comments

None

Ms. Cloke (Phinney) moved to adjourn the DCB meeting {Unanimous consent}

Adjournment

Meeting adjourned at 9:03pm

Respectfully Submitted by:

Teresa Young
Secretary for the Design Control Board