



*To enrich lives through effective and caring service*



## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD

**Thursday, September 18, 2008, 2:00 p.m.**

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

**Santos H. Kreimann**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

#### 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

July 17, 2008

3. Design Control Board Review

A. Parcel 1 - Marina del Rey Fuel Dock, 13800 Bora Bora Way - DCB #07-006-B

Approval of the record of the DCB August 28, 2008 action for conditional approval of the Fuel Dock's redevelopment plan

B. Parcel 8 - Bay Club Apartments & Marina, 14015 W. Tahiti Way - DCB #08-010

Approval of the record of the DCB August 28, 2008 action for conditional approval of major apartment complex and anchorage renovations

C. Parcel 33 - The Organic Panificio, 4211 Admiralty Way - DCB #08-011

Approval of the record of the DCB August 28, 2008 action for conditional after-the-fact approval of façade-mounted business identification signage and modified lighting hours

D. Parcel 50 - The Counter, 4786 Admiralty Way - DCB #08-012

Approval of the record of the DCB August 28, 2008 action for conditional approval of a new exterior paint scheme

E. Parcel 50 - Bank of America, 4754 Admiralty Way - DCB #08-013

Approval of the record of the DCB August 28, 2008 action for approval of a new logo on existing business identification

F. Parcel 50 - Waterside Marina del Rey, 4718 Admiralty Way - DCB #08-014

Approval of the record of the DCB August 28, 2008 action for after-the-fact approval of four existing security cameras and four new additional cameras

**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**

None

**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. Comments From The Public**

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; 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>

**DRAFT**

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

**July 17, 2008, 2:00 p.m.**

**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  
David Abelar, Second District  
Simon Pastucha, Third District  
Tony Wong, P.E., Fifth District

Department Staff Present: Santos H. Kreimann, Acting Director  
Charlotte Miyamoto, Planning Division Chief  
Ismael Lopez, Planner  
Teresa Young, Secretary

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

Guests Testifying: Thomas Henry, Pacifica Hotel Investors  
Matthew Anderson, Cunningham Group  
Andy Bessette, Marina BOA Towers Association  
Robert Green, Houston Tyler Architects  
Victoria Pakshong, Place Landscape  
Anne Battyann, Place Landscape  
David Barish, We Are MdR  
Hans Etter, MdR Resident  
Ina Barish, We Are MdR  
Jon Nahhas, Lamariner Company  
Helen Coyne-Hoerle, MdR Resident  
Matt Simon, Caruso Affiliated  
Peter Gutierrez, Latham & Watkins  
Mark Wiesenthal, NF Marina  
David Nagel, NF Marina  
Gustaf Soderbergh, VTBS  
Randy Mason, URS/Cash & Associate  
Liz Navarro, LA Group  
Tim Riley, Marina del Rey Lessees Association

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

**Ms. Cloke called the meeting to order at 2:05 p.m. and Mr. Pastucha led the Pledge of Allegiance**

2. **Approval of Minutes**

Approval of the minutes for April 24, May 15, & June 26, 2008 with the following changes:

Minutes shall include the meeting time to be inserted after the meeting date at the top of the page

May 15, 2008 on page 2 of 3, second paragraph now reads “Revised awning design color to match the Fish eye in sign above **the door**”

June 26, 2008 – changes are shown **bold, underlined**

- On page 4 of 5, fourth paragraph from the bottom now reads “Mr. Tripp added that **portable** freestanding signs are not permitted and that it was disclosed to the applicant.”
- The second paragraph of page 4 of 5 now reads “Ms. Cloke stated the design **was greatly improved and she appreciated the incorporation of the Board’s suggestion for enlarging the park, including sustainability in the design and creating a different feel to the park.** She asked for improved concept renderings.”
- Page 5 of 5, 5C, in the last paragraph now reads “Ms. Cloke suggested the Board approve the tree removal with the condition the applicant return with a report from an arborist **describing the condition of all the trees on the property**, and the existing landscape plan be compared to the original approved landscape plan.”

3. **Design Control Board Reviews**

None

4. **Consent Agenda (Agenda Item 5.B. was taken out of agenda order)**

**Parcel 125H- The Marina del Rey Ritz-Carlton Hotel – DCB #08-009**

Consideration of a new double-door access way

Public Comments

None

Board Comments

None

**Ms. Cloke (Phinney) moved to approve DCB #08-009 as submitted {Unanimous consent}**

5. **Old Business**

A. **Parcel 27 - Jamaica Bay Inn - DCB #05-020-B**

Post-entitlement review of renovation and expansion of Jamaica Bay Inn

Mr. Henry and Mr. Anderson gave a brief overview of the project

Public Comments

Mr. Barish expressed concerns about the project's inconsistencies with Coastal Commission's remarks about view disturbances

Mr. Kreimann stated the Coastal Commission staff had not yet finalized the findings and he understands the document is to be completed in October 2008

Mr. Faughnan stated Coastal Commission reviews the LCP every five years to provide recommendation to local agencies regarding their coastal plan implementation. The Department will have one year to respond to any recommendations

Mr. Etter commented on the lack of views from the site

Mrs. Barish stated that mountain views from Parcel 22 would be eliminated through the four-story addition to Jamaica Bay Inn

Mr. Nahhas commented on the project's impact on the wind

Mr. Tripp stated the project was approved by the Regional Planning Commission in November 2007 with a Mitigated Negative Declaration

Board Comments

Ms. Cloke asked for the word *daytime* from the "daytime public access" wording on the plans be **removed** to read only "public access"

**Mr. Phinney (Pastucha) moved to approve the Architectural plans DCB #05-020-B as submitted. {Unanimous consent}**

Board Comments

Ms. Cloke asked for the **Spathodea Capanulata** African trees to be replaced by sycamore trees along Admiralty Way and stated that a new planting plan reflecting the total plantings would be needed

Mr. Phinney commented on the Red Leaf Banana plant and his preference for placing them in pots by the door way

**Ms. Cloke (Phinney) moved to approve Landscaping plans DCB #05-020-B with the following two conditions: {Unanimous consent}**

- 1. New landscape plans depicting all plantings on one sheet; and**
- 2. Red Leaf Banana plants placed in large pots by entryways**

**5. New Business**

**A. Parcel 50 - California Pizza Kitchen - DCB # 08-008**

After-the-fact consideration of four planters

Ms. Miyamoto gave a brief project overview

Public Comments

None

Board Comments

None

**Mr. Abelar (Wong) moved to approve DCB #08-008 as submitted. {Unanimous consent}**

**B. Parcel 125H – DCB #08-009 - See Consent Agenda above**

**C. Parcel 8 – Bay Club Apartments & Marina – DCB #08-010**

Consideration of apartment complex and anchorage renovations

Mr. Nagel gave a brief overview of the project

Public Comments

Mr. Etter discouraged the loss of boat slips

Mr. Barrish discussed boat slip loss, increase in slip rents, and pump outs

Ms. Barrish applauded that Decron Properties is renovating rather than redeveloping the site and increasing density

Mr. Bessette commented on prior problem with flood lights at Bay Club and the Coastal Commission's determination on reduction of boat slips

Mr. Riley noted that the loss in boat slips was relatively minor

Board Comments

Mr. Abelar was concerned about the reduction of smaller slips, 30 ft. and under and wanted those put back in the plans. He feels the smaller boats are the ones that go out all the time

Mr. Mason said there was no conscious effort to select a particular class. The slip losses were due to Department of Boating and Waterways (DBAW) and American with Disabilities Act (ADA) requirements. 19 slips were lost because of DBAW guidelines and four slips due to ADA

Mr. Phinney stated that ADA compliant slips be followed as required by the guidelines and noted the Board will be ensuring they are applied consistently. He commended the applicant on the slip design but encouraged the applicant to seek an alternative with ADA compliant slips at the center of the dock, rather than the west-end.

Ms. Cloke asked Mr. Kreimann to elaborate a little bit on matter

Mr. Kreimann stated the original slip plan was based on market demands, which was for larger boats. The monthly slip vacancy reports show the majority of the vacancies in the Marina are for the 25-30-foot slips

Mr. Abelar concluded he would like to see the Department prepare a study before allowing slip increases of certain size boats, of whether or not the boats are active.

Mr. Kreimann replied generally, the boaters are boaters and the people that live in apartments do not rent boat slips. Lessees set the slip rents for their marinas. Beaches and Harbors prepare a survey of slip rents that includes the Marina and marinas within a 60-mile radius. The Small Craft Harbors Commission is responsible for evaluating slip mixes in the context of an economical package

Mr. Wong wanted noted on the record that after approval there are CEQA requirements

Mr. Tripp replied an initial study will be prepared by Regional Planning Department

Ms. Cloke summarized the direction the Board wanted the developer to consider for this project particularly sustainability wherever possible:

- 1) **A consistent language of architecture**
- 2) **Look at the Clubhouse for the preferred architectural language**
- 3) **The length of the building needs to be taken into consideration**
- 4) **Rethink the façade of the building, the materials and colors**
- 5) **Gangways**
- 6) **Be consistent in your color pallet**
- 7) **Resurface the parking lot**
- 8) **Reconsider the amount of balcony space to be lost**

**Ms. Cloke (Wong) moved for a continuance and asked the applicant to return on DCB #08-010 with a substantial new body of work for review. {Unanimous consent}**

*(Design Control Board member David Abelar left the meeting at 4:00 p.m.)*

**7. Staff Reports**

Ms. Cloke requested that Mr. Tripp make contact with Ms. Natoli about establishing a “Special Meeting” relative to Local Coastal Plan Periodic Review to be held at Chace Park for sometime in August

Ms. Miyamoto replied she spoke with Ms. Natoli who felt that Chace Park would not be large enough to accommodate the expected attendees and is therefore looking for a larger venue within the Marina

All other reports were received and filed

**8. Public Comments**

No public comments

**9. Adjournment**

Meeting adjourned at 6:13 p.m.

Respectfully submitted

**Teresa Young**  
Secretary for the Design Control Board



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**Santos H. Kreimann**  
Acting Director  
**Kerry Silverstrom**  
Chief Deputy

September 11, 2008

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

**SUBJECT: AGENDA ITEM 3 - DESIGN CONTROL BOARD REVIEWS - DCB #07-006-B, #08-010, #08-011, #08-012, #08-013 and #08-014**

The Design Control Board's actions from August 28, 2008 are attached:

- A. Parcel 1 - Marina del Rey Fuel Dock - DCB #07-006-B
- B. Parcel 8 - Bay Club Apartments & Marina - DCB #08-010
- C. Parcel 33 - The Organic Panificio - DCB #08-011
- D. Parcel 50 - The Counter Burger - DCB #08-012
- E. Parcel 50 - Bank of America - DCB #08-013
- F. Parcel 50 - Waterside Marina del Rey - DCB #08-014

SHK:CM:il  
Attachments (6)

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #07-006-B

**PARCEL NAME:** Fuel Dock

**PARCEL NUMBER:** 1

**REQUEST:** Further consideration of the Fuel Dock's redevelopment plan

**ACTION:** Approved

**CONDITIONS:** Building Design:

- a) Approve building design with equal awning treatment on all sides; and,
- b) Applicant to reconsider previously approved wave awning design.

Illumination:

- a) Only low-lit lighting approved; and,
- b) Signage illumination to be turned off after store closing hours or 6 p.m.

**MEETING DATE:** August 28, 2008

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #08-010

**PARCEL NAME:** Bay Club

**PARCEL NUMBER:** 8

**REQUEST:** Consideration of major apartment complex and anchorage renovations

**ACTION:** Approved

**CONDITIONS:** Applicant to return post-entitlement with the following:

- 1) Detailed landscape, signage and lighting plan;
- 2) Details on specific colors and materials proposed for the promenade paving bands;
- 3) Details on specific design, colors, materials and locations proposed for metal fencing, benches and trash receptacles;
- 4) Details on specific colors and materials proposed for the clubhouse roof terrace;
- 5) Physical samples of colors and materials proposed;
- 6) Style of guide pile on dock system; and
- 7) Color and material of consolidated utility panels alongside gangway entrances.

**MEETING DATE:** August 28, 2008

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #08-011

**PARCEL NAME:** The Organic Panificio

**PARCEL NUMBERS:** 33

**REQUEST:** After-the-fact consideration of one additional façade-mounted business identification sign and modified lighting hours

**ACTION:** Approved

**CONDITIONS:** Hours of Illumination

Signs A, B and C may be illuminated until restaurant closing time or 2 a.m., whichever is earlier.

Parking Signs

Four parking signs will be permitted within the premises and placed near the driveways.

**MEETING DATE:** August 28, 2008

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #08-012

**PARCEL NAME:** Waterside Marina del Rey

**PARCEL NUMBERS:** 50

**REQUEST:** Consideration of a new exterior paint scheme

**ACTION:** Approved

**CONDITIONS:** New color Grey Tweed approved on a trial basis and will be further examined by the Board upon repainting of The Counter Burger. Should the Board deem the Grey Tweed color not in conformance with the existing color palette at Waterside Marina del Rey, the Applicant will have to present a new color and sample to the Board.

**MEETING DATE:** August 28, 2008

**DRAFT**

**DESIGN CONTROL BOARD REVIEW  
DCB #08-013**

**PARCEL NAME:** Waterside Marina del Rey

**PARCEL NUMBERS:** 50

**REQUEST:** Consideration of a new logo on existing business identification for Bank of America

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

**CONDITIONS:** None

**MEETING DATE:** August 28, 2008

**DRAFT**

**DESIGN CONTROL BOARD REVIEW  
DCB #08-014**

**PARCEL NAME:** Waterside Marina del Rey

**PARCEL NUMBERS:** 50

**REQUEST:** After-the-fact consideration of four security cameras and four new additional cameras

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

**CONDITIONS:** None

**MEETING DATE:** August 28, 2008



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**Santos H. Kreimann**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

September 11, 2008

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Acting 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, no temporary permits have been issued by the Department.

SHK:CM:il



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Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

September 11, 2008

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

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

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

On September 2, 2008, the Board approved a lease amendment for Parcel 75W, the Marina Professional Building, which provides adjustments for square foot rental and percentage rental rates and an increase in general liability insurance for the ten-year period ending August 30, 2017, expected to generate an additional \$9,700 in leasehold rent revenue in Fiscal Year 2008-09.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

A Department of Regional Planning representative will be present at your meeting to discuss items scheduled for Regional Planning Commission consideration.

**LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE**

At the California Coastal Commission's October 15-17, 2008 meeting in Ventura, staff intends to present the Marina del Rey Local Coastal Program Periodic Review report, including the findings and recommendations as approved by the Commission at its January 9, 2008 meeting.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The Small Craft Harbor Commission minutes for the August 13, 2008 meeting are attached.

**MARINA DESIGN GUIDELINES UPDATE**

At the Design Control Board's Special Meeting held on September 11, 2008, RRM Design Group presented the draft Marina del Rey Design Guidelines and gathered comments from the Board and others in attendance.

**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](http://marinadelrey.lacounty.gov)).

SHK:CM:ks  
Attachments (2)

**SMALL CRAFT HARBOR COMMISSION  
MINUTES  
August 14, 2008**

Commissioners Present

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

Department of Beaches and Harbors

Santon Kreimann, Acting Director, Beaches and Harbors; Dusty Crane, Community and Marketing Division

County Staff

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Captain Oceal Victory, Lieutenant Reginald Gautt from the Sheriff's Department; Michael Tripp, Regional Planning

**CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE 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.

**ACTION ON ABSENCES**

Commissioner Lesser announced all four Commissioners were present. Vice-Chairman Delgado announced that she will not be attending the September Commission meeting.

**APPROVAL OF MINUTES**

Chairman Lesser opened the floor to public comments.

No public comment.

**A motion was made by Commissioner Landini and Seconded by Vice-Chair Delgado to approve the minutes from the July 16, 2008, meeting. This motion was unanimously approved.**

**ITEM 3a: Marina Sheriff – Crime Statistics**

Lt. Reggie Gautt provided the Commissioners with copies of the year-to-date crime stats. He spoke in reference to their crime stats, saying that they have not hit any big peaks or valleys. However, they did have an incident that occurred on July 24, 2008 wherein a victim was knocked off his bike and the suspect took off with the bicycle. That was the only robbery they had within the Marina area at that time. On the boat side, a burglary was on the “G” basin, wherein a lap top was stolen. The last burglary prior to that was in May.

Commissioner DeBlanc asked about the robbery involving the bicyclist, ages of the victim and the suspect.

Lt. Gautt said the suspects were juveniles, but he did not have the age on the victim.

Commissioner Landini said the report would be more effective if they had something like a simple 8 ½ map showing the boundaries of the reporting districts.

Commissioner DeBlanc preferred an analytical cluster map style, like a pin map.

Lt. Gautt said this is something that they had been working on.

Chairman Lesser said that serious crimes against people remain very low. It's the burglaries and the grand thefts that seem to be on the increase.

Lt. Gautt said they are attempting to use their "cop-link" information and other resources outside the Marina to help deal with some of those issues.

There was no new information from the Sheriffs on the Liveboard Report.

Chairman Lesser noted that more "Notices to Comply" were issued, liveboards have increased, current permits are going up, and progress has been made.

**ITEM 3b: Marina del Rey Beach and Special Events**

Dusty Crane reported on the Marina del Rey Summer Concert series. She said there are three more concerts to go; Fisherman's Village continues to do an excellent job on the concerts, the Marina del Rey Waterbus has been doing outstandingly, with Espirit 1 opened up its stop with fifty-six (56) riders last weekend. Sailing continues on Wednesday and Thursday nights. The Beach Shuttle has been making their rounds and rider-ship has picked up, thanks to the success of aggressive marketing and promotion.

Ms. Crane said Manhattan Beach Volleyball continues every Sunday at 2 p.m. and Wednesday at 5 p.m. during the summer. The G.I. Joe Walk takes place from Hermosa Beach Pier to Manhattan Beach Pier on the soft sand. Hermosa Beach will be holding their annual festival over the Labor Day weekend with entertainment, food and festivities.

**ITEM 3c: Marina del Rey Convention and Visitors Bureau**

Beverly Moore shared a recent centerfold article found in the June journal of the American Sailing Association about Marina del Rey. Ms. Moore spoke about “E” news releases an electronic form, known as Optimized Press Releases, a new advertising tool being used by the Visitors Bureau to advertise news about the Marina del Rey community via the internet.

Chairman Lesser asked for any reports from the Commissioners. No comments. However, there was a comment from the public comment.

Nancy Marino, public speaker, asked about marketing costs and its returns on investments.

Chairman Lesser stated that a lot of revenue is funded through a fund created by hotels, etc.

Dusty Crane stated that the Marina del Rey Convention and Visitors Bureau (CVB) was a combination of private and some public money. Since 1990 Department Beaches and Harbors has had a total budget of \$250,000 for promotion of Marina del Rey, and \$92,000 of that has been put aside for the public and Discover Marina del Rey funding.

Ms. Crane said that the rest of the money has come from six (6) hotels, and each one of them put a 1% on the room cost only. That funding has (basically) the majority of the funding for the CVB.

**ITEM 4: Old Business**

There is no old business.

**ITEM 5: New Business**

There is no new business.

Chairman Lesser asked about upcoming projects.

Mr. Kreimann reported that there are several upcoming projects. The preliminary business terms on Parcel 8 (The Bay Club), and Parcel 33, is nearly completed, and is expected to be back before the Commission at the next meeting.

**ITEM 6: Staff Reports – Ongoing Activities**

Mr. Kreimann said that on July 22, 2008, the Board approved the increase in Kayaking Class/Tour registration fees, and Kayaking rental rates at Burton Chace Park. Also, on July 15<sup>th</sup> they approved the lease documents and option agreements for Parcel OT and Parcel 21 both previously endorsed by the Commission in June of 2008.

Small Craft Harbor Commission Minutes

Meeting of August 13, 2008

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Mr. Kreimann spoke about The Del Rey Shores project. As a result of a lawsuit filed by the Homeowners Association, the Court directed the lessee to go back and recirculate a portion of the environmental document dealing with the excavation and the transportation of soil from that particular location. He said that was the only portion the Judge agreed that required recirculation of the environmental document.

Mr. Kreimann said there are no issues pending at the Planning Commission.

Mr. Kreimann said that the City of Los Angeles has requested to present to the Commission the Venice Pumping Dual Force Main Project. The presentation will be at the upcoming September meeting. He said that the City was asked to widely publish the meeting and to handle all the outreach in notifying the public of this presentation.

Chairman Lesser said some Marina residents oppose running the new City sewer line through the Marina.

Mr. Kreimann said there are three (3) different alternatives; one will run along the beach, one on Pacific Avenue and the other one (which is the Cities preferred option), would run through Via Marina, and then cut across and go under the Channel, and lay the pipe all the way down to the Hyperion Plant.

Mr. Kreimann gave a report on the Percentage Rents on Apartments. He reported that the Department received 10 1/2% on all of the Parcels/Apartments, with the exception of Parcel 18, that pays a 12%.

Mr. Kreimann spoke about the Kayak Rental Report. He said there was some discussion last month about the availability of renting kayaks. There are two locations in the Marina that provide that service. They are the Marina Boat Rentals at Fisherman's Village and the U.C.L.A. Aquatic Center also provides that service.

Mr. Kreimann discussed Public Use of the Boathouse. He said there is a Capital Improvement Project slated to commence, and the Department is still finalizing the seismic issues with that particular building. He anticipates that project moving forward within the next six months or so. The Department (and other County Departments that require meeting space) uses the downstairs facility for meetings. However, no one is allowed to use the second story of that building space because it is not ADA compliant.

Ms. Delgado asked about The Design Control Board Meeting minutes. She wanted to know why four months of minutes had not been approved.

Mr. Kreimann said due to unanticipated changes and audio difficulties, the minutes were not available. However, they should be available next month.

Mr. Thomas Faughnan added that due to a specially notice meeting two months ago, and they do not approve minutes at specially notice meetings so there is a backlog.

Ms. Delgado asked if there was a controversial issue pertaining to the Del Rey Shores Project stock pile removal.

Mr. Faughnan said it's a routine condition of a construction project. He said the Court determined that they did not adequately analyze the potential impacts in the report. Originally they had intended to reutilize all of the soil on site, and then a subsequent change in the plans (after they had initially circulated the document) determined that they needed to do this off site disposal but there was no supplemental analysis. He said the Court determined that was a significant enough potential impact that required analyses and recirculation.

Chairman Lesser opened the floor to public comments.

Mr. Jon Nahhas asked what defines old business and who defines that in these meetings. He specifically referenced the unlawful detainer business.

Mr. Faughnan replied that items of new business and old business are action items that would require the approval of the Commission. The unlawful detainer issue has always been treated as a staff report issue. It's not an action item that they need to approve or not approve. Basically, its information they have requested and we are reporting back on.

Mr. Dan Gottlieb, representing the Marina Strand Colony, spoke on issues relating to the environmental report; issues of the gravel, the discrepancies in the Environmental Impact Report (EIR).

Mr. Faughnan said the action that was reported (in the report) is that the Board of Supervisors has set aside its approval of that project and has sent it back to Regional Planning for the further environmental analyzes and the recirculation. He said once that happens, and Mr. Gottlieb has had a chance to review the Supplemental EIR draft, an environmental document is ultimately prepared.

Mr. Faughnan said it would be appropriate for him to raise any comments he may have in the environmental process and not before this Board because this Commission does not have jurisdiction over those matters. No one here has the involvement in the environmental process to address his concerns, so he advised him to address his concerns in the environmental process to those agencies that are reviewing those documents.

Small Craft Harbor Commission Minutes

Meeting of August 13, 2008

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Mr. Gottlieb asked if he could obtain information on whom those agencies are.

Chairman Lesser asked if someone could keep Mr. Gottlieb informed on where that review is going to be and when it will take place.

Mr. Tripp said the Department of Regional Planning is performing that review and he will notify Mr. Mr. Gottlieb.

Ms. Nancy Marino questioned the legitimacy of the MDR Oceana LLC. She asked why is it called Admiralty Courts on the status reports. She said it has been inconsistently listed under different names.

Mr. Faughnan said MDR Oceana is the name of the ownership entity, the prospective lessee in this case, and Admiralty Courts is the proposed name of the (development) building.

Ms. Marino said Mr. Zolla, the Consultant who ran that meeting, has refused to provide them a copy of the March 8<sup>th</sup> EIR report, stating that the draft report is only available to agencies for review before it is released to the public. She wanted to know if their remarks were in the EIR/NOP was their objections to the legitimacy of meeting in the summary report that went into the draft EIR. She said this is an abusive process and it is in violation of the Brown Act.

Chairman Lesser asked Mr. Faughnan if there have been any violations of the Brown Act.

Mr. Faughnan said there has been no violation of the Brown Act nor has there been any violation of the California Environmental Quality Act. He said the draft EIR is first circulated to public agencies for their comments and once they are completed it is published for the public.

Mr. Tripp added that the report has not yet been released to the County Departments.

Ms. Carla Andrus spoke of Goldrich and Keich being out of compliance with their Conditional Use Permit on the Monte Carlo. The residents are supposed to be sixty-two (62) and over.

Chairman Lesser asked Mr. Faughnan to review the Conditional Use Permit to see if Goldreich and Keich are in compliance and report back to the Commission next month.

Chairman Lesser requested the Marina del Rey Lessees Association to give him a report on the Unlawful Detainer project.

Mr. Tim O'Riley, Executive Director of the Marina del Rey Lessee's Association. He gave a report on Unlawful Detainer actions filed during the month June 2008. Del Rey Shores (0), Villa del Mar (1-apt. and 1-boat slip; both for non-payment of rent. Both were paid and remain on the premises), Dolphin Marina, grouping of Goldrich and Keich properties (0), Mariners Bay (2-boat slips for non-payment of rent), Tahiti Marina (1- boat slip for violation of the liveboard policy), Neptune Marina (0), the Boatyard (0), Marina Harbor (4-apts. for non-payment of rent. All units paid and remain on the premises), Archstone (8-apts. for non-payment of rent), Bay Club (1-boat slip for non-payment of rent), Oakwood (0), Del Rey Professional Association (0), Marina City Club (0), California Yacht Club (0), Pier 44 (0), but they issued some 3-day "Notices to Pay Rent or Quit" for non payment of rent, and some expired insurance policies. The only property that did not respond was Villa Venetia.

Mr. O'Riley said since Mr. Ring's properties are not part of the Association, he could not provide any information. This report will be forward to Mr. Kreimann.

Mr. Jon Nahhas commented on the accuracy of the report. He said one month of data (June) is not enough time. There should be one year of documentation accumulated.

Chairman Lesser asked that Mr. O'Riley request Mariner's Bay to provide the Department with the amount of Unlawful Detainers they received in July 2008 (as well).

### **COMMUNICATION FROM THE PUBLIC**

Mr. Nahhas raised issues on the boat rent at Espirit 1.

Chairman Lesser requested that the Department analyze the rentals and see if Espirit 1 is in compliance with their lease, and with the County's rent policy. He also requested a report from the Department on how many boats and slips are being filled up.

Mr. Bill Vresak asked if there will be a Regional Planning meeting on August 21, 2008, at Marina del Rey Hotel from 6 p.m. to 8 p.m.

Mr. Tripp replied that there will be a public meeting with the Regional Planning Department explaining the comments that they are going to receive from the Coastal Commission about the periodic review. He said that the Commission will not be presiding over the meeting, and nothing will be voted on by the Planning Commission.

Mr. Vresak spoke on the homeless issue with the City of Santa Monica. He asked what the County's stance will be to alleviate the homeless situation when redevelopment begins.

Mr. O'Riley spoke about the Venice Pumping Dual Force Main Project meeting. He said at last month's meeting Mr. Levine asked the Commission to urge the Board to take a hard look at this project and perhaps (even) oppose this project going through the Marina.

Mr. Landini said he could not vote on the Venice project since he is an employee of the City of Los Angeles he would have to abstain.

Mr. O'Riley said he would not like to see the City make a presentation and the Commission unable to take some kind of action or make some kind of a request.

Mr. Faughnan said there is no vote to be taken, that this will be an informational presentation by the City of Los Angeles.

Chairman Lesser said if all four Commissioner's will not be present at the September meeting the presentation can be postponed until October 8, 2008, meeting.

Ms. Delgado said she will notify the Department if she can rearrange her schedule to be able to attend.

Chairman Lesser asked about a status report on the missing Commissioner.

Mr. Kreimann said applicants are still being interviewed.

Ms. Marino asked if there was a waiver of any ground rent obligations on Espirit 1 during the eight years of construction.

Mr. Kreimann said as part of the agreement, lease rent was not to be paid during construction of this project.

Chairman Lesser asked the Department for a report on the lease for next month's meeting.

Ms. Marino asked that the Espirit 1 report be on the agenda as a separate item for next month's Commission meeting, and for an update on the Bar Harbor lease violation.

Chairman Lesser said Parcel 15 issues are under negotiation and will not be put on the agenda. The Espirit 1 issue will be put on the agenda to discuss.

## **ADJOURNMENT**

Chairman Lesser adjourned the meeting at 11:29 a.m.

Respectfully Submitted By: Lynetta Jordan, Commission Secretary

**Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of September 10, 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 and dock replacement	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 approved by BOS August 2008 Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	
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 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.	
6	8 -- Bay Club / Decron Properties	Mark Wiesenthal	* 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	
7	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachern	* 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; scheduled for RP Commission 10/29/08 agenda	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
8	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; scheduled for RP Commission 10/29/08 agenda	Timeshare component Wetland
9	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	
10	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	
11	145 -- Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
12	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 Parking permit to allow some replacement public parking off site
13	33/NR -- The Waterfront	Ed Czuker	* 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 which was continued to October 2008	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
14	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	
15	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 replacment public parking off site
16	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	Phase 1 * 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 Phase 2 (Parcel C) * 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	Phase 1 Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006 Phase 2 (Parcel C) 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
17	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

