



To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, January 25, 2007, 6:30 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
Katherine Spitz, ASLA – Vice Chair	- Third District
David Abelar – Member	- Second District
Peter Phinney, AIA – Member	- Fourth 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

November 16, 2006

3. Design Control Board Reviews

A. Parcel 131 – Café del Rey – DCB #06-019

Approval of the record of the DCB's November 16, 2006 action for conditional approval of signage

B. Parcels 95 & LLS – Marina Gateway – DCB #06-022

Approval of the record of the DCB's November 16, 2006 action for conditional approval of redevelopment

4. Old Business

NONE

5. New Business

A. Parcel 97 – Beyond Beauty Supply – DCB #06-023

Consideration of signage

B. Workshop – Alternative Location for new Department Administration Building

Workshop to consider alternative locations for a new Department Administration Building than on a portion of Parcel 20 as proposed by the Department

6. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
 - Board Actions on Items Relating to Marina del Rey
 - Local Coastal Program Periodic Review Update
 - Small Craft Harbor Commission Minutes
 - Marina del Rey Urban Design Guidelines Update
 - Redevelopment Project Status Report
 - 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) 821-1737 (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>



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

January 18, 2007

TO: Design Control Board
FROM: Stan Wisniewski, Director *Stan Wisniewski*
SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS: DCB REVIEWS
#06-019 and #06-022**

The Design Control Board's actions from November 16, 2006 are attached:

- A. Parcel 131 – Café del Rey – DCB #06-019
- B. Parcels 95 & LLS – Marina Gateway – DCB #06-022

SW:CM:CS
Attachments (2)

DRAFT

Design Control Board Review DCB #06-019

PARCEL NAME: Café del Rey

PARCEL NUMBER: 131

REQUEST: Consideration of new signage.

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

CONDITIONS:

- 1) Removal of existing deteriorated monument signs may proceed;
- 2) Applicant is to contact the Museum of Neon Art (MONA) to determine if it will accept the existing wall sign as a donation. (Applicant has agreed to work with MONA to assist them in taking it);
- 3) Applicant is to store the existing monument sign cabinets until the MONA acceptance issue is resolved; and
- 4) Applicant is to obtain further approval from the Department of Regional Planning.

MEETING DATE: November 16, 2006

DRAFT

Design Control Board Review DCB #06-022

- PARCEL NAME:** Marina Gateway
- PARCEL NUMBERS:** 95 & LLS
- REQUEST:** Consideration of redevelopment.
- ACTION:** Approved, per the submitted plans on file with the Department.
- CONDITIONS:**
- 1) Examine the scale for consistency with the existing neighborhood commercial and residential scale;
 - 2) Eliminate the use of reflective glass;
 - 3) Examine the use of mullions or other architectural devices to reduce the massing of the glass;
 - 4) Reduce the height and scale of fountains and other decorative elements to be consistent to residential scale;
 - 5) Consider tile murals to break wall expanses;
 - 6) Examine cornice and roof details and building materials for consistency with the neighborhood and commercial residential scale;
 - 7) Reduce the use of palm trees;
 - 8) Increase the use of canopy trees;
 - 9) Emphasize the use of native plant materials;
 - 10) Increase the size of the plant material in the alley planter boxes and select plant materials for vertical growth;
 - 11) Design the park to reflect the neighborhood scale and emphasize residential and multi-use design in the park;
 - 12) Emphasize use of natural materials in the park; and

13) Examine the intersection of Via Marina and Ocean Avenue to design increased pedestrian and vehicular safety.

MEETING DATE:

November 16, 2006



"To enrich lives through effective and caring service"



January 18, 2007

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 5A – PARCEL 97 – BEYOND BEAUTY SUPPLY
AT MARINA BEACH SHOPPING CENTER – DCB #06-023**

Item 5A on your agenda is a submittal by Pacific Ocean Management and ANI Sign Design (Applicant) for one permanent building identification wall sign for *Beyond Beauty Supply*, a new sublessee at Parcel 97, Marina Beach Shopping Center-Building E (560 W. Washington Blvd.). The developer of the property (Gold Coast West, LLC) has recently completed redevelopment of the Marina Beach Shopping Center.

Project Description

Applicant proposes to install one channel-type wall sign on the west elevation of the shopping center. No blade sign is proposed. The proposed wall sign will read *Beyond Beauty Supply* in a Roman font and will be mounted to the three separate sections of the building façade. Each word will measure 18 inches high, with *Beyond* measuring 9'-0" wide, *Beauty* measuring 8'-10" wide and *Supply* measuring 8'-0" wide, for a total sign area of 38.75 square feet. The halo-lit reverse channel letters will be colored 7/MB Green (PMS-3435C) with aluminum returns painted to match.

Project Background

Beyond Beauty Supply represents the last new tenant to apply for signage approval on Parcel 97. All other tenants have now completed installation of their DCB-approved signage.

Project Entitlements

Section 22.52.880 of the Los Angeles County Code permits the application of wall business signage within commercial zones in Marina del Rey (C-3). A maximum of three square feet of wall sign area for each linear foot of frontage is allowable. Preliminary calculations of permissible sign area indicate allowable area to be 162 square feet. The total sign area proposed for this sign does not exceed 39 square feet, which is well under the maximum permissible sign area.

STAFF REVIEW

Applicant proposes one business identification sign over the west façade, facing Washington Blvd. The lighting of the sign should be consistent with the hours of the latest-open tenant in the

center. On its preliminary review, the Department of Regional Planning has indicated the signage area and appearance are acceptable.

Staff believes the proposed size, color, and location of the sign are compatible with the scale and appearance of the buildings. The signage is consistent with the overall tenant signage program for this parcel, approved by your Board in February 2004 (DCB #02-009B). The *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction* grant your Board the authority to make the determination as to whether or not the proposed signage is in conformance with these standards. Following your Board's approval, the signage will require further review and approval by the Department of Regional Planning.

The Department recommends APPROVAL WITH CONDITIONS for DCB #06-023:

- 1. The lighting of the sign shall be consistent with the hours of the latest-open tenant at the shopping center; and**
- 2. The Applicant shall obtain further approval from the Department of Regional Planning.**

SW:CM:cs



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

January 18, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan Wisniewski*

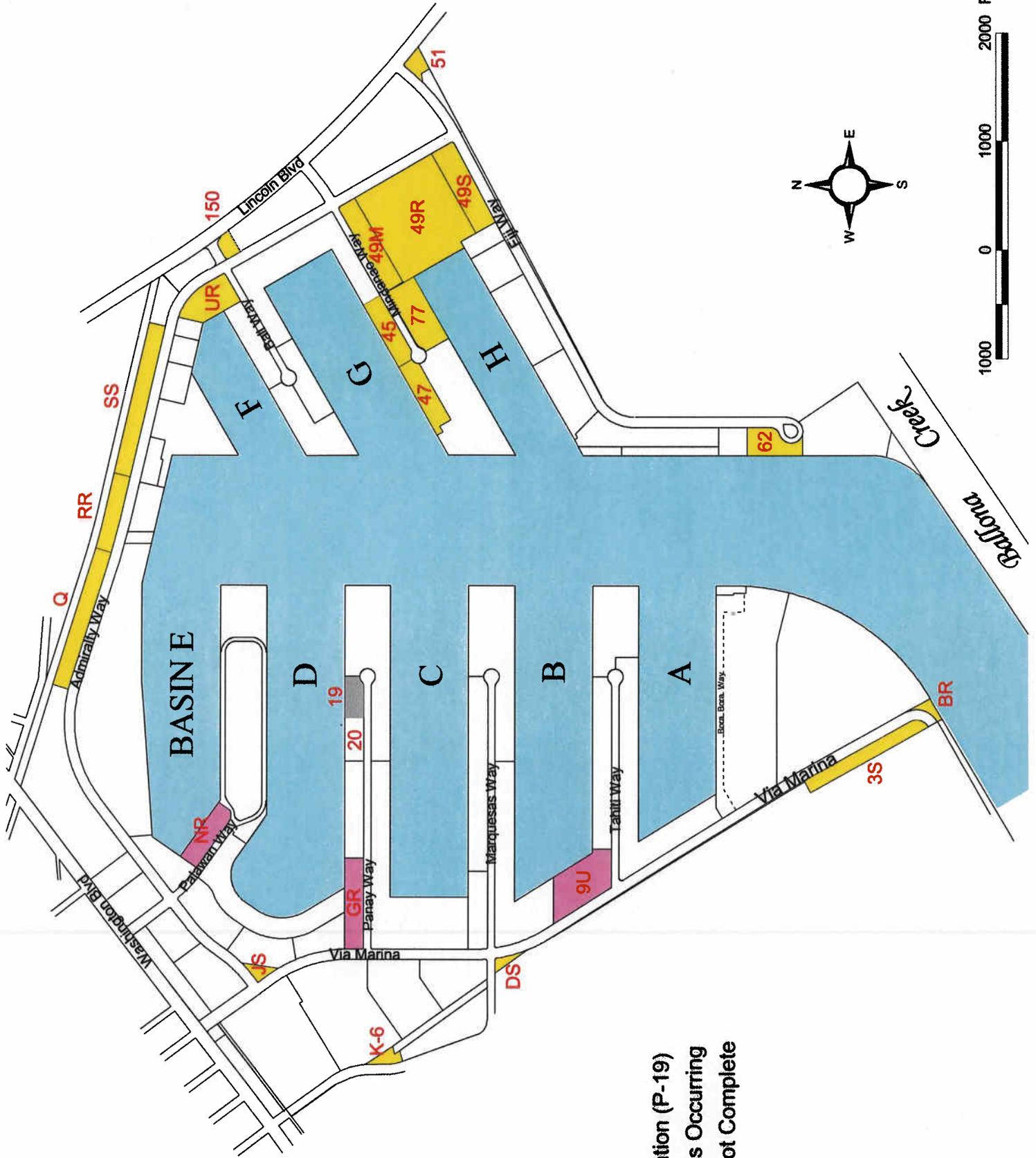
SUBJECT: **AGENDA ITEM 5B – PUBLIC WORKSHOP – ALTERNATIVE LOCATIONS FOR NEW DEPARTMENT ADMINISTRATION BUILDING**

At the November 16, 2006 Design Control Board meeting, the Department proposed construction of a new Administration Building on a portion of Parcel 20 (to be known as Parcel 19) on Panay Way. It was suggested by your Board at that meeting that a public workshop be held at a subsequent meeting to discuss this location and examine any possible alternate locations within the Marina.

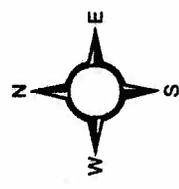
Attached is a map identifying the Parcel 19 location on Panay Way and other possible County-controlled locations within the Marina. Attached is also a listing of the current and proposed uses for these parcels, as well as the square footage of each parcel. County-controlled parcels not identified already have negotiated term sheets for development approved by the Board of Supervisors.

We look forward to participating in the workshop discussion.

SW:CM:CS
Attachments (2)



- Proposed Location (P-19)
- No Negotiations Occurring
- Negotiations Not Complete



Parcel No.	Current Use	Proposed Use	Sq. Ft.
BR	Pocket park	Pocket park	28,998
3S	Public parking lot	Public parking lot	100,468
9U	Undeveloped property	Hotel and passive wetland park	159,662
DS	Landscaped area	Landscaped area	31,290
K-6	Maintenance yard	Storage facility	21,084
GR	Public parking lot	Public parking structure	104,047
JS	Parkette	Parkette	15,837
NR	Public parking lot	Mixed-use project along w/Parcel 33	75,049
Q	Admiralty Park & public parking lot	Admiralty Park & public parking lot	119,342
RR	Admiralty Park	Admiralty Park	92,558
SS	Admiralty Park & public turf parking lot	Admiralty Park & public turf parking lot	148,070
UR	Public parking lot	Library parking & open space	97,305
150	Empty building	Gateway parkette w/water feature	20,303
45	Pier 44	Chace Park expansion	81,786
47	Santa Monica Windjammers Yacht Club	Chace Park expansion	83,600
77	Pier 77	Chace Park expansion	127,277
49M	Public parking lot	Public parking structure	109,824
49R	Public boat launch ramp	Public boat launch ramp	499,063
49S	Mast-up Storage	Mast-up Storage	129,812
51	Phase I parkette	Gateway parkette w/water feature	22,440
62	Dept. Admin. Bldg. & Sheriff's Station	Public Safety Complex	73,517



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

January 18, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director *SWisniewski*

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, the Department issued the following:

- TP #06-015 – Temporary permit for one tent on the patio at the Cheesecake Factory. The tent was permitted from November 29, 2006 through December 29, 2006.
- TP #06-016 – Temporary permit for one holiday banner at Marina del Rey Visitor Center. The banner was permitted from December 11, 2006 through January 2, 2007.

Additional information is provided in the attachments.

SW:CM:CS
Attachments (2)



To enrich lives through effective and caring service



November 20, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

Mr. Eric Sturdivant, Manager
The Cheesecake Factory
4142 Via Marina
Marina del Rey, CA 90292

**TEMPORARY TENT AT THE CHEESECAKE FACTORY (P-22)
(TP 06-015)**

Dear Mr. Sturdivant:

By means of this letter and subject to the terms and conditions of the appropriate permits from the County of Los Angeles Department of Public Works, Building and Safety Division (310-534-3760), and the Fire Department (310-358-2380), the Cheesecake Factory and Smart Party Rents are permitted to place one (1) temporary white canopy-style tent with transparent windows, measuring 15' W by 45' L by 13' high, on a portion of its beachfront cafe area.

The tent is permitted from November 29, 2006 to December 29, 2006 and must be removed by noon on December 30, 2006. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at the permittee's expense.

If you have any further questions or requests, please contact me at 310-305-9533, or Chris Sellers at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Michael Fischer, Chief
Planning Division

SW:MF:CS



To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

December 12, 2006

Dusty Crane, Chief
Community & Marketing Services
Department of Beaches and Harbors
13837 Fiji Way
Marina del Rey, CA 90292

**TEMPORARY BANNER AT VISITOR CENTER (PARCEL 49M)
(TP 06-016)**

Dear Ms. Crane:

By means of this letter, the Community & Marketing Services Division of the Los Angeles County Department of Beaches and Harbors is permitted to mount one (1) 4-foot high by 10-foot wide banner horizontally from the north façade above their premises at 4701 Admiralty Way, Marina del Rey. The banner will be black, purple and blue vinyl with white block lettering expressing a "Happy Holidays" message from the Division.

The banner is permitted from December 11, 2006 through January 2, 2007. It must be removed by noon on January 3, 2007. Failure to remove the banner by this time will result in its removal and storage by the County of Los Angeles at your expense. If you have any further questions or requests, please contact me at 310-305-9533, or Chris Sellers at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Michael Fischer, Chief
Planning Division

SW:MF:CS



"To enrich lives through effective and caring service"



January 18, 2007

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

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

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its November 14, 2006 meeting, the Board awarded a three-year contract, plus two one-year extension options, with North American Security, Inc. for armed security guard services at Dockweiler RV Campground and Chace Park facilities.

At its November 21, 2006 meeting, the Board approved a consultant services agreement with HPA, Inc. for maintenance and inspection services for the Marina's seawall. The agreement utilizes a turnkey approach that consists of three elements – maintenance and inspection, as-needed repairs, and engineering design for all components and subsystems of the seawall – all three of which will help to ensure the long-term structural integrity and stability of the seawall. The agreement is for two years with three additional option years for a not-to-exceed fee of \$1 million over the five years.

On December 5, 2006, the Board approved a construction contract with Mike Bubalo Construction Co., Inc. in the amount of \$2,399,375 to construct a stormwater diversion system at Marina ("Mother's") Beach as Part I of Phase II of the Marina Water Quality Improvement Project, to divert surface flows to the adjacent Basin C where there is no water contact recreation. Combined with Part II of Phase I – structural upgrades to the existing dock and construction of a new gangway, including installation of two water circulators below the water surface – the total project cost is \$3,916,000, \$1,750,000 of which is funded by a State Water Clean Water Act grant and the remainder from either the Department's Marina Accumulative Capital Outlay (ACO) Fund or its operating budget.

At its December 12, 2006 meeting, the Board established the Marina del Rey Seawall Repair Project and approved a total Phase I Project budget of \$5.35 million funded from the Marina ACO Fund. Voids of varying sizes have been detected at the bottom of approximately 17,600 lineal feet of the seawall at various locations throughout the harbor. Phase I will address the largest, most critical voids that affect approximately 1,600 lineal feet of seawall and the repairs will consist of filling the voids with grout and installing rock slope protection at the base of the wall to prevent future migration of the underlying soils.

LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE

We received an informal communication from Coastal Commission staff in the middle of December indicating that the this matter would not be on the Commission's January agenda but might be a matter for consideration at the Commission's February meeting in San Diego. We have reminded Coastal staff of our need for the meeting they promised to have with us, and if necessary, a meeting with the Commission's Executive Director, to discuss areas of ongoing disagreement with the hope that we could reach agreement on as many areas as possible. No further communication from Coastal staff has been forthcoming on this issue.

SMALL CRAFT HARBOR COMMISSION MINUTES

The draft November 8, 2006 minutes are attached.

MARINA DEL REY URBAN DESIGN GUIDELINES UPDATE

We met with Chair Susan Cloke and Board Member Peter Phinney in December to discuss the scope of our proposed effort to develop urban design guidelines for Marina del Rey. Our consultant, Keith Gurnee of RRM Design Group, has presented a scope of work based upon the input received at that meeting, which is currently under review.

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).

MARINA DEL REY AND BEACH SPECIAL EVENTS

MARINA DEL REY

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC

All concerts from 2:00 pm - 5:00 pm

Saturday, January 20

Phyllis Chang, playing Jazz

Sunday, January 21

Susie Hansen Latin Band, playing Hot Latin Jazz

Saturday, January 27

Mark Harrison Quintet, playing Contemporary Jazz

Sunday, January 28

Tim Peterson Singers, singing Gospel

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

BEACH EVENTS

HERMOSA BEACH

CENTENNIAL JOHN HALES SAND & STRAND RACE 2007

City of Hermosa Beach

Sunday, February 18, 7:00 a.m. – 1:00 p.m.

The 55th Annual Sand and Strand Run/Walk is a 55% sand and 45% strand race beginning on the north side of Hermosa Beach Pier at shoreline and finishing on the south side of the pier. All race proceeds benefit PROJECT Touch, a local non-profit group serving community youth and their families in the South Bay. Registration required.

For more information call: City of Hermosa Beach at 310-318-0265.

SW:CM:ks
Attachments (2)

**SMALL CRAFT HARBOR COMMISSION
MINUTES
NOVEMBER 8, 2006**

Commissioners

Searcy Harley, Chairman
Russ Lesser, Vice-Chairman
Albert Landini, Ed.D.
Christopher Chuang-I Lin, Ph.D.

Department of Beaches and Harbors

Kerry Silverstrom, Chief Deputy Director

Guest Speakers

Blair Babcock, Community Development Commission; Debra Williams, Consumer Affairs; Eric Wickbend, Public Works

Also Present

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Lt. Greg Nelson, Sheriff's Department; Sgt. Michael Carriles, Sheriff's Department; Deputy John Rochford, Sheriff's Department

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

Chairman Searcy called the meeting to order at 9:39 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

2. APPROVAL OF MINUTES

Chairman Searcy moved and Vice-Chairman Lesser second a motion to approve the October 19, 2006 minutes. The motion passed unanimously.

3. REGULAR REPORTS

a. Marina Sheriff – Crime Statistics

Sgt. Carriles reported that in October residential burglaries increased. The Board of Supervisors is reviewing the dredging project and the recommendation to award \$1.6 million the Army Corps of Engineers. The project is expected to begin in December.

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

Deputy Rochford reported that since the department starts to compile information on liveboards with permits and the posting of notices on boats there has been an increase of notices to comply. He also stated the process would continue for the next several months.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Carla Andrus stated she agreed there are derelict boats in the marina and it is the County's responsibility to remove boats, which seem abandoned.

Ms. Nancy Marino stated rents have increased, deposits have been doubled, improvements have not been implemented and tenants fear retribution. She asked if new owners are raising rents in anticipation of doing improvements and if they are legally entitled to raise rents to market rates if improvements have not been done. She requested an investigation be conducted as to lessee's preemptive rent increases for land and liveaboard tenants.

Ms. Silverstrom replied that the Department has a policy to monitor rents, emphasized that rents in marina are within market and lessees are entitled to increase rents. Tenants must forward specific information before an investigation could be conducted.

Mr. Faughnan explained that all County leases have the same control prices provision and reserves the right for the Director to review prices to determine whether they are fair and reasonable. The Director uses a process, makes the final determination and can require the lessee to change them, if he finds them unreasonable. The lessee then has the right to appeal to the Board of Supervisors. The investigation process is initiated when the Department receives a rent complaint from a tenant with factual information. Third party statements do not constitute an investigation. The County and Department believe there is no difference between fair and reasonable price and market value. There is a process set forth in the lease and the Department has a policy statement in place to guide its review on what is fair and reasonable. This sets the level of investigation the Department will take under certain circumstances and includes reviewing the return on investment to the lessee.

Mr. John Rizzo stated the Department does not monitor leases for controlled pricing and is only controlled when a tenant complains. Pricing should be posted and reviewed the same as any government contract and the commission was formed to review these leases and to ask what tenants are receiving.

b. Marina del Rey and Beach Special Events

Ms. Silverstrom announced that the Holiday Boat Parade will be held on Saturday, December 9, 2006, from 6:00 p.m. – 8:00 p.m., free parking will be available in County lots throughout Marina del Rey and gates will open at 3:00 p.m.

c. Marina del Rey Convention and Visitors Bureau

Ms. Beverly Moore offered a presentation relating to infrastructure needs for the Marina, discussed ideas for visitors serving attractions, public facilities, and announced that there are several renovations being conducted in the marina. She commented on improvements implemented by the County and Beaches and Harbors and stated improvements should consist of the widening of sidewalks, reduction of locked gates,

removal of trash and stumps for restoring of Oxford Basin and that the Ballona Wetlands is being integrated and connected to the marina. She encourages increased public sector investments in the marina, prioritization of capital improvement needs in the community and called for adequate funding. She explained that the Visitor's Bureau is affiliated with the community and in the process of collaborating with many groups.

Ms. Silverstrom commented that Ballona Wetlands is owned by Fish and Game and undergoing a two-year planning process. Information on the planning process can be obtained from Ms. Meredith Small at the Coastal Conservancy. Requests have been made to widen the sidewalks to eight feet and to relocate the bike path to the back of parking lots adjacent to the easement of Area A (Ballona Wetland Property). MTA has issued a call-for-projects to consider proposals for infrastructure improvements in the Marina, the first time in three or four years. Public Works is in the planning process of restoring Oxford Basin into a passive park, but restrictions apply since it is in a flood control facility. The Department plans to purchase a vessel and has secured three additional maintenance positions to assist with maintenance in the marina.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Marino was pleased with Ms. Moore's suggestions. However, she said funding spent on banners and signs are not required and should be used to maintain the marina. She stated bike lanes should be added on Via Marina and Admiralty Way. She was concerned that the bike trail does not connect to the residential area and was concerned about the safety of birds at Oxford Basin due to toxic silt. She stated it takes more than picking up trash and people should not have to walk around in a toxic area.

Ms. Andrus agreed with Chairman Searcy on the community working with the volunteer center and stated her understanding the SCHC has the authority to appoint citizens as paid volunteers. She said Oxford Basin should be dredged, the soil is contaminated from redevelopments and toxic from the build-up in the storm drains and should be restored and connected to Parcel 9U (She referred to it as the "Ballona Wetlands").

4. OLD BUSINESS

- a. None

5. NEW BUSINESS

- a. **Administration of Affordable Housing in Marina del Rey**

Mr. Blair Babcock of Community Development Commission (CDC) explained the roles of the CDC, including the administration of federal and local funds in the unincorporated area of the County, and serving as the County of Los Angeles' Housing Authority, which monitors affordable housing in marina. He further elaborated on the CDC's functions, including the following:

- Enforces Covenants, Conditions and Restrictions (CCR's) in the agreements with developers of residential projects in the marina as required by the Conditional Use Permit issued by the County Department of Regional Planning, which establishes the number of reserved units for low-income housing.

- Assists developers in deciding the number of replacement units required when an existing development is demolished or determine how many units are required in a new development, and requires an affirmative marketing plan from developers before marketing of the units.
- Provides a portion of the funding to develop affordable housing in certain areas of the County and monitors the developments once built.

He concluded by providing the information that the Board of Supervisors is in the process of negotiating a new policy to determine the number of affordable units to be required for replacement projects. Information on affordable housing can be accessed at CDC's website: <http://www.lacdc.org>. The information will also be available at the Department of Regional Planning's website in early 2007 at socialserve.net.

Mr. Faughnan stated the Regional Planning Commission would determine the number of replacement units during the entitlement process and surveys are being conducted on two projects, but information is subject to change.

CHAIRMAN SEARCY OPENED THE FLOOR TO COMMENT

Mr. Donald Klein stated the Coalition is in full support of the CDC and suggested they meet with the public.

Ms. Andrus requested to meet under the umbrella of POWER. She commented Capri was no longer offering affordable housing, Parcel 18 has no covenant, Parcel 12 & 15 did not open last August; the community should receive an update on the construction delays; auditors should conduct an assessment and, in 2003 Doug Ring announced if his project was not available on time he would revert back to the old lease.

Ms. Silverstrom stated affordable housing at Dolphin Marina Parcel 18 was not required at the time it was approved in 1998 by the Board of Supervisors. A policy was developed in 2002. Doug Ring's projects: Deauville and Bar Harbor, which will be called Esprit I and Esprit II, will have affordable housing units. Also, Del Rey Shores will have affordable units and is estimated to open in 2007. The Board of Supervisors is currently reviewing the policy. A task force was developed, which consists of County Counsel, Regional Planning, CAO and the CDC.

Mr. Faughnan stated the Board of Supervisors requested the task force submit additional information and the initial draft.

Ms. Silverstrom stated that developers have a waiting list for affordable housing, and the public can contact Beaches and Harbor or the CDC to inquire on projects developed.

b. Mediation and Complaint Filing Process in Marina del Rey

Ms. Debra Williams, Program Manager, discussed the roles of the Department of Consumer Affairs' Mediation Program, including the following:

- The department receives approximately 120 cases each month.

- ❑ The program offers a variety of services including Real Estate Frauds, Consumer Complaints and Cable Division Complaints. It also has a Small Claims Advisory program covering claims of up to \$7,500 and has consumer investigators on staff.
- ❑ Mediation is voluntary service accommodating for both parties. It is a free service and the parties can be represented by attorneys. All matters being considered are confidential unless both parties in a case agree for the case to be admissible in a court of law.
- ❑ Mediators are volunteers and are required to attend a training program through the Department before hearing any cases.
- ❑ Supervisor Burke recently funded an Identity Theft Program.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Mr. William Vreszk said he was being evicted and not been given any help in relocation. He pays rents and taxes. He stated he may not be given any consideration due to Maritime Law and wants consideration and relief as a defacto renter in his eviction.

Ms. Williams replied that her department could assist him in filing a case and the landlord will be contacted. The landlord has to be willing to participate in order for a mediation to take place. She explained if he fights the eviction it may cause problems with the mediation because landlords will agree to anything in hope that the tenant does not file an answer to the eviction and they would win the case by default. She informed him to contact the consumer section of the department and counselors would advise him of his rights.

Ms. Carla Andrus suggested Consumer Affairs meet with the lessees association. She stated brokers have the majority of boat slips and are given preferential treatment as well as apartment residents. She said anyone being displaced should be given first right of refusal.

Ms. Nancy Marino asked what agency handles challenges to an eviction. She commented that mediation is useful, but arbitration is needed to bind the lessee. The lessee should be obligated to meet with a board or committee and suggest that representation is needed.

Ms. Williams stated challenging issues should be handled by contacting an attorney, legal aid, or going to court.

Vice-Chairman Lesser asked counsel if a lessee could be forced to submit to binding arbitration if not in a lease.

Mr. Faughnan replied that contractual issues between lessees and sub-lessees do not have any arbitration provisions in the lease.

Vice-Chairman Lesser commented that Mr. Klein read names of tenants at the October meeting whom he felt were indiscriminately dismissed from the marina, and was to submit to the Commission contact information, which has not been received. He stated landlords should be contacted as to whom have been evicted and why and to submit a report at next months meeting.

Mr. Rick Horner commented that mediation and arbitration is for well-intended parties or going to court. He stated the commission should take action when lessees are not in favor of the tenants and they should be disciplined.

Ms. Silverstrom commented that Beaches and Harbors website has a link to Consumer Affairs Department forms.

6. STAFF REPORTS

a. Ongoing Activities

The Ongoing Activities Report was submitted and discussed at the meeting.

GUEST SPEAKER

Mr. Eric Wickbend of the Department of Public Works, Building and Safety (B&S) Division, who is assigned to B&S' office in Lomita, explained he has the following responsibilities:

- ❑ Inspects all ongoing building construction in MdR, oversees tenant improvements and construction of residential properties.
- ❑ He is currently working on the Esprit I and Esprit II project, which is delayed due to application to building code.
- ❑ After the Department signs-off on projects and issues certificates of occupancy on developments, B&S does not enter the property any longer, unless there are building and safety issues or further work is being conducted to the building.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Marino stated it appears that Beaches and Harbors and the Coastal Commission are still negotiating on the contents of the revised report and that it was unfair to close public input comments in June. The revised report was based on a one-year comment period to facilitate the process and the County claims they did not request this item be continued from the July meeting. As a result the community has waited ten years for the public review. She stated this is a delaying tactic, which projects are being rushed through and trying to remove DCB's authority. Lastly, stated this is a way to make it hard for the community to participate in the process and delay the community's appeal.

Commissioner Landini asked Ms. Silverstrom if the commission and the public could review the report before it is sent to the Coastal Commission.

Ms. Silverstrom replied that the Department has had no contact with the Coastal Commission regarding the periodic review and unclear as to how the Department would be responding to the Coastal Commission. The Department is committed to submit comments to the commission and make available to the public in advance of the hearing. She assured that the public had time to comment directly to the Coastal Commission and an initial report was prepared by the Coastal Commission in response

to comments, which were received on the initial report and a revised report has been prepared. She commented that the Coastal Commission would make the decision to extend time.

Mr. Donald Klein agreed with Ms. Marino's comments. His concern is the amount of time the County has taken to respond to the findings. He stated there is a recent decree LCP more than twelve years overdue and recertified in 1996, but has never been reviewed. He asked what properties the Board is referring to by the term "certain real properties in the unincorporated area of Los Angeles," and are certain properties being exempt or included. He concluded by stating his organization has not received any notifications or mailings sent on October 18, 2006.

Ms. Silverstrom stated that the term refers to Marina del Rey properties. The Board of Supervisors has its own LCP Amendment and the County has the opportunity to amend the LCP up to three times in one year. The Board also added an amendment pertaining to the current operations of the DCB based on recommendations from the Regional Planning Commission. A hearing has been scheduled for November 20, 2006, at 9:00 a.m., at the Regional Planning Department.

Mr. Klein referred to certain specific matters in the proposed amendment to Marina del Rey Land Use Plan Section 4 and said he was unsure what it meant.

Ms. Silverstrom replied there are standards in the general planning and zoning code for the County of Los Angeles and the LCP is the specific plan for Marina del Rey. There may be heights in the general planning and zoning code of the County that do not apply to the Marina, rather the specific heights and density that are in the LCP apply to Marina del Rey.

Ms. Andrus asked if an analysis could be done as to why the Board is seeking this amendment and educate the public. She stated the LCP review is being pushed through, Beaches and Harbors and the Coastal Commission is delaying the process. She explained being disappointed that Beaches and Harbors plan to relocate the Administrative Office to Panay Way and removing the yacht club, which is a local facility. Boating recreation is a priority and the commission should contact the Coastal Commission and advise them that the public needs adequate time and an analysis of why the Board is seeking a variety of amendments.

Chairman Searcy and Commissioner Landini agreed the SCHC and Beaches and Harbors are not responsible for the delay of the report and in the last ten years the delay has come from the Coastal Commission. Chairman Searcy stated that to request additional time to review the report a letter should be sent to the Coastal Commission.

7. COMMUNICATION FROM THE PUBLIC

Ms. Marino submitted typed comments and warned of consequences of not adhering to the policies and provisions of Marina del Rey LCP.

Mr. Vreszk asked the commission to observe a moment of silence in memory of Mr. Patrick Conarpe who was killed in a traffic accident on October 28, 2006. Chairman Searcy acknowledged his request.

Ms. Andrus was pleased with the moment of silence given for Mr. Conarpe. She spoke on behalf of Mr. Reuben Cardona who has been displaced as a liveaboard due to the Panay Way project and is presently at King Harbor in Redondo Beach. His slip was remodeled and has not been offered to return. She explained that he was a good tenant, paid rent on time and was interested in mediation.

Vice-Chairman Lesser requested a response as to why Mr. Cardona has not been offered to return.

ADJOURNMENT

Chairman Searcy adjourned the meeting at 12:05 p.m.

Respectfully submitted by:
Donna Samuels, Commission Secretary

Taped meetings can be purchased directly after meetings or by contact Commission Secretary at (310) 305-9516.

Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of January 9, 2007

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/ Pacifica Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 75' 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; lease documents in process Regulatory -- Targeting DCB February 2007 agenda	LCP amendment to allow proposed use and to transfer Public Facility use to Parcel 19
3	55/56/W -- Fishermans Village/ Gold Coast	Michael Pashate/ 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 in preparation	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 * 3,000 square foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure Parking -- all parking required of the project to be located on site	Proprietary -- lease documents approved by BOS May 2006 Regulatory -- DCB application in preparation	
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-sitall 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 initiated 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 -- Option for lease extension approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006	
9	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashate/ 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 initiated 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 parking required of the project 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 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 -- 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 in preparation	
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	Phase 1 * 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 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 2 (Parcel C) * 28-foot wide waterfront promenade and pedestrian plaza * Westernmost portion of land to revert to County for public parking	Phase 1 Proprietary -- lease documents in process Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed July 2006 Phase 2 (Parcel C) DCB hearing May 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	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; item continued to January 2007	See Item #2 above

Note: Height information for projects will be shown as information becomes available.

PROJECT STATUS REPORT - KEY

