



*To enrich lives through effective and caring service*



**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD

Thursday, February 22, 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
David Abelar – Member	- Second District
Peter Phinney, AIA – Member	- Fourth District
Tony Wong, P.E. – Member	- Fifth District
Vacant	- Third 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**

January 25, 2007

3. **Design Control Board Reviews**

NONE

4. **Old Business**

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

Further consideration of signage

B. Parcel 131 – Cafe del Rey – DCB #06-019

Further consideration of signage

5. **New Business**

A. Parcel 91 – Marina del Rey Outrigger Canoe Club – DCB #07-001

Consideration of storage cabinet

B. Parcel 50 – Waterside Marina del Rey - DCB #07-002

Consideration of ATM installation

C. Parcel 50 – Waterside Marina del Rey - DCB #07-003

Consideration of ATM signage

D. Parcel 150 – Department of Beaches & Harbors – DCB #07-004

Consideration of interim park plan

## **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"



February 15, 2007

Stan Wisniewski  
Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 4A – PARCEL 97 – BEYOND BEAUTY SUPPLY  
AT MARINA BEACH SHOPPING CENTER – DCB #06-023**

Item 4A on your agenda is a returning 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 is returning from your January 25, 2007 meeting with two smaller sign options. Each option is to install one channel-type wall sign on the west elevation of the shopping center. No blade sign is proposed.

Option 1: 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 16 inches high, with *Beyond* measuring 8'-0" wide, *Beauty* measuring 7'-10" wide and *Supply* measuring 7'-1" wide, for a total sign area of 30.5 square feet. The halo-lit reverse channel letters will be colored 7/MB Green (PMS-3435C) with aluminum returns painted to match.

Option 2: The proposed wall sign will read *Beyond Beauty Supply*, with *Beyond* in a script font and *Beauty Supply* in a Roman font, and will be mounted to the center section of the building façade. *Beyond* will measure 9 inches high by 3'-8" wide, *Beauty* will measure 13 inches high by 6'-6" wide and *Supply* will measure 13 inches high by 5'-10" wide, for a total sign area of 25.0 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 areas proposed for both options fall 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 areas and appearances are acceptable.

Staff believes both proposed sign options are compatible with the scale and appearance of the building. However, as the main business entrance is in the center of the facility, the Department recommends approval of Option 2. The signage is consistent with the overall tenant signage program for this parcel, approved by your Board in February 2004 (DCB #02-009-B). 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 of Option 2, 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"*



February 15, 2007

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 4B – PARCEL 131 – CAFÉ DEL REY – DCB #06-019**

Item 4B on your agenda is a request by Café del Rey (Applicant) for further guidance concerning the installation of new signage.

#### Project Description

Applicant is proposing new signage for its restaurant at 4551 Admiralty Way. At your November 16, 2006 meeting, the Chair and other Board Members felt the sign might be of historical value. As a condition of project approval (attached), therefore, Applicant was instructed to contact the Museum of Neon Art (MONA) to determine if MONA would accept the existing neon wall sign as a donation. On behalf of Applicant, the Department contacted MONA about the sign and was told the following by Kim Koga, the Executive Director of MONA:

"Thank you for considering the museum. The sign is very recent and does not qualify as a historic sign for our collection."

At the request of the Chair, the Department thereafter contacted the L.A. Conservancy to inquire if the wall sign might be of any historical value and warrant preservation. The Department was told the following by Jay Platt, L.A. Conservancy Preservation Advocate:

"The Conservancy does not think that this sign has any potential historic significance and therefore would not object to its alteration or removal."

#### **STAFF REVIEW**

Staff believes Applicant has met the original approval condition and recommends that Applicant be permitted to continue with the new signage installation as requested in the original submittal. Staff feels the proposed new signage will enhance the appearance of Café del Rey and meet the desired design objectives for the Marina.

SW:CM:CS  
Attachment



*To enrich lives through effective and caring service*



## Design Control Board Review DCB #06-019

**Stan Wisniewski**  
Director

**Kerry Gottlieb**  
Chief Deputy

**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 provide support to 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



*"To enrich lives through effective and caring service"*



February 15, 2007

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5A – PARCEL 91 – STORAGE CABINET AT MARINA  
("MOTHER'S") BEACH – DCB #07-001**

Item 5A on your agenda is a submittal by the Marina del Rey Outrigger Canoe Club (Applicant) for the construction of a permanent storage cabinet to be located on the east side of an existing building at Marina ("Mother's") Beach. The building is owned by the County of Los Angeles and is currently occupied by the parking concessionaire.

#### Project Description

Applicant is a non-profit organization that leases storage space for several of its outrigger canoes on the sand portion of the dinghy storage facility (Parcel 91) on Marina ("Mother's") Beach. Applicant has requested that it be allowed to construct and maintain at its own cost a permanent storage cabinet at Marina ("Mother's") Beach to store pre-approved items, such as paddles, PFDs and first aid equipment.

The storage cabinet will be 6'-0" high, 6'-1" wide and 1'-9" deep, and mounted on the east side of the building. The new storage cabinet will be mounted flush with an existing storage cabinet and will be made of marine grade plywood painted to match the existing adjacent cabinet (Sand Dollar White). A hose reel will be mounted on the south side of the new cabinet. An existing hose bib and piping located to the south of the existing cabinet will be re-routed inside the proposed cabinet to emerge on the side near the proposed hose reel.

#### Project Background

Applicant is a long-standing tenant at the dinghy storage facility at Marina ("Mother's") Beach. Applicant has requested that it be allowed to construct a storage cabinet on the building at the dinghy storage facility to store equipment that the Club's members use while they row.

#### **STAFF REVIEW**

Applicant proposes one storage cabinet on the north side of the building at Marina ("Mother's") Beach. The storage cabinet will be consistent in height and depth with an existing adjacent storage cabinet.

Staff believes the size, material, color, and location of the proposed storage cabinet are compatible with the scale and appearance of the building and the existing adjacent storage cabinet.

The Department recommends APPROVAL WITH CONDITIONS for DCB #07-001:

1. The size, materials, colors and location of the proposed storage cabinet shall be consistent with the specifications shown on Applicant's plans;
2. Applicant agrees to pay the Department of Beaches and Harbors the cost to relocate the existing hose bib to the location shown on Applicant's plans;
3. Applicant shall obtain further approval from the Department of Regional Planning and, to the extent required, the California Coastal Commission; and
4. Applicant shall obtain a Right of Entry Permit from the Department of Beaches and Harbors and comply with its conditions for the operation and maintenance of the storage cabinet.

SW:CM:DG





"To enrich lives through effective and caring service"



February 15, 2007

Stan Wisniewski  
Director

TO: Design Control Board

FROM: Stan Wisniewski, Director

Kerry Silverstrom  
Chief Deputy

**SUBJECT: AGENDA ITEM 5B – PARCEL 50 – WELLS FARGO ATM AT WATERSIDE MARINA DEL REY – DCB #07-002**

Item 5B on your agenda is a submittal by Wells Fargo Bank (Applicant) for a new in-wall ATM to be located in the west (retail entrance) side of Waterside Marina del Rey between Starbucks (4724 ½ Admiralty Way) and White House/Black Market (4726 Admiralty Way).

#### Project Description

Applicant proposes to install one new ATM in the existing alcove between Starbucks and White House/Black Market. The alcove previously housed a smaller ATM, but has been vacant for several months. The new ATM is slightly larger (deeper) than the previous one and extends slightly further out as a result. Accordingly, it will be encased within a newly constructed stone panel enclosure that will be covered with the exact same stone panels as the surrounding walls.

The new ATM measures 3'-10" wide by 5'-11½" and its new enclosure will measure 4'-8" wide by 7'-11" high. The enclosure will protrude 9½" from the adjacent White House/Black Market wall, and the ATM will protrude an additional 10½" from this wall (see graphics pages 1-6 of submittal). Neither the enclosure nor the ATM will protrude at all from the adjacent Starbucks wall. The location of the ATM will actually serve to "soften" the existing hard angle between Starbucks and White House/Black Market, with respect to path of travel.

#### Project Background

The alcove has been empty (but covered) for several months since the previous ATM was removed. This new ATM is deeper and will not slide all the way into the existing opening due to an existing column support behind the wall. For this reason, the new enclosure is required to house the protruding portion of the ATM.

#### **STAFF REVIEW**

Applicant proposes one new ATM. The proposed construction will not require any new trench or coring work, as the existing power and data conduits from the previous ATM will be used. The project does not represent a change of use. Every effort has been made by the Applicant to not deviate from the existing materials and profiles of the current facility design.

Staff believes the proposed size, color, and location of the ATM and enclosure are compatible with the scale and appearance of the building. The *Minimum Standards of Architectural*

Design Control Board  
February 15, 2007  
Item 5B  
Page 2

*Treatment and Construction* grant your Board the authority to make the determination as to whether or not the proposed project is within conformance with these standards.

**The Department recommends APPROVAL of DCB #07-002.**

SW:CM:CS



"To enrich lives through effective and caring service"



February 15, 2007

Stan Wisniewski  
Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 5C – PARCEL 50 – SIGNAGE FOR WELLS FARGO ATM AT WATERSIDE MARINA DEL REY – DCB #07-003**

Item 5C on your agenda is a signage submittal by Wells Fargo Bank (Applicant) for a new blade sign above a new in-wall ATM to be located in the west (retail entrance) side of Waterside Marina del Rey between Starbucks (4724 ½ Admiralty Way) and White House/Black Market (4726 Admiralty Way). The new ATM is the subject of agenda item number 5B.

#### Project Description

Applicant proposes to install one new blade sign above a new ATM to be installed in the existing alcove between Starbucks and White House/Black Market. The proposed non-lit double-sided blade sign will be mounted hanging from a ½-inch by 30⅞-inch black aluminum rod that is bolted to the wall via a ¼-inch thick black aluminum wall plate. The rectangular sign measures 24 inches wide and 14½ inches high. The sign will be made of 1¼-inch thick black aluminum with a red (VQ-7701) field. Copy will read "Wells Fargo" in 1¼-inch yellow (VQ-8900) letters and "ATM" in 2⅜-inch white letters. The sign will be mounted directly above the ATM with the bottom of the sign at an elevation of 7½ feet above grade.

#### Project Entitlements

Section 22.52.900 of the Los Angeles County Code permits the application of projecting business signage within commercial zones in Marina del Rey (C-3).

#### **STAFF REVIEW**

Applicant proposes one blade sign to identify the new ATM to pedestrian traffic. On its preliminary review, the Department of Regional Planning has indicated the signage area and appearance are acceptable.

Staff believes the proposed blade sign is compatible with the scale and appearance of the building. The sign is consistent with the overall tenant sign program approved by your Board in February 2005 (DCB #04-007-D). 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.

Design Control Board  
February 15, 2007  
Item 5C  
Page 2

**The Department recommends APPROVAL of DCB #07-003, with the condition that the Applicant shall obtain further approval from the Department of Regional Planning.**

SW:CM:CS



To enrich lives through effective and caring service



February 15, 2007

**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board  
FROM: Stan Wisniewski, Director

*Stan Wisniewski*

SUBJECT: **AGENDA ITEM 5D – PARCEL 150 – INTERIM OPEN SPACE PLAN – DCB #07-004**

Item 5D on your agenda is a submittal by the Department of Beaches and Harbors (Applicant) for conceptual approval of an open space design for Parcel 150, the former Marina Physical Therapy site at the corners of Bali Way, Admiralty Way and Lincoln Boulevard. This 21,338 square foot (0.49 acre) site is currently occupied by a 1,242 square foot vacant building (5,000 square foot footprint), a 7,900 square foot parking lot, 350 square feet of sidewalk, 6,350 square feet of landscaping and a 400 square foot Marina Gateway monument site.

The project calls for the removal of all improvements and landscaping, except for the gateway monument area and three of the parking spaces along Admiralty Way. The remainder of the parcel will be landscaped with sod. The Applicant will return to the Board with a proposal for a final open space design at a later time when a final open space plan for Parcel 51 will also be presented.

The interim plan will increase the amount of open space in the Marina and enhance the streetscape at the corner of Bali Way, Admiralty Way and Lincoln Boulevard. This site will not be developed as an active recreational park because of its small size, high traffic volume and difficult access constraints. The interim plan includes sod landscaping and irrigation.

### Project Description

#### Landscaping

All of the existing flora will be removed to protect it during the demolition process, but most of it will be transplanted to various locations throughout the Marina. Dwarf tall fescue sod (*Festuca arundinacea*) will be placed over approximately 19,000 square feet of the subject parcel. The remaining parcel area will consist of three parking spaces and the gateway monument area.

#### Hardscape

Three of the existing parking spaces will remain along the north side of the Admiralty Way entry for use by the Applicant's maintenance crews. Painted removable steel bollards will be installed at

both the Lincoln Boulevard and Admiralty Way entries to prevent unauthorized vehicular access. Also remaining will be the concrete slab that supports the gateway monument poles.

### Irrigation and Electrical

A new irrigation system with backflow, controller, rotors and spray heads will be installed on site for the new landscaping. A new electric meter, irrigation controller and lighting panel will be installed on site as well.

### Lighting

The Applicant will review, in concert with the Sheriff's Department, any need for additional lighting at the site and return to the Board for approval at a later date. Adjacent street lighting along Bali Way, Admiralty Way and Lincoln Boulevard will remain in place. There is also illumination from the adjacent building on Parcel 76.

### Staff Review

The current building on Parcel 150 is vacant and is presently a target for vandals, not to mention an eyesore at a major access point into Marina del Rey. The interim open space proposal is an effective temporary use of the parcel and will increase the amount of open space in the Marina. It will also provide a view corridor directly to the water from Lincoln Boulevard.

The Applicant is working to increase the amount of park and open space in Marina del Rey as part of its commitment to provide better public service and provide an increased identity for the Marina. Increasing open and park space will improve public access, visual appearance and visitor-serving amenities, which are consistent with the objectives of the Marina's Local Coastal Program and Asset Management Strategy. Parcel 150 is the second public "Marina Gateway" parcel (the first being Parcel 51 at the corner of Fiji Way and Lincoln Boulevard) whereat a temporary open space installation will serve until final plans are developed for consideration by the Design Control Board.

For the present, this project would greatly improve the public appearance of this site, as well as serve to open the view corridor to the water across Parcel UR (County parking lot 5, on Admiralty Way next to the library). This proposal is in conformance with the *Marina Specifications and Minimum Standards of Architectural Treatment and Construction*.

**The Department recommends APPROVAL of DCB #07-004, as submitted, with the CONDITION that the Applicant shall obtain further approval from the Department of Regional Planning.**

SW:CM:CS:ks



*"To enrich lives through effective and caring service"*



**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

February 15, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

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

Item 6A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs and tents. Since our last report, the Department issued the following:

**TP #07-001** – Temporary permit for one banner announcing the Household Hazardous Waste Roundup. The banner is to be placed at the west corner of the intersection of Fiji and Admiralty Ways. The banner is permitted from February 15, 2007 through March 6, 2007.

Additional information is provided in the attachment.

SW:CM:CS  
Attachment



To enrich lives through effective and caring service



January 31, 2007

Stan Wisniewski  
Director

Kerry Gottlieb  
Chief Deputy

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

**Temporary Banner for Household Hazardous Waste Collection Event  
(TP 07-001)**

Dear Ms. Watt:

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

Your contractors should be prepared to install the banner. Mark Spiro (310-305-9555), Supervisor, Marina Maintenance Yard, will be available for directional assistance, but not physical installation.

The banner is permitted from February 15, 2007 through March 6, 2007. It must be removed by noon on March 7, 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. Should you have any further questions, please contact Chris Sellers at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Charlotte Miyamoto, Chief  
Planning Division

SW:CM:CS





*To enrich lives through effective and caring service*



February 15, 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**

On January 23, 2007, the Board unanimously approved a recommendation submitted by Supervisor Burke to exempt veterans from paying parking fees in County-owned or operated public parking lots and parking meters when vehicles display specialized plates that identify veterans for their meritorious service to our Country, except on weekends and holidays (excluding Veteran's Day), with the exemption to be limited to parking lots where there is an attendant assigned to operate the lot and that no special consideration be given during hours when the lot is operated by automated equipment.

### **LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE**

No further communication from Coastal staff has been received since its informal December communication. The Commission's February agenda does not include the periodic review as an item. The next Commission meetings in the Southern California area are the April meeting in Santa Barbara and the May meeting in San Pedro.

### **SMALL CRAFT HARBOR COMMISSION MINUTES**

There are no minutes for review, as the Small Craft Harbor Commission had its first meeting of 2007 yesterday, February 14, 2007.

### **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 and has been authorized to proceed. We will provide you a timeline for contract milestones at your next meeting.

## **REDEVELOPMENT PROJECT STATUS REPORT**

Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's web site ([marinadelrey.lacounty.gov](http://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, February 17**

Chris Glik, playing Latin Jazz & Jazz

#### **Sunday, February 18**

Nick Henry, playing Jazz

#### **Saturday, February 24**

Michael Haggins, playing Smooth Jazz on Guitar

#### **Sunday, February 25**

Jimbo Ross Bodacious Blues Band, playing Jazz & Blues

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

#### **HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP**

Saturday, March 3, 2007

9:00 a.m. – 3:00 p.m. (approximately)

Dock 52 Parking Lot – 13483 Fiji Way – Marina del Rey

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

Design Control Board  
Ongoing Activities Report  
February 15, 2007  
Page 3

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

## **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.

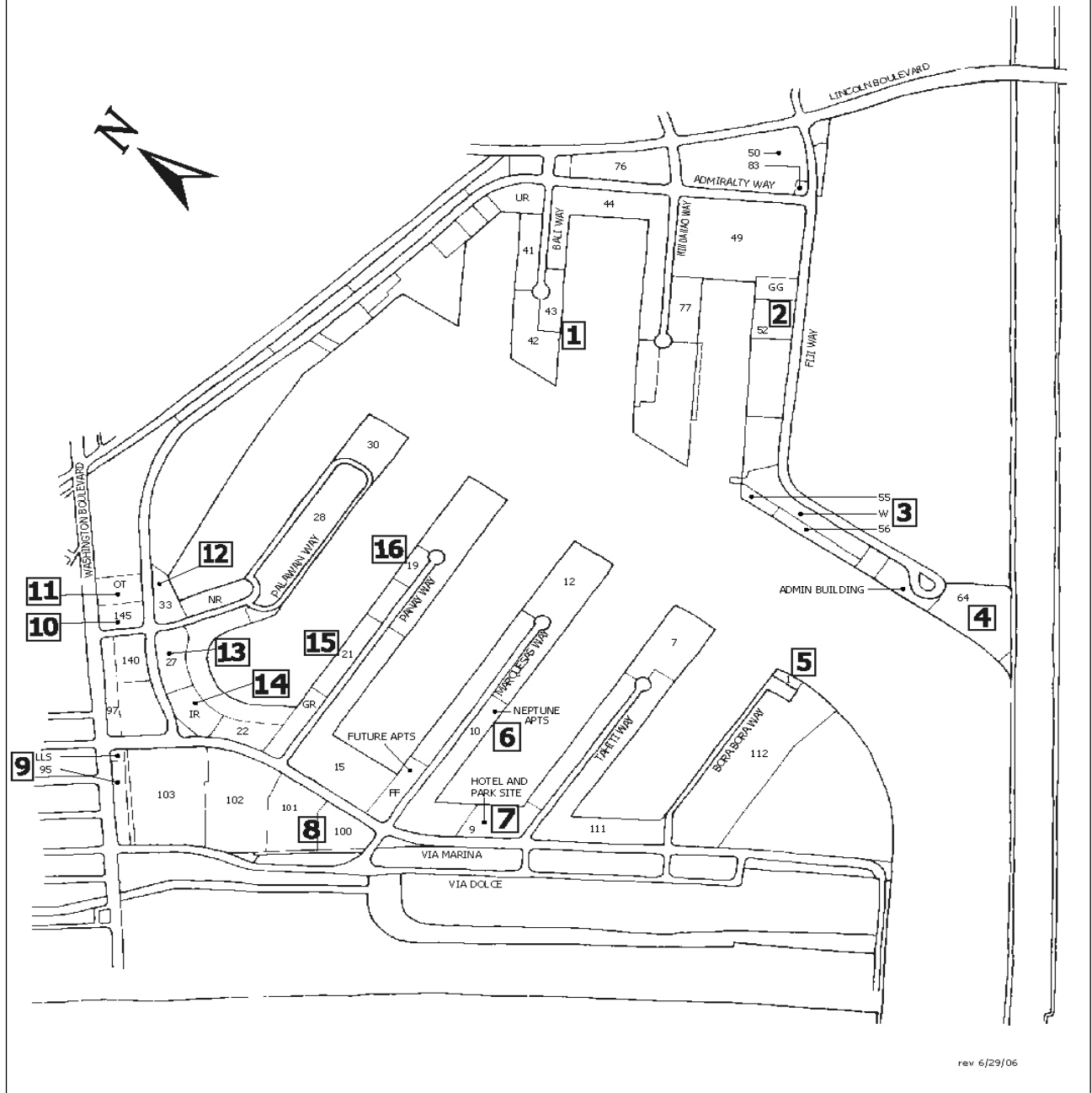
For more information call: City of Hermosa Beach at 310-318-0265.

SW:CM:cs  
Attachment

**Marina del Rey Redevelopment Projects**  
**Descriptions and Status of Regulatory/Proprietary Approvals**  
**As of February 15, 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/ Pacific 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 March 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 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 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 <del>* Public promenade and public view docks</del>	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 -- Targeting DCB March 2007 agenda	
6	10/FF -- Neptune Marina/ Legacy Partners	Jim Andersen	* 526 apartments * 161-slip marina + 7 end-ties * 28-foot wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- term sheet approved by BOS August 2004; lease documents in process Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006	LCP amendment to allow apartments on Parcel FF Parking permit to allow some replacement public parking off site Replacement of Parcel FF open space Affordable housing
7	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Mark Rousseau	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28-foot wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet initialed 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 appealed; BOS to consider matter	
9	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashaie/ David Taban	* 72-unit apartment complex * 10,000 square foot restaurant * 22,400 square foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet initialed 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 Czucker	* 292 apartments * 32,400 square foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- 121 public parking spaces to be replaced on site, 70 public parking spaces to be replaced off site	Proprietary -- lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project pending DCB consideration	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
13	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- all parking required of the project to be located on site	Proprietary -- lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005; Regional Planning application filed December 2005	
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 replacment public parking off site
15	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square foot mixed-use building (health club, yacht club, retail, marine office) * 87-slip marina * 28-foot wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- all parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- lease documents in process Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed July 2006 <u>Phase 2 (Parcel C)</u> DCB hearing 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; DCB workshop held January 2007; report back to Board March 2007	See Item #2 above

# PROJECT STATUS REPORT - KEY



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

**January 25, 2007**

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

Members Present: Susan Cloke, Chair, First District  
Katherine Spitz, ASLA, Vice-Chair, Third District  
David Abelar, Second District  
Peter Phinney, A.I.A., Fourth District

Members Absent: Tony Wong, P.E., [Excused]

Department Staff Present: Stan Wisniewski, Director  
Charlotte Miyamoto, Chief, Planning Division  
Chris Sellers, IT Technical Support Analyst  
Maureen Sterling, Acting Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel  
Russ Fricano, Regional Planning Department

Guests Testifying: Henrik T. Gharajeh, Beyond Beauty Supply  
Michael Morrisette, General Manager, Café del Rey  
Luis Russo, Marina del Rey Resident  
Nancy Vernon Marino, Marina del Rey Resident  
Carla Andrus, Marina del Rey Resident  
Charles Hicks, Marina del Rey Resident  
Richard T. Miller, Marina Strand Colony I Resident  
Richard Miller, Marina del Rey Resident  
David Levine, Marian del Rey Lessees Association  
Bruce Russell, Marina City Club Resident  
Robert Van de Hoek, Area Resident  
Steve Freeman, Oxford Triangle Resident  
Marcia Hanscom, Area Resident  
Eugene Haberman, Marina Strand Colony II Resident  
Jonathan Launer, Area Resident  
Gerry Maxey, Area Resident  
Dan Gottlieb, Marina Strand Colony I Resident

DeDe Audet, Oxford Triangle Resident  
Dr. David De Lange, Marina del Rey Resident  
Jeannette Boller, Venice Resident  
Dorothy Franklin, Area Resident  
Nicholas Coster, Challenges Foundation  
Mr. Siamons, Area Resident  
Greg Schem, Managing Director, Harbor Real Estate, L.P.  
Leslie Scott, Area Resident  
Mary Ann Weaver, Area Resident  
Rosyln Walker, Marina del Rey Resident  
Bethany Gorfine, Marina del Rey Colony I Resident

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

**Ms. Cloke called the meeting to order at 6:45 p.m. She stated this would be Ms. Spitz last meeting and that the Board was sad to see her leave. Ms. Spitz led the Pledge of Allegiance. Ms. Spitz (Phinney) moved to excuse Mr. Wong from the meeting.**

2. **Approval of Minutes**

Ms. Cloke suggested some minor wording changes to the November 16, 2006 Minutes.

**Mr. Spitz (Phinney) moved to approve the Minutes of November 16, 2006 with changes as submitted. [Unanimous consent]**

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.

Mr. Wisniewski stated a representative from Café del Rey would like to address to the Board before the action is taken.

Ms. Cloke replied the action had already been taken, unless the representative feels the action is not accurate. Ms. Cloke asked the representative if he was challenging what actually happened at the prior meeting.

Mr. Morrisette replied that he had an update.

Ms. Cloke said that matter was not on the agenda for discussion, public hearing or updates. She suggested that if he had a question, he address the Board or staff during a break.

**Ms. Spitz (Phinney) moved to approve DCB #06-019 with the changes as discussed in Agenda Item 2. [Unanimous consent]**

**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

**Mr. Spitz (Phinney) moved for approval DCB #06-022 with the changes as discussed in Agenda Item 2. [Unanimous consent]**

**5. New Business**

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

Consideration of signage.

Ms. Miyamoto gave a brief overview of the project.

Mr. Phinney asked Mr. Fricano if there was a County ordinance that a business to have a street frontage sign approximately three square feet per lineal foot of building frontage.

Mr. Fricano stated yes and further explained that the wall frontage of the business was existing and consistent with the other signage in the shopping plaza.

Public Comments

Ms. Marino commented that Marina del Rey tenants should be given every possible courtesy and expedience in getting their business underway. She felt that as long as the signage was within the constraints, then it should be approved.

Board Comments

Mr. Phinney felt the sign was overscaled for the building. He said he would like to see the letters pulled closer together. He suggested if the applicant had only a single center entrance into the store, that only the center area contain the sign.

Ms. Cloke felt the sign was counterproductive to the applicant's business interest. The Board wanted an entry that would help people know what the applicant was selling and where it was being sold.

Mr. Abelar asked Mr. Fricano if the applicant could legally erect the proposed sign.

Mr. Fricano replied yes.



Ms. Cloke advised Mr. Gharajeh that he could discuss the sign with members of staff or the Design Control Board at a later time. She suggested speaking with Mr. Phinney about a different design.

**Ms. Spitz (Cloke) moved to continue DCB #06-019. [Unanimous consent]**

**B. Workshop - Alternative Location for new Department Administration Building**

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

Mr. Wisniewski gave a brief presentation of the proposed location, an explanation of the workshop map and list of possible County-controlled alternative locations within the Marina.

Public Comment - Two minutes per speaker with one minute for staff to respond

Mr. Hicks voiced concern about the widening of Admiralty Way. He was concerned that future development would bring more cars and noise to the area. In addition, he had concerns about the ingress and egress at Marina City Club and suggested putting in a stoplight to prevent future accidents.

Mr. Russo voiced concern about the increasing rents and fees for boat slips.

Mr. Miller inquired about the dimensions of the proposed administration building and the timing of the Local Coastal Plan (LCP) Amendment.

Mr. Wisniewski advised Mr. Miller that staff could provide a copy of the November 9, 2006 staff report that outlined all the information of the proposal.

Ms. Cloke questioned Mr. Wisniewski about the timing for the LCP Amendment.

Mr. Wisniewski said he could not give a time since the regulatory process will start traditionally after the Department has gone through the Design Control Board.

Mr. Miller asked if this had any connection with the LCP review that is currently in process with the California Coastal Commission.

Mr. Wisniewski replied yes, it could.

Mr. Miller said he would like the Marina stay the way it is. He felt increased traffic would make it dangerous for the residents to enter and exist their buildings.

Mr. Levine said there were a number of underutilized County parking lots that could be considered, several of which were located near visitor-serving commercial establishments. He stated that while much of the focus was on the Mother's Beach

area, more attention might be paid to the area surrounding the Lincoln Boulevard, Bali Way and Admiralty Way intersection. He also suggested Parcels UR, 94 and 150 as alternatives, stating that development on any of these three parcels would minimize the impact of additional traffic trips on the bulk of the residential neighbors within the Marina and Venice. Overflow parking could be accommodated in Trizec Towers.

Ms. Spitz asked Mr. Levine if he could clarify where Parcel 94 was located.

Mr. Wisniewski said Parcel 94 is the parking lot for the Marina Professional building and is not under County control. Further, Parcel 150 will soon be coming to the Design Control Board to tear the building down, and is not of adequate size.

Ms. Cloke asked Mr. Wisniewski to please save his comments to the end after the public has spoken.

Mr. Russell felt the proposed administration building was in an inappropriate place. He commented that it was unfair for so much parking to be given to the Department while the public going to Mother's Beach would be battling for limited parking spaces.

Mr. Van de Hoek suggested a "no action" alternative, saying the administration building should remain in its current location. He also suggested keeping staff in the trailers for the time being, or letting them occupy some of the available space in Fisherman's Village. He also mentioned there was no Master Plan and that there was a need to look at the cumulative impacts of various projects coming to the Design Control Board.

Mr. Freeman said he would like to see the proposed parcel used for recreational and community services, rather than a County administration building. He suggested putting the administration building on the edge of the Marina in a less useful area. He added that recreational uses in the Marina are being threatened on many parcels for a lot of different reasons, and this must be brought to bear on each consideration or the Marina will not be a recreational facility anymore.

Ms. Marino stated Parcel 19 is zoned for marine commercial, specifically a yacht club. The LCP is the law and the proposed administration building would require a Plan amendment. The Department should get the amendments first. Ms. Marino further stated the proposed office development would have community party rooms that would be plunked down right in the middle of a residential area. Quiet enjoyment for all the surrounding tenants will be disrupted with daytime office traffic coming into the department and party traffic at all hours of the days, nights and weekends.

Ms. Marino said office use is the lowest priority on waterside parcels and marine commercial is highest. In addition, the lot the County wants for mast-up storage is zoned and intended for an office building. The reason the County wants the lot is to take the small boats out of wet slips and replace them with larger slips and boats. She

said the Department should not waste the public, Design Control Board, Small Craft Harbor and Regional Planning's time and taxpayer dollars bringing projects to the Board that are not in compliance with the law.

Ms. Andrus asked Mr. Wisniewski if it was correct that his current offices occupied Parcel 52/GG and 62 and that the Department does not have a required LCP amendment to redesignate or transfer that use.

Mr. Wisniewski replied that was correct.

Ms. Andrus asked if the Department put out a request for proposals (RFP) for a dry stack storage without an LCP amendment, which was required at Parcel 52/GG.

Mr. Wisniewski replied that the RFP disclosed that the developer would need to obtain an amendment.

Ms. Andrus said that without the amendments in place, the dry stack storage had been aggressively pushed through the process over strong objections from the public. Furthermore, the Board of Supervisors had signed the term sheet and the lease documents are in process.

Mr. Wisniewski replied that Ms. Andrus was incorrect.

Ms. Andrus asked what was incorrect.

Mr. Wisniewski replied it was incorrect that there were strong objections from the public. He further replied that the voting community had resoundingly supported dry stack storage.

Ms. Cloke asked if the project had gone through the public process yet.

Mr. Wisniewski replied no, stating the process had not been pushed aggressively and still had countless public hearings to go through.

Ms. Andrus asked if the Coastal Commission could deny the project.

Mr. Wisniewski replied highly unlikely. They are very much in favor of dry stack storage.

Ms. Andrus asked if there should be a public review of the Master Plan and an LCP review by the Coastal Commission. She said there were much more important issues to the public than where new Department offices should go.

Ms. Hanscom expressed concerns about what is being planned in the Marina. She said she asked staff prior to the meeting what the rationale was for even moving, but never

heard back. She also said the Department also currently utilizes several parking lots that are on the Ballona Wetland Ecological Reserve. She expressed concern about traffic in the Marina and would like to see a Master Plan.

Mr. Wisniewski briefly explained the benefit of locating the Department in one facility and turning the current administration building into a public safety complex shared by the Sheriff, Coast Guard, Fire Department, Lifeguards and Harbor Patrol. He further stated the Chief Administrative Office and Sheriff's Department permit the two parking lots next to the Ballona Reserve. The Department of Fish and Game is aware of the permits and there is a study group studying the ultimate use on how Area A is going to be developed. The Department of Fish and Game has not yet indicated if those parking lots need to be removed, but if they do, they will be removed immediately.

Mr. Haberman questioned whether the proposed administration building would increase traffic at Admiralty Way and Via Marina, as opposed to a having a yacht club there. In addition, he asked why the administration office must be located in the Marina. He suggested leasing space in the new office complex being built in Playa Vista. He asked if an economic study had been done to compare the cost of the County operating the property versus revenue loss by not using the parcel for rental property.

Mr. Launer said there was a need to place a left turn signal at Lincoln Boulevard and Mindanao Way.

Mr. Maxey suggested shrinking the Department staff and moving them into one of the spaces in Fisherman's Village.

Mr. Gottlieb said a staff member of the Department of Regional Planning advised him that the land south of the Shores Project was vacant.

Ms. Cloke advised Mr. Gottlieb to speak to Mr. Fricano regarding comments made by the Department of Regional Planning.

Ms. Audet expressed concerns that moving the administration building would create traffic for the residents of the surrounding communities.

Dr. De Lange said the law gives small boaters the first priority and marina-serving purposes must come first. He asked Mr. Wisniewski what would be his first and second alternative location choices if the Coastal Commission did not approve of the proposed location. In addition, he asked for the height and total footprint square footage of the proposed building.

Mr. Wisniewski said that was the purpose of having the public workshop. He further said this was the plan the County had and was the most economical parcel the County could identify. He said the County was not eliminating marine commercial use but

rather moving it to where the public building was already allocated in the LCP. In addition, the proposed building would be twenty six thousand square feet. Mr. Wisniewski said the Chief Administrative Office of space management did a study that verified Department needs, including the addition of a public facility meeting space.

Dr. De Lange said moving the building was not an adequate answer, and that marine and small boating uses should be given highest priority.

#### Staff Comments

Mr. Wisniewski gave a brief presentation about the building. In response to Mr. Levine's comments, he replied that Parcel 94 was currently used as parking for the adjacent office building on Parcel 75. Further, Parcel UR is currently a public parking lot in which twenty parking spaces are used for the public library. He said it was the County's future plan to provide permanent parking for the library on that site and turn the rest of the parking lot into open space, and that public parking would be relocated to an area close to Chace Park. He said Parcel 150 was an old bank building that had some interim uses, but the County didn't believe the site was large enough to accommodate an administration building. The County is proposing to tear the building down and replace it with an interim landscaping plan, which will come before the Design Control Board. He said converting the parcel into open space would open the view corridors to the water from Lincoln Boulevard.

Mr. Wisniewski said the County needs a place to move their offices. He said that having a public safety complex was something that could be enjoyed by the entire community, since it would provide a greater level of public service.

In response to the economic analysis question, Mr. Wisniewski said the LCP allocates space in the Marina for a public office. To turn that into revenue-producing would not be necessary, as the Marina has not even reached fifty percent of the all the development that is authorized by the LCP for Marina del Rey. Mr. Wisniewski further stated that being in the Marina or close to it was both important for the administration and convenient to the public. Lastly, Mr. Wisniewski mentioned that having a facility within the Marina would allow the Department to lock in low rent space, in lieu of escalating office space prices in Marina del Rey and the Westside.

#### Board Comments

Mr. Abelar asked Mr. Wisniewski where the 90 Freeway was proposed to enter the Marina, and if it was close to Parcel 150.

Mr. Wisniewski replied that the freeway was under an environmental impact review, with three alternative endings. One alternative would have the freeway connect with Bali Way and two others would have it connect further northwest of Bali Way.

Mr. Abelar asked if the 90 Freeway could come into Parcel 150 if the parcel was left as open space.

Mr. Wisniewski replied no.

Mr. Phinney asked if the County had considered using Parcel P, the Oxford Flood Control Basin.

Mr. Wisniewski said no. He said the County was working with the Department of Public Works to open a portion the Oxford Flood Control Basin to the public using decomposed granite as walkways.

Mr. Phinney asked if the County could build on Parcel 62.

Mr. Wisniewski replied that he would like to see a public safety complex there not exceed two stories, and to expand the Department of Beaches and Harbors there would require additional stories.

Mr. Phinney asked if Parcel 52/GG would be enough land area to approximate the size of Parcel 19.

Mr. Wisniewski replied that it would, however the County felt that since there was a commercial boat repair yard in the area, Parcel 52/GG would be an ideal location for dry stack storage instead.

Mr. Phinney asked if there was dry stack storage somewhere between Parcels 49M, 49R and 49S, or only mast-up storage.

Mr. Wisniewski said there was no dry stack storage in Marina del Rey.

Mr. Phinney asked if it was being proposed there.

Mr. Wisniewski replied no. He said that would displace parking for vehicles bringing boats in to launch. He added that Parcel 49S is mast-up storage with 302 spaces, 49R is parking for people who launch their vessels and 49M is parking included in the Chace Park master plan.

Mr. Abelar asked why the County didn't take part of Parcel 77 for the administration building.

Mr. Wisniewski said the County was proposing that all of Parcels 47, 77 and 45 be used in the expansion of Chace Park, and the County did not feel it was appropriate to put administrative offices in a park.

Mr. Phinney said that if Parcel 49M was being planned as a multi-level parking structure in order to provide public access to Chace Park, then Parcel 77 was more than enough land area to approximate what the County was looking for at Parcel 19. He suggested limiting the expansion of Chace Park to include Parcels 47, 45, the existing park and a portion of Parcel 77, then devoting the remainder of Parcel 77 to the administration building and incorporating that with the public structure parking on Parcel 49M.

Mr. Wisniewski replied that he would like to keep Chace Park open space without an office.

Mr. Abelar asked if Parcel 45 would be used for the Chace Park and if there would be parking for boaters.

Mr. Wisniewski said yes, that the County had an option to purchase two parcels from the lessee and intended on exercising that option and building new slips and operating the anchorage.

Mr. Abelar asked what would happen to the boaters when County started rebuilding.

Mr. Wisniewski replied that rebuilding would be done on a phased basis.

Ms. Spitz said she found it heartening to hear that the building did not need to be revenue producing, and she hoped one of the values would be sustainability. She felt the building would have civic presence, and was probably better suited as a gateway building than a building along the water. She suggested Parcels 51, 150 and some of the buildings along Washington Boulevard as places where the building could become a gateway to the Marina. She suggested that the lowest floors on the proposed building should be opened to the County, public and community and visitor serving uses and not to parking.

Mr. Wisniewski said the site was of very limited site, and it would be hard to achieve any other use at the base.

Ms. Spitz said that parking at the ground floor would destroy the pedestrian and public interface with the building.

Ms. Cloke said she felt that neither a parking structure nor an office building was an appropriate water front use for a recreational Marina. She felt it would be appropriate to analyze the cost of a new building versus leasing property in or outside the Marina.

She said gateway concept was very important and that she would like to see the County on the edge of the Marina, and that there may be an opportunity along Washington Boulevard. She agreed that it would be valuable for all the working members of the Department to be housed in the same building.

Ms. Cloke then said she would like to talk about the Marina overall, and how the Design Control Board processes applications and how this building fits into that process. She said she knew that Supervisor Knabe put in a motion about comprehensive planning, and that meant an LCP. She stated she doesn't really know how to get a good handle on this but she thought she would like to ask staff to look at that question and come back with a proposal that could be discussed and forward to the Board of Supervisors, so that everyone could look at all these proposals maybe on a big Saturday workshop or something and have some understanding of what the trade-offs were.

She said she would like to give staff some time to analyze and review the public comments that were made and come back with maybe two or three locations that took into consideration those comments. She said the building itself should reflect the values that the Marina should present to other entities that will be building in it, and to the residents of the Marina and the County and all its visitors.

Ms. Cloke asked for a report that would include the analysis and review of all the comments and suggestions made by the Commissioners and the public.

Mr. Wisniewski said absolutely.

Ms. Cloke asked Mr. Wisniewski if he had in mind a reasonable amount of time for that to take, so people know when they might want to plan on coming back.

Mr. Wisniewski said the Department would come back with a preliminary report with a time frame at the next meeting.

Ms. Cloke said that would be appreciated. She then thanked everybody that came to the workshop and concluded Item #5B.

**6. Staff Reports**

All reports were received and noted.

**7. Comments from the Public**

Ms. Boller said the Marina would be better served if the administration building were outside the Marina, such as along Washington Boulevard, Playa Vista or Fisherman's Village. She said she would like to see the catch basin become a protected bird sanctuary and was concerned about parking structures being built on the beaches.

Ms. Franklin said the members of the Board should not resign over the proposed LCP amendments; they should carry on their responsibilities until the Coastal Commission approves the amendments. She then asked when the public would get a review of the



County's Master Plan, and said she would like to see a moratorium on all upcoming buildings and remodeling projects.

Mr. Coster requested permission for one slip space to use for a boat for the Challenges Foundation, which teaches and takes out disabled divers.

Mr. Siamons said the proposed administration building looks like a temple. He complained the County presentation was done after the public spoke and that Mr. Wisniewski's conscience is similar to President Bush and his oil factories.

Ms. Cloke announced that, due to time constraints, the public speaking time had been changed to one minute.

Ms. Hanscom said that open space should not be at the expense of more density. She said that the prior gas station on Parcel 51 was still leaking solvents into the wetlands and that there were no native plants there.

Mr. Schem felt that dry stack storage was an excellent idea for Parcel 52/GG, but also felt that it should not be too high.

Ms. Scott said she would like to see new Marina development include pedestrian and bicycle paths.

Mr. Haberman said the public would support the Design Control Board at the California Coastal Commission. He also complained that traffic was exceeding the LCP limitations.

Ms. Marino was unhappy with being allowed only one minute to comment. She suggested the Board send their strongest recommendation to the Board of Supervisors to undertake the following two actions in tandem: First, create a new, coherent master plan that will serve the needs of all people in Los Angeles County. Second, impose a moratorium on all projects that have not yet broken ground until the completion of a new master plan. She said the County seeks to get all of its projects approved, which rely on exceptions in the LCP, and the County should get the amendment first. She recommended the Design Control Board adopt a resolution to streamline the approvals process, in fairness to lessees and the public. She felt the Board should not consider any project that knowingly violated the LCP, until the amendment was approval by the California Coastal Commission. She asked the Design Control Board to demand a review of the master plan.

Mr. Gottlieb felt park views would be damaged by development.

Ms. Weaver felt that Parcel 9U would better serve as a park with a jogging track.

Ms. Walker asked how many employees would be housed in the proposed administration building. She said that she see tons of trucks coming and out of the current administration building and would like to know if these trucks will be parked at the proposed new building. She asked about the future location of the County vehicle repair shop.

Ms. Gorfine spoke about traffic accidents on Via Marina and felt the potential County employee traffic would increase traffic in general there. She was opposed to building any more condominiums, hotels or apartments in the same area.

Mr. Van de Hoek said the end of Bora Bora Way still has herons and egrets roosting in the pine and eucalyptus trees, and asked that the trees not be removed. He said he heard that a Banana Republic and movie theaters were being proposed at Dock 52, and wondered how that could be compatible with boat storage yards. He felt the future of the Department of Beaches and Harbors would be downsizing, based on automation with cell phones, e-mail, computers, remote sites and employees working at home. He said he heard that all the public beaches would eventually be taken over by the Department of Parks and Recreation, so there would be no need for a larger building.

Public comment closed.

9. **Adjournment**

Meeting adjourned at 9:39 p.m.

Respectfully Submitted,

Maureen Sterling  
Acting Secretary for the Design Control Board