



To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, March 15, 2007, 2:00 p.m.

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

Design Control Board Members

- | | |
|-----------------------------|-------------------|
| Susan Cloke – Chair | - First District |
| 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
- February 22, 2007

3. Design Control Board Reviews

- A. Parcel 97 – Beyond Beauty Supply – DCB #06-023
Approval of the record of the DCB’s February 22, 2007 action for conditional approval of signage
- B. Parcel 91 – Marina del Rey Outrigger Canoe Club – DCB #07-001
Approval of the record of the DCB’s February 22, 2007 action for conditional approval of storage cabinet installation
- C. Parcel 50 – Waterside Marina del Rey - DCB #07-002
Approval of the record of the DCB’s February 22, 2007 action for conditional approval of ATM installation

4. Old Business

- A. Parcel 50 – Waterside Marina del Rey - DCB #07-002-B
Further consideration of ATM installation (awning and lighting)

5. New Business

- A. Parcels 52 & GG – Boat Central – DCB #07-005
Consideration of redevelopment project

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

March 8, 2007

TO: Design Control Board
FROM: Stan Wisniewski, Director *Stan*
SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS: DCB REVIEWS
#06-023, #07-001 and #07-002**

The Design Control Board's actions from February 22, 2007 are attached:

- A. Parcel 97 – Beyond Beauty Supply – DCB #06-023
- B. Parcel 91 – Marina del Rey Outrigger Canoe Club – DCB #07-001
- C. Parcel 50 – Waterside Marina del Rey – DCB #07-002

SW:CM:CS
Attachments (3)

DRAFT

**Design Control Board Review
DCB #06-023**

PARCEL NAME: Marina Beach Shopping Center

PARCEL NUMBER: 97

REQUEST: Consideration of signage for Beyond Beauty Supply.

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

CONDITIONS:

- 1) Option 1 only approved; and
- 2) The applicant shall obtain further signage approval from the Department of Regional Planning.

MEETING DATE: February 22, 2007

DRAFT

Design Control Board Review DCB #07-001

PARCEL NAME: Marina del Rey Outrigger Canoe Club

PARCEL NUMBER: 91

REQUEST: Consideration of storage cabinet.

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

CONDITIONS:

- 1) The size, materials, colors and location of the proposed cabinet shall be consistent with the Applicant's plans on file;
- 2) Applicant to assume cost of relocating existing hose bib;
- 3) Applicant to obtain further approval/permitting from the Department of Regional Planning; and
- 4) Applicant to obtain a Right-of-Entry permit from the Department of Beaches and Harbors to operate cabinet.

MEETING DATE: February 22, 2007

DRAFT

**Design Control Board Review
DCB #07-002**

PARCEL NAME: Waterside Marina del Rey

PARCEL NUMBER: 50

REQUEST: Consideration of Wells Fargo ATM.

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

CONDITION: Applicant to return with revised awning design and lighting details.

MEETING DATE: February 22, 2007



To enrich lives through effective and caring service



March 8, 2007

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan*

**SUBJECT: AGENDA ITEM 4A – PARCEL 50 – WELLS FARGO ATM AT WATERSIDE
MARINA DEL REY – DCB #07-002-B**

Item 4A on your agenda is a returning submittal by Wells Fargo Bank (Applicant) for a new ATM awning to be located at 4724³/₄ Admiralty Way in the west (retail entrance) side of Waterside Marina del Rey, between Starbucks and White House/Black Market.

Project Description

At the February 22, 2007 meeting, your Board directed the Applicant to return with revised awning and lighting details for the new ATM going into the existing alcove between Starbucks and White House/Black Market. Applicant has provided plans showing the removal of the awning's previously proposed side panel and the inclusion of an extended light fixture.

- Awning

The existing canvas ATM awning is 4'-10" wide and extends out 3'-9" from the wall. It is 12'-4" above grade at its highest point (the wall) and 8'-1" above grade at its lowest point (the front). It extends 2'-0" out over the ATM face. While the Applicant feels that this existing awning will supply sufficient shelter from the elements, it has provided an alternative awning design option that extends 3'-7" out over the ATM face. However, the Applicant feels that this extended awning would create an awkward visual condition by creating an angle different from that of the adjacent existing awnings.

- Lighting

Regardless of the awning design implemented, the extended lighting fixture will be necessary to sufficiently illuminate the ATM face at night. A new pivot arm-mounted sodium lamp will be installed to light the ATM face. Intensity will be approximately 70 Watts. The lamp arm will be mounted to the wall above the ATM and will use existing electrical connections. The mounting hardware will be die-cast aluminum and colored to match the surrounding materials. Proposed hours of illumination will be from dusk to dawn.

Project Background

Applicant appeared before you on February 22, 2007 seeking approval of a new ATM and enclosure (DCB #07-002). Your Board approved the ATM installation, but directed Applicant to return with revised awning and lighting details.

STAFF REVIEW

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. Accordingly, the Department agrees with Applicant that an extended awning design would create an inconsistent visual effect along the current storefront profiles.

Staff believes the proposed size, color, and location of the new awning and lighting are compatible with the scale and appearance of the building. The *Minimum Standards of Architectural 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-B with respect to the light fixture, but recommends leaving the existing ATM awning unmodified. 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

March 8, 2007

TO: Marina del Rey Design Control Board
FROM: Stan Wisniewski, Director *Stan*
SUBJECT: **AGENDA ITEM 5A – PARCELS 52/GG – BOAT CENTRAL - DCB #07-005**

Overview

MdR Boat Central, L.P. (Applicant) has applied for conceptual approval of its plans for "Boat Central", a state-of-the-art landside dry-stack boat storage facility with connected docks for seamless storage and launch of vessels. This project is the selected proposal from several received in response to a County-issued Request for Proposals (RFP) for a dry-stack boat storage facility on Parcels 52 and GG, which are currently used as a public parking lot and for governmental offices consisting of five trailers and a Sheriff Boatwright shop.

Project Description

The Applicant has submitted a development plan for the Boat Central project to be located on the 4.25-acre leasehold (land and water areas) composed of Parcels 52 and GG along Fiji Way. The existing 236 public parking spaces (Parcel 52) will be relocated to the new Fisherman's Village, and the Department's annex trailers that are located on Parcel GG will be relocated to a new consolidated administration building proposed to be constructed on another parcel. The development will primarily consist of a dry-stack storage building of approximately 47,084 square feet and a separate 5,300 square-foot visitor reception building that will house an office, Sheriff Boatwright shop and boater amenities. The project will provide storage for up to 367 small boats and 28 boat trailers within the dry-stack building, and 30 mast-up storage spaces in a separate outside lot, along with a public waterside hoist and wash-down area. The existing dock, except for the slips being used by County maintenance vessels and Sheriff boats, will be replaced with an ADA accessible dock system designed to accommodate the necessary queuing for the launching and retrieval of boats. There will be no permanent wet slips available for rent.

Dry-stack Building

The dry-stack building is designed to be sensitive to and enhance the Marina environment in which it is set, using translucent polycarbonate as the primary architectural cladding. This material has several benefits; foremost is its ability to allow daylight to penetrate the structure to the water's surface while providing a safe workplace with minimal electrical load. Second is the polycarbonate's longevity, as its UV and salt corrosion resistance are vastly superior to almost any other product available. The translucency further provides visual interest in the marine-commercial environment by creating shadow play on Boat Central's boat lifting operation inside; rather than hiding the structure, the design capitalizes on the dynamic operation to provide a showcase to those on land.

The dry-stack building will have a footprint of approximately 47,084 square feet, 35,466 of which will be over land and 11,618 of which will be over water. It will have a maximum height of 70 feet from the top of the bulkhead (excluding the boat hoist mechanism) as allowed by code and consistent with the development standards of the Marina del Rey Local Coastal Program (LCP). The building height is seven feet shorter from the Fiji Way perspective due to grade differential across the site. The design of the dry-stack building allows for view corridors totaling 200 feet, which is 50% of the bulkhead frontage and 44.4% of the Fiji Way frontage.

The dry-stack building projects a distance of 97 feet over the water on the west and 45 feet on the east. This design allows for the use of an overhead gantry crane to launch and retrieve boats. The gantry crane is a highly efficient system that allows for greater flexibility for stacking larger boats on all levels of the storage racks.

Boatwright/Visitor Building

The project will also include a new 5,300 square-foot two-story visitor reception building. This facility will house the existing Sheriff Boatwright shop (from Parcel GG), Boat Central offices, a visitor lounge, outdoor seating, shower facilities and lockers. The visitor reception building encompasses a total of 6,335 square feet of floor area, within an approximately 5,300 square-foot building footprint. The visitor-serving element of the support building (visitor lounge, lockers, showers) has a gross floor area of 2,320 square feet. The Project office will be located on a 750-square foot portion of the second floor. The Sheriff's Boatwright portion of the support building comprises a 2,835 square foot shop floor with a 430 square-foot second floor mezzanine. The Boatwright shop will also include an adjacent 2,200 square-foot fenced yard.

Parking

The Boat Central project will provide 135 full size parking spaces, less than the required parking, so the Applicant's proposal includes a request for a parking permit. The County's requirement is that parking be at the ratio of one half (0.5) parking space per boat stored, yet this ratio is not supported by industry experience, which has shown that a 0.25 parking ratio is adequate for this type of facility. It is anticipated the parking area will be underutilized on a daily basis. With information from a parking analysis, the proposed project parking ratio of 0.36 is more than adequate. For a limited number of peak periods (i.e., July 4th, Labor Day) when boat usage may approach the capacity of the proposed on-site parking, a valet parking plan will be employed to generate parking for an additional 21 vehicles. With this plan, the on-site parking ratio can be increased to 0.41.

Public Access

Because of the industrial nature of boat launching and retrieval, placing the public promenade along the water's edge is not practical from a public safety perspective. Like its two neighbors to the west, the public promenade will run along Fiji Way. However, the project will offer the public direct access to a public park at the water's edge on the western side of the dry-stack building. This park area will incorporate landscaping, seating areas and a water fountain.

Wind and Shade Studies

A wind analysis conducted for the dry-stack storage building indicates it will not have a significant effect on surface winds in the Marina. Additionally, a shade study indicates the building will have no appreciable shade/shadow effect on nearby slips or the public launch ramp.

Lighting

Lighting for the project will conform to the dark sky initiatives of Marina del Rey. Site lighting will use minimal legal lighting levels with cutoff fixtures throughout the surface parking area. The interior of the dry-stack building will only use down lighting and only enough to provide safe working levels. Little light should leak out of the building, offering more of a gentle soft glow of illumination. Applicant will return at a later date with lighting details.

Landscaping

Landscape design is intended to be consistent with the LCP and the Marina's guidelines, with meandering walkways underneath Queen Palms and shade trees. Underplanting and ground cover will generally be drought tolerant species appropriate to the climate. The surface lot will have shade trees between rows. All planting in the view corridors will be pruned to maintain views between the tops of cars and the bottoms of shade tree canopies. The project landscape plan provides approximately 15,200 square feet of permeable surface area, an increase of 178% from existing conditions. Applicant will return at a later date with landscaping details.

Development Rights and Regulations

The LCP shows both Parcel 52 and Parcel GG as Public Facility – Water, in Development Zone (DZ) 9, the Mindanao Development Zone. The subject DZ 9 currently has an available development allocation of 10,000 square feet of retail space and 26,000 square feet of office space.

An LCP Amendment will be required for this project in order to transfer the Public Facility use from Parcels 52 and GG (this area was originally slated for the Department's administration building) to another location within the Marina and to allow boat storage on the subject site. Applicant proposes to secure a *Waterfront Overlay Zone* (WOZ) designation, which is an overlay land use category intended to encourage coastal-related, coastal-dependent and visitor-serving land uses while increasing development flexibility. Applicant's proposal to construct new staging docks and replacement boat slips for County vessels is consistent with the LCP use allocation.

STAFF REVIEW

Land Use Context

Parcel 52 is located on Fiji Way east of the BoatYard, and the adjacent Parcel GG is located on the west side of the entrance to the launch ramp. To the north is water area for these parcels in Basin H that lies between the launch ramp docks and the BoatYard marina. To the south, the property is bounded by Fiji Way and the undeveloped State property, comprised of the Ballona Wetlands

Ecological Reserve and Ballona Creek. The popular South Bay Bicycle Trail follows the perimeter of the property.

Environmental Review Process

Applicant has not yet filed an application with the Department of Regional Planning (DRP) to initiate the environmental review process under the California Environmental Quality Act (CEQA) for the proposed project scope. Following your Board's action with respect to this application, Applicant will file the project at DRP, where a full project review, including an environmental analysis under CEQA, will be completed prior to consideration by the Regional Planning Commission. Significant issues will be fully addressed in the environmental impact report (EIR) to be prepared as a part of its application. As part of that process, the EIR will be circulated to all relevant agencies, and interested parties will be invited to consider public comment. Issues to be considered in further analysis to be undertaken will include, but not be limited to, the following:

- Shade/Shadow Effects
- Wind Effects
- Biology/Wildlife
- Traffic and Circulation
- Light and Glare
- Public Access
- Viewshed
- Water Quality
- Navigation
- Landscaping

The Department believes Applicant has appropriately addressed the project's building height, configuration, visual impact and public access. Applicant will return at a later date with signage details.

This project is in conformance with the Marina's Specifications and Minimum Standards of Architectural Treatment and Construction.

The Department recommends Approval of DCB #07-005, with the following conditions:

- 1) For post-entitlement DCB review, Applicant will provide full project design details for the buildings, promenade, landscaping, signage, and lighting. Any subsequent significant project design changes shall require further DCB review before continuing through the entitlement process;**
- 2) During the entitlement process at the Department of Regional Planning and prior to approval by the Regional Planning Commission, the Applicant shall provide and Department of Beaches and Harbors shall review and approve:**
 - a. A demolition and trucking plan; and**
 - b. A Water Quality Control Plan, prepared by a licensed professional, covering the entire site, including applicable Best Management Practices (BMPs) to minimize the volume, velocity and pollutant load of stormwater leaving the site, and appropriate drainage and pollution control measures; and**

Design Control Board
March 8, 2007
Item 5A
Page 5

- 3) For the waterside improvement plans, the Applicant shall obtain approval from the Department's Harbor Engineer prior to filing as joint applicant for a coastal development permit from the Coastal Commission and a permit from the U.S. Army Corps of Engineers.**

SW:CM:GB:ks



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 8, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan*

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 #07-002 – Temporary permit for seven banners announcing the 2007 Halibut Derby. The banners are to be placed at various locations at Chace Park, the Public Launch Ramp, Marina Fuels and Shanghai Red's. The banners are permitted from February 22, 2007 through March 22, 2007.

Additional information is provided in the attachment.

SW:CM:CS
Attachment



To enrich lives through effective and caring service



February 21, 2007

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

Mr. Paul Simon
Halibut Derby Committee
c/o Marina del Rey Anglers
4230 Del Rey Avenue #530
Marina del Rey, CA 90292

HALIBUT DERBY TEMPORARY BANNERS
(TP 07-002)

Dear Mr. Simon:

By means of this letter and the appropriate letters of concurrence (received from Del Rey Fuels, Pacific Ocean Management and Shanghai Red's), the Marina del Rey Anglers are permitted to place seven (7) banners at the following locations for the 2007 Halibut Derby to be held on April 21st and 22nd:

- One 3-foot by 5-foot banner on the chain link fence facing Basin H at Dock 52 (P-52);
- One 3-foot by 5-foot banner on the pole framework above the bait tanks at Marina Fuels Dock (P-1);
- One 3-foot by 5-foot banner on the chain link fence at the south side of the public launch ramp (P-49), facing the ramps;
- One 3-foot by 5-foot banner on the chain link fence at the north side of the public launch ramp (P-49), facing the ramps;
- One 3-foot by 5-foot banner on the metal chain link fence in front of Shanghai Red's (P-61), facing the main channel;
- One 3-foot by 5-foot banner on the chain link fence in the southwest corner of Burton Chace Park (P-EE), facing Basin H; and
- One 4-foot by 20-foot banner on the second floor balcony of the Boat House (P-48), facing Basin H.

The 3-foot by 5-foot banners will be made of yellow plastic with blue logo and lettering. The 4-foot by 20-foot banners will be made of yellow plastic with blue logo and lettering. The banners are permitted from February 22, 2007 through March 22, 2007. The banners must be removed by noon on March 23, 2007. Failure to remove the banners by this time will result in their removal and storage by the County of Los Angeles at your expense. If desired, one consecutive 30-day extension may be granted, provided that the request for such is made in writing to the Department *before* the original permit expires.

Should you have any further questions or requests, please contact Chris Sellers, at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR



Charlotte Miyamoto, Chief
Planning Division

SW:CM:CS

cc: Wayne Schumaker
Steve Green
Michael Kerzie
Mark Spiro
Lynn Atkinson
Jose Mata



To enrich lives through effective and caring service

March 8, 2007



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

Stan

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

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

In Closed Session on February 20, 2007, the Board provided instruction with respect to negotiations for a proposed lease with Woodfin Suites Hotel for Parcel 9U.

At its March 6, 2007 meeting, the Board held a de novo hearing with respect to an appeal of the Regional Planning Commission's approval of various permits and the Environmental Impact Report (EIR) that will allow for the demolition of the existing 202-unit Del Rey Shores and Del Rey Shore North apartment complexes and subsequent construction of a 544-unit apartment complex (consisting of twelve buildings) on Parcels 100 and 101. The Board unanimously voted to close the public hearing and approve the EIR and indicated its intent to approve the project when it returns for final consideration of the terms and conditions of the permits, which include detailed schematics of the buildings' elevations/articulation.

LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE

We were contacted at the beginning of March by Jack Ainsworth, Coastal Commission Deputy Director for the South Central Coast and South Coast District Offices, about setting up a meeting at the end of this month to discuss the Marina del Rey Local Coastal Program (LCP) periodic review. We have scheduled the meeting for March 29 and anticipate we will have a better sense after this meeting of when the matter will be scheduled for Coastal Commission consideration.

SMALL CRAFT HARBOR COMMISSION MINUTES

The minutes from the February 14, 2007 meeting are attached.

MARINA DEL REY URBAN DESIGN GUIDELINES UPDATE

As reported at last month's meeting, we authorized Keith Gurnee of RRM Design Group to proceed with development of urban design guidelines based upon the input received at a meeting held with Chair Susan Cloke and Member Peter Phinney. Contract milestones for that work are as follows:

- | | |
|--|------------|
| -Critique of previously prepared draft Design Guidelines | March 2007 |
| -Prepare draft Urban Design Principles | April 2007 |
| -Prepare public review draft of Urban Design Principles | May 2007 |

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

OPENING DAY CEREMONIES 2007

Marina del Rey Yacht Clubs
Saturday, March 17 – Sunday, March 18

The yacht clubs of Marina del Rey will be celebrating the opening of the yachting season on March 17 and 18. Contact the clubs for their schedule of events during this weekend.

California Yacht Club:
www.calyachtclub.com
(310) 823-4567

Pacific Mariners Yacht Club:
www.pmyc.org
(310) 823-9717

Del Rey Yacht Club:
www.dryc.org
(310) 823-4664

Santa Monica Windjammers Yacht Club:
www.smwyc.org
(310) 827-7692

Marina Venice Yacht Club:
www.mvyc.org
(310) 822-9082

South Coast Corinthian Yacht Club:
www.sccyc.org
(310) 306-2787

MARINA DEL REY OUTDOOR ADVENTURES 2007

Sponsored by the Los Angeles County Department of Beaches and Harbors
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ Ca ♦ 90292

Bird Watching Experience Program

Thursdays, March 22 and May 24 at 4:00 pm
&
Thursdays, April 26 and June 28 at 9:00 am

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

Harbor Kayaking Program

Saturdays

March 24, April 21, May 26, June 16, July 28, August 25, September*, October 27 and
November 10
11:30 am – 1:45 pm

* September date yet to be determined

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

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

Surf Kayaking Program (New)

Saturdays

March 24, April 28, May 26, June 16, July 28, August 25, September*, October 27 and
November 10
8:00 – 11:00 am

*September date yet to be determined

Los Angeles County Department of Beaches and Harbors is offering a Surf Kayaking program. Participants will get the opportunity to kayak through the Marina del Rey Harbor and head out to the North Jetty, where they will surf the waves aboard sit-on-top kayaks. Los Angeles County Ocean Lifeguards will instruct the outing.

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

For all Outdoor Adventure Programs call: Burton Chace Park at (310) 822-8530.

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC
All concerts from 2:00 pm - 5:00 pm

Saturday, March 10

2 AZZ 1, playing Smooth Jazz

Sunday, March 11

Susie Hansen Latin Band, playing Hot Latin Jazz

Saturday, March 17

Chris "Hammer" Smith Band, playing Harmonica Jazz & Blues

Sunday, March 18

Nick Henry, playing Jazz

Saturday, March 24

Chris Mulkey, playing Blues

Sunday, March 25

Upstream, playing Reggae & Caribbean Roots

Saturday, March 31

Son Candela, playing Latin Jazz

Sunday, April 1

2:00 – 5:00 pm

Uncle Monkey, playing Tropical Rock

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

BEACH EVENTS

There are no beach events planned this month.

**SMALL CRAFT HARBOR COMMISSION
MINUTES
FEBRUARY 14, 2007**

Commissioners

Searcy Harley, Chairman
Russ Lesser, Vice-Chairman
Albert Landini, Ed.D. (Absent)
Christopher Chuang-I Lin, Ph.D.
Vanessa Delgado, MPA

Department of Beaches and Harbors

Stan Wisniewski, Director

Also Present

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Lt. Greg Nelson, 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 9:50 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

Vice-Chairman Lesser moved and Commissioner Delgado seconded a motion to excuse Commissioner Landini from the meeting. The motion passed unanimously.

Mr. Wisniewski introduced and welcomed new Commissioner Vanessa Delgado who is an appointee of Supervisor Gloria Molina and representing the First District.

2. APPROVAL OF MINUTES

Chairman Searcy moved and Vice-Chairman Lesser second a motion to approve the November 8, 2006 minutes. The motion passed unanimously.

3. REGULAR REPORTS

a. Marina Sheriff – Crime Statistics

Lt. Nelson reported that boat burglaries have decreased, but residential burglaries have increased. He expressed that deputies captured burglars who have been burglarizing hotel parking structures, and an individual who has admitted to committing 150 bicycle thefts in the last two years in Marina del Rey. A dozen of the crimes admitted have been confirmed and the arrest of this individual should reduce crime rate this month.

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

Dep. Rochford reported that since the November 8, 2006 meeting liveaboard permits have increased and there has been good compliance by boaters in the marina. He stated percentages have increased for the total of liveaboard permits issued and that this would continue to increase with the patrolling of the docks by the deputies and the notices to comply being issued.

b. Marina del Rey and Beach Special Events

Mr. Wisniewski announced that Fisherman's Village Weekend Concerts are free on Saturdays and Sundays and that the Department of Public Works and the Sanitation District are sponsoring the annual Household Hazardous Waste and E-Waste Roundup on Saturday, March 3, 2007, from 9:00 a.m. – 3:00 p.m. at 13483 Fiji Way, Marina del Rey (Dock 52). He encouraged the Argonaut to publish this event.

The Marina del Rey and Beach Special Events Report was submitted and discussed at the meeting.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Carla Andrus stated she does not see the numbers for liveaboards, vessels and slips being presented in percentage terms on the compliance report. She stated the liveaboards was about 10% in the past but now shows a decrease. She stated Doug Ring has the entire marina out of commission, which is causing a shortage of slips available and stated once they are available liveaboards from Bar Harbor should be allowed to relocate there.

Mr. Wisniewski replied that Doug Ring's Project would have slips at his new anchorage (Esprit I) and should be available in mid-to-late summer. He stated any liveaboard tenant of his could apply for a slip, but there is guarantee. If a tenant is in good standing he is sure that Mr. Ring will take that into consideration. Lastly, he stated that the count for past liveaboard slips issued by the Sheriff's might have been double counted, which caused the stats to be inaccurate. The actual number of liveaboards has not reduced.

Chairman Searcy requested that Dep. Rochford show liveaboard permit percentages on next month's Seaworthy & Liveaboard Compliance Report.

c. Marina del Rey Convention and Visitors Bureau

Ms. Beverly Moore commented that the MdR Convention and Visitors Bureau has collaborated with other Westside Convention and Visitor Bureaus to develop joint promotional efforts. She explained this would promote the Marina as a popular visiting destination and help reduce the Visitors Bureau's cost of outreach. She stated the Visitors Bureau has completed an advertising project with the State of California Tourism Office. She explained that Beverly Hills, MdR, Santa Monica and West Hollywood have collaborated together and are in the process of forming a website called WestLA.com. Meanwhile, the latest information about the Marina is updated weekly and available for viewing at the website: www.visitmarina.com. She commented that the Marina's visitors count has increased by 32% and a wedding section will be added to the website. Lastly, she complimented the newly installed gateway and directional signage for having greatly improved traffic circulations and give a welcoming look to the Marina.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino complimented the MdR Convention and Visitors Bureau. She commented that alternate forms of transportation such as the waterbus and shuttle only exist on Memorial or Labor Day and should be established for year round operations. She stated the LCP requires a marina shuttle system and wants improvements done. Also, if an urban redevelopment is being imposed on a suburban infrastructure of roads it will not work. She asked the commission to support and consider this alternate mode of transportation a priority.

4. OLD BUSINESS

- a. None

5. NEW BUSINESS

- a. **Election of Commission Officers**

Mr. Faughnan explained the Rules of the SCHC, Section 8: Election of Chairman and Vice-Chairman. He stated the commission has the power to waive the rules and have frequently done so in the past. This is up to the commission to decide. Vice-Chairman Lesser moved to waive the rules to re-elect Mr. Harley Searcy as Chairman, Commissioner Lin seconded the motion. The motion passed unanimously.

Vice-Chairman Lesser motioned for Mr. Searcy to be re-elected as Chairman, Commissioner Lin seconded the motion. The motion passed unanimously.

Chairman Searcy moved to waive the rules to re-elect Russ Lesser as Vice-Chairman, Commissioner Lin seconded the motion. The motion passed unanimously.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Ms. Nancy Marino supported the re-election of Chairman Searcy and Vice-Chairman Lesser and welcomed Commissioner Delgado. She commented that in 1954, House Document 389 was established and the marina has a mandate to be a Small Craft Harbor for recreational boating on the water and public recreation and parks on the landside. She stated massive redevelopment has caused concerns with recreation facilities and opportunity for the public. She suggested that Commissioner Delgado should become familiar with House Document 389 and let it guide her decision on matters that come before the board for consideration.

Ms. Carla Andrus stated she would like to hear and review the Oath, Purpose and Mission that Commissioners made before taking the office.

Mr. Faughnan will submit this information at the next SCHC meeting.

6. STAFF REPORTS

- a. **Ongoing Activities**

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

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Mr. William Vsrezk commented on the issue of eviction and stated nothing has been done to alleviate the situation. He stated there is no relocation assistance for legal liveaboards and creates a homeless situation. He said he would be homeless if his liveaboard status is taken away due to redevelopment. Lastly, Mr. Vsrezk stated if Doug Ring wanted to make an honest effort it would be good business sense to attempt to accommodate tenants for relocation.

Ms. Nancy Marino agreed with Mr. Vsrezk's testimony regarding homelessness. She commented that there are no attended parking lots in MdR and the vets are offered absolutely nothing. She stated the LCP Review will be on the May agenda and doesn't know why the County is not aware of this and cast doubt on this aspect of the project and finds it difficult to believe this report. She commented that 200 people were at the prior DCB meeting but were

given adequate time for discussion. She also commented that Mr. Cardona has submitted a letter stating he was never advised he had violated any dock policies when he was being evicted. She challenged the County's report on the subject matter.

Ms. Carla Andrus asked if public comments could be reconsidered in a different way because there is too much on the staff report to discuss in three minutes and stated there is old business that is not being addressed. She stated that the Commission requested an update on the LCP Program Review and is aware of complaints of it not being clear. She stated that the Board of Supervisors has approved leases, and five on the Project Status Report are without the LCP amendments, which needed to become legitimate leases and asked if this bothers the Commission. She would like this discussed at the next meeting. She also stated that at the last DCB meeting the agenda was not completed, the Staff Reports were not discussed because Susan Cloak ended the meeting at 9:30 p.m. and the public was not able to make any comments. She exhausted her time by reading a letter submitted by Reuben Cardona on the latter's opinion why he was evicted and submitted the letter for record.

Vice-Chairman Lesser requested specific violations be submitted pertaining to Mr. Reuben Cardona.

Chairman Searcy stated to the Commission and the public that Commissioners are not arbitrators for landlord tenant matters but try to do what they can to urge people to do what's right. He stated these are contract matters and the Commission's power is limited in this respect. The Commission cannot control how other Commission and boards conduct their meetings. He commented that the Commission understands the public's frustrations and explained that the Design Control Board is not under the SCHC's purview.

Mr. Faughnan replied that Chairman Searcy was correct on both points.

Vice-Chairman Lesser commented that landlords could evict a tenant at any time if given notice. He stated he has heard many cases of tenants being evicted for no reason and would like to review the rules and violations. He also stated he does not see tenants being evicted for no reason as it does not make good business sense.

Chairman Searcy wanted Mr. Wisniewski to contact the lessee to find out if they have anything in writing regarding Mr. Cardona's violation that cause him to be evicted.

Mr. Wisniewski stated he would invite the lessee to attend the next meeting and to also provide a written statement of the rules and violations for evictions.

7. COMMUNICATION FROM THE PUBLIC

Ms. Dorothy Franklin stated that Liveaboard and Boaters Bill of Rights have not been on the agenda since their initial presentation to the Commission last fall.

Mr. Faughnan replied that the Commission has not received the proposal from POWER and the liveaboard advocates.

Ms. Franklin submitted the Boaters Bill of Rights to the Commission and stated POWER would like it included it on the agenda for liveaboards and boat owners. POWER would like it stated in each marina lease agreement with boat owners who chose to be in the various marinas in MdR. POWER wants a consistency in MdR for liveaboards, which has been 10% in the past. POWER would like the commission to recommend the Boaters Bill of Rights to the Board of Supervisors on their behalf. She stated she recalled there were reservations about some of these points on the part of the Commission and wanted to know their concerns. She stated

POWER would discuss this with their attorney and return with a response. POWER is willing to compromise and work out a Boaters/Liveaboards Bill of Rights that can be implemented throughout California.

Mr. Faughnan stated this was exactly what POWER submitted and discussed previously and did not reflect any changes.

Chairman Searcy asked Mr. Faughnan to review the document and submit in writing any problems, issues or conflicts with any existing state laws at the next meeting. He stated the commission would review the document and return with feedback.

Vice-Chairman Lesser asked if this document could be compared to existing policies in other marinas.

Mr. John Rizzo stated he has attended these meetings for 32 years and has heard several issues and problems that never go away. He stated they just get worse. He commented that the turnover with tenants and boaters in the marina has occurred approximately three times and when economic changes occur boaters are evicted due to higher slip fees, as well as apartment tenants. He stated if proper procedures were put into the lease to protect the public this would not happen. Lastly, he stated he would present a list of serious problems to Commissioner Delgado and anyone else who wants it.

Ms. Nancy Marino stated she understood that the Commission does not have authority to deal with many of these issues and acts only in an advisory capacity. She stated the commission is to discuss and explain issues of importance to the community. Also, the public speaks through the commission to Beaches and Harbors and the Board of Supervisors. She asked the commission to speak out in support of issues made to them and to make recommendations to the Board of Supervisors on behalf of the constituents in this area (residents, boat owners, business tenants, liveaboards and surrounding neighbors). She stated the lessees want and believe what will streamline the approvals process and will lead to a balanced and acceptable redevelopment of the marina is a public review of the MdR's Master Plan. The lessees feel there is no master plan and it is the County's obligation to bring this to the public to allow public participation and review. Ms. Marino stated if the County did a public review and developed a master plan to incorporate everyone's concern it would eliminate work for the boards, commissions, department as well as the public. She, asked the commission to support MdR and to be their mouthpiece with the Board of Supervisors.

Ms. Carla Andrus suggested the commission ask the ten most frequently asked questions. She stated an overall master review of all planning in Marina del Rey is needed. Would like to see when these leases become legitimized and certainly not now without the LCP amendment in place. This concerns her and should concern the commission. She stated in the November 8, 2006 minutes she did not say on Page 4 that the Capri no longer had affordable housing that is not the case. She stated she said that, "they do not have their covenant in place" and they still don't. She stated she heard from the CDC and POWER that the County is considering suing Goldrich & Kest to get this covenant signed and would like to know what is the delay. She stated it was to open Aug 2006 and still has not done so. She asked why doesn't Goldrich & Kest want to sign this covenant and asked if he has an increase on his ground lease rents. She wanted them to attend the SCHC meeting to give an explanation. She submitted the August 27, 2003 minutes, which pertains to the Doug Ring Project. She stated the County was suppose to recognize this huge revenue and wanted to know where it is. Lastly, she stated Doug Ring should come in and discuss the audit that has been done on his property and asked if he has to pay more on that ground lease.

Chairman Searcy requested Mr. Wisniewski to review this information and any problems with the Goldrich & Kest covenant.

Mr. Faughnan stated that Goldrich & Kest have not signed and the Board is looking into ways to get them to sign it.

ADJOURNMENT

Chairman Searcy adjourned the meeting at 10:50 a.m.

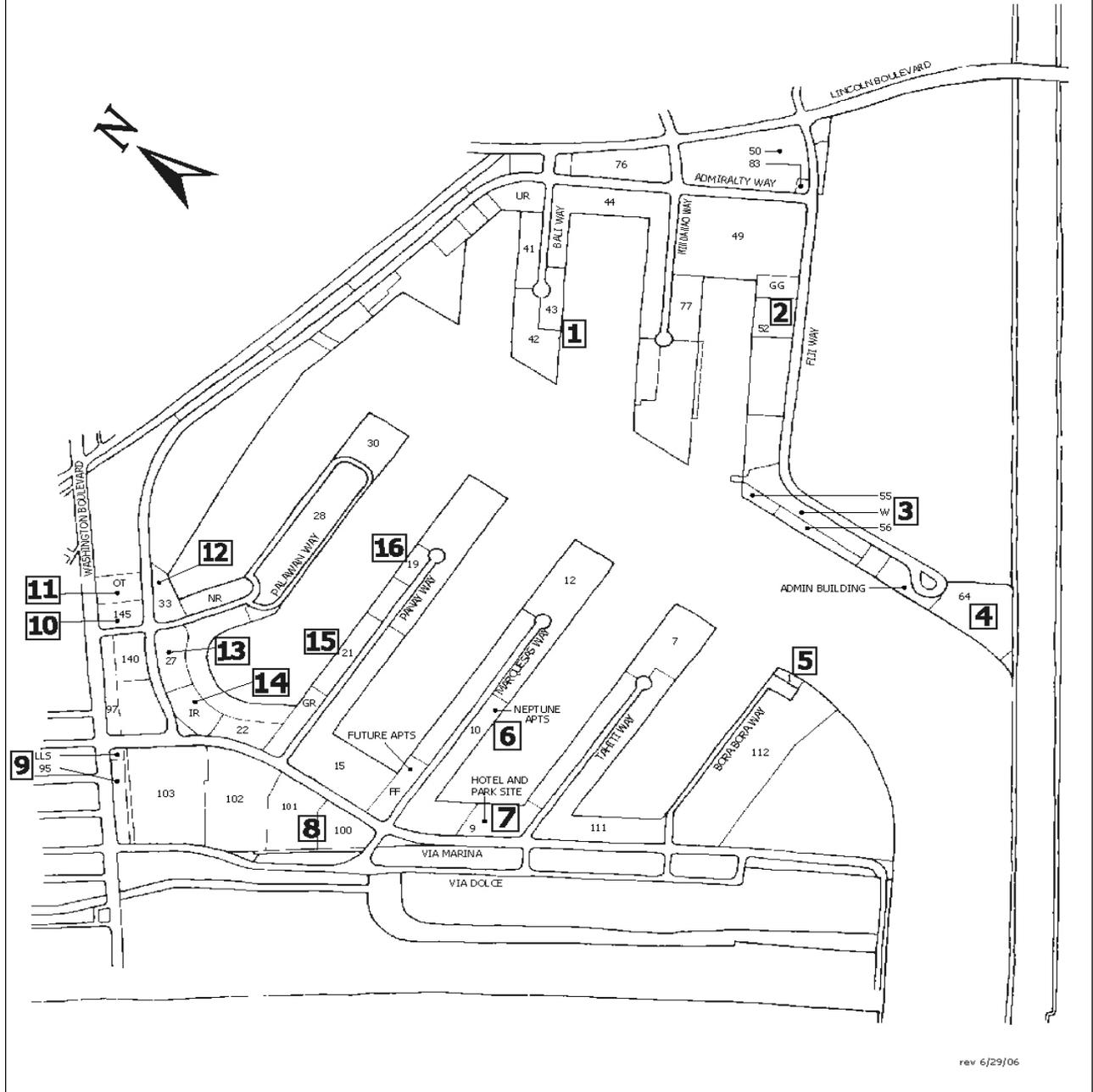
Respectfully submitted by:
Donna Samuels, Commission Secretary

Taped meetings can be purchased directly after all meetings.

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of March 8, 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	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- all parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- term sheet approved by BOS on July 2006; lease documents in process Regulatory -- On 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 * Public promenade and public view docks	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 April 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 considered matter on 2/27/07; continued to 3/6/07 where project approved	
9	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashaie/ David Taban	* 72-unit apartment complex * 10,000 square foot restaurant * 22,400 square foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet 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 (Alternate sites being considered)	N/A	* 26,000 square foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- all parking required of the project to be located on site	Proprietary -- lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above

PROJECT STATUS REPORT - KEY



**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, ANI Sign Design
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, Marina 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
Roslyn 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.

Ms. 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

Ms. 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 approved 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

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

February 22, 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
Peter Phinney, A.I.A., Fourth District
Tony Wong, P.E., Second District

Members Absent: David Abelar, Second District

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, Department of Regional Planning

Guests Testifying: Henrik T. Gharajeh, ANI Sign Design
Michael Morrisette, General Manager, Café del Rey
Charles Balber, Cruz-Balber Architects
Jill Peterson, Pacific Ocean Management
Steven Cho, Marina del Rey Outrigger Canoe Club
Kuan Tran, Beyond Beauty Supply
Greg Dallal, Caruso Affiliated
Nancy Vernon Marino, Marina del Rey Resident
Carla Andrus, Marina del Rey Resident
Jeannette Boller, Venice Resident
Dorothy Franklin, Marina del Rey Resident
Nicholas Coster, Challenges Foundation
Judie Miller, Marina del Rey Resident
Rosyln Walker, Marina del Rey Resident

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

Ms. Cloke called the meeting to order at 7:05 p.m. Mr. Wong led the Pledge of Allegiance. Ms. Cloke (Phinney) moved to excuse Mr. Abelar from the meeting.

2. Approval of Minutes

Public Comment.

Ms. Marino objected to the draft January Minutes. She wanted the record to show that at the beginning of the P-19 workshop, clarification was sought about the speaker chits being for speaking only about the workshop, and public comment at the end of the meeting would be a separate item. She also felt the Minutes inaccurately reflected the circumstances surrounding the change in public speaking time to one minute and the decision to adjourn the meeting at 9:30. Ms. Marino asked for a more accurate reflection of these items in the January Minutes. She also asked why the comments she submitted to the Board after the January meeting were not reflected in the January Minutes.

Ms. Cloke asked what corrections Ms. Marino would like made.

Ms. Marino asked that her submitted comments be carefully read and considered and entered into the record.

Ms. Cloke asked if Ms. Marino had any more comments on the Minutes.

Ms. Marino said she would like the Minutes to show that the meeting was adjourned without one word of acknowledgement or discussion on any of the major issues that were brought up in the public comment period. She also complained that the current Agenda did not show as Old Business any of the issues that the public spoke about last month, and she requested that February Agenda be re-ordered so that public comment could come sooner in it.

Ms. Cloke said that the Board does not do verbatim transcripts anymore, and asked Mr. Faughnan for direction.

Mr. Faughnan said the Minutes are approved by the Board and therefore should be in the form determined by the Board. He said they were not intended to be a verbatim, regurgitation of the meeting; rather they were intended to contain the essential elements of it. He further stated that it was the Board's prerogative to decide whether or not something should be contained in or attached to the Minutes, but that it would be unusual to attach correspondence received after the meeting to the Minutes.

Mr. Faughnan said that if the Board had some question as to the accuracy of something contained in the Minutes, it would be appropriate for the Board to have Staff review the tapes for clarification.

Ms. Cloke stated she wasn't suggesting attaching Ms. Marino's submission to the Minutes, she was suggesting that it be included in the DCB files that are kept by the Department.

Mr. Faughnan said that would be fine and entirely appropriate.

Ms. Cloke said that when she read the minutes they seemed to conform to her recollection of what was said. She then offered Ms. Marino the choice to either have her submitted e-mail document included in the Departmental DCB files, or submit another letter to be included in the files.

Ms. Cloke asked the other Board members if they would like to approve the January Minutes or continue them until the sections in question could be verified from the tapes.

Mr. Phinney thought that it would probably be prudent to continue the Minutes until Ms. Marino's concerns could be clarified from the tapes.

Mr. Phinney then apologized to Ms. Marino for not distributing the document she gave him at the last meeting to the other Board members. He said that it was a misunderstanding and that he was not aware that he was to redistribute it. He then said to give any future such submissions to Staff, not the Board members, for proper copying and distribution.

Ms. Cloke (Phinney) moved to continue the approval of the draft January Minutes to the next meeting, so that they could be clarified using the original meeting tapes.

Mr. Wong objected.

Ms. Cloke said she herself was uncertain about the continuance, but felt it was important that Ms. Marino's and anybody else's comments be reflected accurately in the Minutes.

Mr. Cloke (Phinney) moved to continue the minutes of January until the next meeting. [Unanimous consent]

3. Design Control Board Reviews

None

4. Old Business

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

Further consideration of signage.

Ms. Miyamoto gave a brief overview of the project.

Mr. Tran described both signs and asked the Board to please consider approving Option 1, as Option 2 was actually smaller than neighboring tenants' signage.

Ms. Cloke asked Mr. Tran if his business also had a blade sign.

Ms. Peterson replied that a blade sign was already approved and in place.

Public Comments

Ms. Marino felt that as long as the proposed sign conformed to all the regulations, it should be left to the creative and business savvy of the business owner. She recommended that the Board approved the applicant's signage preference without any further delay.

Board Comments

Mr. Phinney asked Staff why they recommended option two.

Ms. Miyamoto explained the recommendation was based upon comments about the signage made by the Board at the previous meeting.

Mr. Phinney replied that the building was problematic and that the name of the store is lengthy. He said Option 1 was probably a clearer depiction and very much what he envisioned when talking about the signage last month.

Mr. Wong stated he had no problem supporting Option 1.

Ms. Cloke (Wong) moved to approve DCB #06-023, Option 1. [Unanimous consent]

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

Further consideration of signage.

The Café del Rey representative was late to the meeting and the item was subsequently heard after Item 5D.

5. New Business

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

Consideration of a storage cabinet

Ms. Miyamoto gave a brief overview of the project.

Ms. Cloke asked if the two cabinets were flush in both directions.

Ms. Miyamoto replied yes.

Ms. Cloke commented she was surprised the proposed cabinet would require a coastal development permit.

Mr. Fricano said it was necessary because the cabinet was considered an accessory use structure.

Mr. Wisniewski advised Ms. Cloke that the Department of Regional Planning would issue the permit, and that the issue would only need to go before the Coastal Commission if someone appealed the decision to issue the permit.

Ms. Cloke asked Mr. Cho if he or the County would be moving the hose bib.

Mr. Cho responded the County was going to move the bib.

Ms. Cloke asked if the concrete hole was fixed.

Mr. Cho replied it was; the County had redone the asphalt.

Ms. Cloke suggested the County should also consider repainting the building.

Mr. Wisniewski replied that Staff would look at the building for possible repainting needs.

Public Comments

None

Board Comments

None

Ms. Cloke (Wong) moved to approve DCB #07-001, with direction to the County to maintain the area and support the work of the Marina del Rey Outrigger Canoe Club. [Unanimous consent]

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

Consideration of ATM installation

Ms. Miyamoto gave a brief overview of the project.

Mr. Dallal gave a brief presentation of proposed ATM, advising that it would protrude a bit further out than the previous ATM but have the same materials and awning.

Ms. Cloke asked how far the awning came out from the edge of the ATM.

Mr. Dallal replied approximately 18 inches.

Ms. Cloke replied that would not be enough room for a person to stand under in the rain.

Mr. Dallal replied that was true, but that it was concealing a light fixture that was tucked under the awning.

Ms. Cloke replied that it could come out farther and that it did not look protective enough.

Mr. Phinney inquired if they were planning to enclose the side of the awning.

Mr. Dallal replied that closing the awning would hide the light fixture.

Mr. Phinney replied he had concerns about lighting and that enclosing the side of the awning would not be a terrific idea. He was concerned that people using the ATM at night would want to feel they were well lit and would want to see what they were doing.

Mr. Dallal said there were state codes that required certain light levels and this did meet the code and that is the reason the light needed to come out further.

Ms. Cloke said there was more than one way to provide the correct lighting.

Mr. Dallal said it was the combination of the light above the ATM, the light next to it and the streetlight.

Ms. Cloke replied that there were other solutions.

Mr. Dallal said the light fixture itself was not the prettiest thing in the world, which was another reason for enclosing it.

Ms. Cloke replied there were other styles of fixtures that could be used.

Mr. Dallal replied that they did look at other fixtures.

Public Comments

None

Board Comments

Ms. Cloke said she would like the applicant to return and address the overhang of the awning and the lighting question when they do.

Mr. Phinney said he would like to see more awning space so people feel more protected. He had concerns about the size of the awning and suggested making a completely different awning and/or finding another style of light fixture.

Mr. Dallal asked that since there were two separate items in the submittal, if the ATM installation could be approved now, and then they would come back to the Board with the awning.

Ms. Cloke asked Mr. Faughnan if the Board could separate the items.

Mr. Faughnan replied yes.

Ms. Cloke (Phinney) moved to approve DCB #07-002 with the following conditions:

- 1) Only the installation of the ATM as depicted is approved at this time;**
- 2) Applicant is to return with revised awning and lighting details; and**
- 3) Applicant is to obtain further approval from the Department of Regional Planning.**

[Unanimous consent]

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

Consideration of ATM signage

Mr. Dallal requested and was granted a continuance.

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

Consideration of an interim park plan

Mr. Wisniewski gave an overview of the project.

Pubic Comments

Ms. Walker suggested having public cement benches in the park.

Ms. Andrus asked Mr. Wisniewski about the proposed County Administration building on the site.

Mr. Wisniewski replied that at the last DCB meeting, Ms. Spitz suggested this location as a possible site for the Administration building. He said the County would

reassess, but that the site was most likely too small to support the Administration building and its parking structure.

Mr. Andrus asked if there was a possibility that the SR-90 Freeway may come in through the site.

Mr. Wisniewski replied no.

Ms. Cloke asked if the County was no longer considering using Parcel 19 for the new Administration building.

Mr. Wisniewski said Parcel 19 would remain as a “placeholder” while other site options were still being looked at.

Ms. Andrus asked where the other options were.

Mr. Wisniewski said he would be making a report to the Design Control Board in the future.

Ms. Andrus asked why the County didn't give a facelift to their present location.

Ms. Cloke asked Ms Andrus to e-mail or call Mr. Wisniewski regarding this at a later time, since the Board needs to keep the discussion to what is on the Agenda.

Ms. Franklin said she thought the previous tenant on the site was asked to leave because they were considering that location as a part of the SR-90 Freeway.

Mr. Wisniewski said that information was incorrect; that location is not being considered for the entrance of the freeway. He said the previous tenant was on a month-to-month carry over and the County felt it was best to tear it down and return it to something that was more open space oriented.

Ms. Franklin asked that the County not spend much of the taxpayers' money.

Mr. Wisniewski said the County is putting in the least maintenance-intensive landscaping possible.

Ms. Marino commented that Mr. Wisniewski did not address Ms. Franklin's comment about the existing tenant being told that she had to vacate. She also said it was her understanding that the draft EIR/EIS is being prepared to consider all three SR-90 alternatives.

Mr. Wisniewski said that is correct; it is just his opinion that a Bali Way SR-90 entrance is never going to happen.

Board Comments

Ms. Cloke applauded the idea of more open space and view corridor in the Marina, but was concerned about the use of grass. She said the Board encourages developers to use native plants or sustainable plants that are not high water users, and she could not support doing something that was not a part of the environmental dialogue about sustainability, water quality and pollution. She felt the site would be a good location to have some public amenities, such as maybe bus shelters, benches or drinking fountains.

Mr. Phinney agreed with Ms. Cloke. He said the amount of turf and the water required would be problematic, but he also understands it's an interim solution. He asked why the County was leaving three parking spaces.

Mr. Wisniewski replied for the maintenance staff to use for their vehicles, as there is no on-street parking.

Ms. Cloke said the parking spaces could be made of turf block or decomposed granite instead. She suggested using materials that are more consistent with park development.

Mr. Wisniewski said the County was trying to keep the costs down, and does not have the money to invest in doing an architectural plan for this site.

Ms. Cloke said it was not a cost issue; it was a lack of imagination issue. She said she would not support a grass situation, so the County could continue it and hope to have three Board members who would support it at the next meeting.

Mr. Wisniewski agreed to continue it until the next or some future meeting.

Ms. Cloke said she hoped the County would look for alternatives; the County must have access to people who will do more than propose to just put in grass.

Mr. Wisniewski stated he had received resounding comments about how ugly the Parcel 51 site is, and every Lessee parcel that has been developed in the Marina has green grass. He precluding the County from using green grass didn't make sense, and that the county would return with other options, but they would have green in them.

Ms. Cloke said she has seen many beautiful examples, absolutely stunning examples of sustainable landscape.

Mr. Wisniewski said he would work with the Board, he just didn't want the site to end up looking like Parcel 51. He said the County would really appreciate any examples that Ms. Cloke could give.

Ms. Cloke (Phinney) moved to approve DCB #07-004 with respect to demolishing the existing building, but continued it to allow the County time to return with a sustainable planting palette. [Unanimous consent]

Mr. Phinney said he would like to reinforce what the Chair had said. He would like the County to come back very quickly because he thought there was a record in the not too distant past of leaving a hole in the ground for too long, letting it fill up with water and creating a whole other set of circumstances.

4B. Parcel 131 – Café del Rey – DCB #06-019 (continued)

Further consideration of signage.

Ms. Miyamoto gave a brief report that neither the Museum of Neon Art nor the Los Angeles Conservancy felt the existing wall sign had any historical or preservation value. She said Staff believes the applicant has met the conditions of approval and she recommended the applicant be allowed to continue with the installation of the new signage.

Public Comments

None.

Board Comments

Ms. Cloke thanked the applicant for exploring alternatives and asked the applicant if the sign has been photographed.

Mr. Morrisette replied yes.

Ms. Cloke asked Mr. Morrisette to give copies of the photographs to staff for their file.

Mr. Phinney asked Mr. Faughnan for clarification of the motion.

Mr. Phinney (Cloke) moved that the applicant had met the conditions of the original approval and should proceed with the project. The applicant is to provide Staff with photographic documentation of the existing wall signage. [Unanimous consent]

6. Staff Reports

All reports were received and filed.

Mr. Wisniewski said that the County had retained RRM Design Group to do the Urban Design Guidelines and at the next meeting the County would have a report.

Mr. Fricano announced that the Board of Supervisors would be holding a public hearing the following week for an Amendment to the Marina del Rey Local Coastal Program. The purpose of the Amendment would be to clarify the roles and responsibilities of the Design Control Board and the Regional Planning Commission in reviewing Coastal Development Permits.

7. Comments from the Public

Mr. Coster requested in a slip in the future Chace Park development and a possibility of using the pool and classroom, for use with disabled divers.

Mr. Wisniewski asked him to put his request in writing and submit it to the Department.

Ms. Marino asked if the Board was on Item #6B.

Ms. Cloke replied the Board was on Item #7.

Ms. Marino commented that the Board just blew by Staff Reports and Board does this a lot of the time. She said she had wanted to comment on Mr. Fricano's report. She said the report concerned LCP amendments to remove the Design Control Board's authority, and she wanted to have a discussion as to the Design Control Board's attitude toward these amendments. She said the Board of Supervisors is planning to sidetrack the DCB into an advisory capacity only, then simply fast track everything through Regional Planning. She also spoke about the need for a Master Plan for the community. She said the status report still just says "LCP amendments", when they don't have the LCP amendments.

Ms. Andrus said the public was interested in what became of the April 27, 2006 directives on that the Board gave the Department to scale back and/or consider different sites for five major multi-million dollar development projects and the parking problems they would create. She said it should have been on the Agenda and she would like to see it as Old Business on the March Agenda.

Ms Andrus said the public had the right to be able to expect the DCB to follow through on its April 27, 2006 recommendations and directives. She said the DCB should be humiliated and humbled to be sitting in these chairs after its long-time service is to be neutered and relegated to a cosmetic board. She said she hoped the DCB members had the integrity of their convictions and the intestinal fortitude to stand firm on their past bold actions. She said she was submitting CDs for the DCB members to listen to and remind them of their important part in the Marina's history.

Ms. Walker said she would be at the next DCB meeting and that hopefully the Board would not dissolve. She thanked the Board for what they had done in the past. She said she knows the Board has tried and that is why the Board of Supervisors is doing

what they are doing. She felt that she was saying goodbye to the Design Control Board, and hoped that this was not the case.

Ms. Cloke called for an adjournment.

Voices from the audience objected to Ms. Cloke's adjournment, asking the Board to discuss issues regarding the upcoming Board of Supervisors meeting.

Mr. Faughnan stated that the matter was not on the Agenda.

Ms. Marino objected, saying that these issues had been raised last time. She said she was asking for a discussion of these issues because they cover and affect every single project and every single person in and around the Marina, as well as every single person in Los Angeles County.

Mr. Faghan said the issues Ms Marino was raising were not really within the purview of the Design Control Board, and suggested she raise them before the Board of Supervisors. He said that requests may be made of the Board and if the Board or the Department feels there is merit to discussion of some of them, then they can request that those things be put on an Agenda. He said the Design Control Board is not here merely to have the public decide what is going to be on the Agenda; the Board is here to do the tasks that they have been charged with by the Board of Supervisors.

Ms. Marino said it was her understanding that public comment period was to raise issues that have not been on an Agenda, but that were of importance to the community and to get a discussion of those into the public arena.

Mr. Faughnan said that was incorrect and that the Public comment was for comment. He reiterated his point the Board or the Department could request that things be put on an Agenda.

Ms. Marino interrupted Mr. Faughnan and said it was too late to put the items on the Agenda. She said it was material to the Design Control Board's authority and it goes to their very existence.

Mr. Faughan said that issue would be before the Board of Supervisors on Tuesday and that Ms. Marino could make her comments there and then.

Ms. Marino said she would. She commented that the public has been asking the DCB to discuss their position on the issue since last fall. She said the community would be very supportive of the Board should they wish to say, "We do not like this."

Ms. Cloke replied that the DCB stated publicly that each of its members would discuss the issue with each of their appointing authorities, and that they had done so. Ms. Cloke said she would be following Ms. Spitz. She said she had done her best for the

future of the Marina as a recreational resort destination, which was her vision and the vision she thinks is supported in all the public planning documents. It will be up to each Board member to work out with their appointing authority whether they want to be replaced or not. Ms. Cloke said she was willing to elaborate on what she did and what she felt because the public here in the Marina put so much time and effort into their work. However, she did not want to put the other Board members on the spot. She said Ms. Spitz's actions have already spoken for what she felt. She said she appreciated what was being asked and understood the frustrations, but that some things were beyond her abilities.

Ms. Marino thanked Ms. Cloke for sharing, and proceeded to ask each Board member as an individual the same.

Ms. Cloke said she would not allow that; if they wanted to say something they could, but she would not allow anybody to be put on the spot.

8. Adjournment

Meeting adjourned at 9:04 p.m.

Respectfully Submitted,

Maureen Sterling
Acting Secretary for the Design Control Board