



*To enrich lives through effective and caring service*

September 2, 2010



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Small Craft Harbor Commission  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Director

**SUBJECT: ITEM 7a - ONGOING ACTIVITIES REPORT**

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

On July 13, 2010, the Board of Supervisors adopted a lease amendment to Parcel 22R (Foghorn Inn/The Cheesecake Factory), located at 4140 Via Marina in Marina del Rey, that maintains existing percentage and minimum rental rates, adjusts the security deposit and updates the insurance provision. This amendment was unanimously recommended by your Commission at its February 10, 2010 meeting.

Also on July 13, 2010, the Board approved the Marina del Rey Odor Control project, involving the construction of a sanitary sewer air scrubber along Admiralty Way in front of the Marina City Club, which is part of the Los Angeles County Department of Public Works' (DPW) ongoing program for the operation, maintenance and repair of sewer systems.

On July 20, 2010, the Board of Supervisors approved a lease extension option and environmental documentation that will, upon the lessee receiving entitlements and fulfilling other conditions, extend the term of the existing Tahiti Marina Apartments and Marina lease (Parcel 7) by 33 years to allow for the renovation of the existing 149 apartment units and dockside facilities and for complete replacement of the marina within 12 years of completion of construction of the landside improvements.

Also on July 20, 2010, the Board of Supervisors adopted the Marina del Rey Tidegate Rehabilitation Project and its environmental documentation, as well as a transfer agreement with the City of Los Angeles, that will allow for the rehabilitation of the Marina Tidegate at a total cost of \$2.5 million and then its transfer to the City of Los Angeles after a 90-day testing period following completion of the rehabilitation project. The rehabilitation work will include automating control of the facility to enhance the reliability and functionality of the current processes. Thereafter, as the Marina Tidegate facility primarily serves territories and waterways within the jurisdiction of the City and does not benefit the County or the Marina, and as it would be preferable for one entity to operate both the Marina Tidegate and the Venice Tidegate facility located upstream at the north end of the Grand Canal (just south of Washington Boulevard) for a more

efficient and coordinated operation, once the Marina Tidegate has been rehabilitated, its ownership will transfer to the City.

On August 10, 2010, the Board of Supervisors reappointed Russ Lesser to another term as a Small Craft Harbor Commissioner. Chairman Lesser will continue to act as the appointee of the 4th Supervisorial District.

### **REGIONAL PLANNING COMMISSION'S CALENDAR**

The Department of Regional Planning (DRP) hosted two public meetings at Burton Chace Park to present information and solicit community input on the proposed Marina del Rey Local Coastal Program Major Amendment, the first on Saturday, August 21, 2010, and then on Tuesday, August 24, 2010. DRP next plans to make a presentation of the Amendment to your Commission and the Design Control Board on September 15, 2010 at a joint special meeting. The Regional Planning Commission is currently scheduled to consider the Amendment at its November 3, 2010 meeting.

On August 3, 2010, the Regional Planning Hearing Officer approved a one-year extension (from January 27, 2011 to January 27, 2012) to demolish and remove all existing site improvements on Parcels 100 and 101, otherwise known as The Shores Project at 4201 Via Marina, and construct 544 apartment units in a series of 12 five-story structures. The Board of Supervisors re-approved the project on January 27, 2009 after appeal, litigation, and recirculation of the Environmental Impact Report.

### **VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE**

To refresh your Commission's recollection, on January 12, 2010, the Los Angeles City Council unanimously approved the project. Thereafter, on January 26, 2010, the Board of Supervisors directed County Counsel to file a writ in Superior Court challenging the City's approval of the Venice Dual Force Main sewer project, which occurred on February 16, 2010. A court hearing is scheduled for September 20, 2010 to decide on several legal issues raised by the County and City in this matter.

### **OXFORD BASIN PROJECT UPDATE**

Item 6a on your agenda is a presentation by DPW on the status of all of its projects affecting the Marina. During this presentation, the status of the Oxford Basin project will be provided.

### **REDEVELOPMENT PROJECT STATUS REPORT**

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

### **DESIGN CONTROL BOARD MINUTES**

Minutes for the Design Control Board's (DCB) June and July 2010 meetings are attached. There was no DCB meeting held in May.

### **UNLAWFUL DETAINER ACTIONS**

For the month of July, there was one unlawful detainer lawsuit reported by the lessees for failure to pay rent or other monetary obligations.

### **DIVERSION OF BALLONA CREEK DRY WEATHER FLOW TO HYPERION**

As provided at the January 2010 meeting, DPW has opined that diverting Ballona Creek's dry weather flow to Los Angeles City's Hyperion Sewer Treatment Plant is technically feasible. However, the County does not presently have a budget to pursue this project, which will include but not be limited to a full environmental impact report, review of rights of way needed for the various project alternatives, and a contract with the City of Los Angeles to discharge the diverted flow to the Hyperion plant.

There are no further updates to report.

### **PUBLIC ACCESS ON STRIP OF LAND BETWEEN OCEAN FRONT WALK AND THE BEACH**

A sketch provided at the February meeting shows the City of Los Angeles' original plan to extend the Marvin Braude Bike Path southerly along the beach to the North Jetty. However, once opposition was expressed by residents whose properties front the beach alignment, a subsequent route branching off from Washington to Via Dolce and then onto Marquesas Way and Via Marina was proposed. With respect to this second alignment, DPW agreed that Via Marina could be improved to accommodate bicycle lanes, which would require Via Marina to be widened and/or the raised median modified. The City was, therefore, informed that, if it wished to proceed with this project, the County would cooperate by expediting the required agreement, plans and permits, but the project would need to be City funded.

There are no further updates to report.

### **FOLLOW-UP FROM JULY 13, 2010 MEETING:**

#### **Bike Path Master Plan**

The second round of community workshops throughout the County to gather public input on the County's Bicycle Master Plan ended with a final meeting in Altadena on July 12, 2010. The draft Master Plan is being prepared and, once completed, another round of public workshops will be held to collect input on the draft Plan. The current estimate for the third round of public workshops is Spring 2011.

Underground Oil Wells and Gas Lines in the Marina

The questions posed at your July meeting were treated as a Public Records Act request, and all pertinent documents the Department had were supplied to the speakers. Not stopping there, however, we also contacted DPW regarding the abandonment of the natural gas pipeline discussed at the meeting and were advised DPW has no record of issuing such a permit for the pipeline in question. Given that we also learned DPW would only issues permits for the abandonment of pipelines located within public rights of way and not on leaseholds, with regards to the comments about the wells within Mariners Village, the Department will contact the lessee and the gas company in an effort to gain additional information. To the extent we are able to secure additional information, we will provide this to your Commission at its next regularly scheduled meeting.

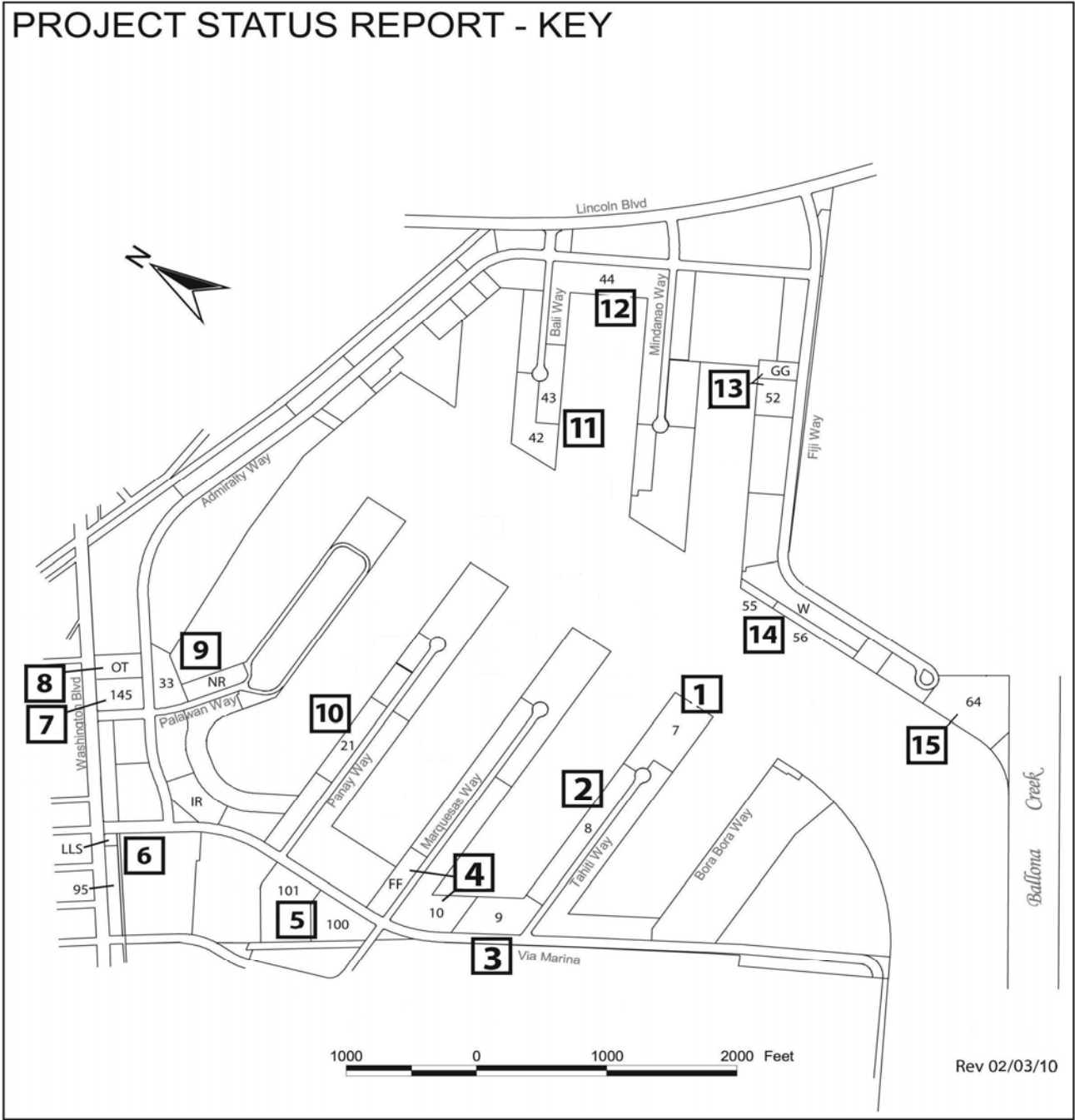
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Attachments (3)

**Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of August 31, 2010**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09; lease extension option approved by BOS 7/20/10. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. DCB approval of exterior renovations on 7/21/10. Lessee to submit Site Plan Review application to DRP.	No Variance proposed
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	<b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48' <b>Parking</b> -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. Regulatory -- DCB conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08. BOS certified MND on 12/8/09. CDP application for new docks will be included in the Department's batched waterside CDP.	No Variance proposed
3	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Ben Ryan	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story parking structure containing 360 spaces * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	<b>Massing</b> -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half <b>Parking</b> -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC approval on 3/10/10 of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside including wetland park, and the Plot Plan for waterside improvements. Project appealed to BOS and meeting date to be determined.	CDP required from from CCC for waterside improvements
4	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	<b>Massing</b> -- Twelve 75' tall 5-story residential buildings <b>Parking</b> -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. Regulatory -- RPC approval June 2006; BOS heard appeal February 2006; and approved project March 2007. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08; Plan check application filed. BOS re-approved project on 1/27/09 after appeal, litigation, recirculation of EIR. DRP Hearing Officer approved 1-year extension of CDP to 1/27/12.	Variance for enhanced signage
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- New term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
7	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. BOS consideration of MND pending.	No Variance proposed
8	OT -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian improvements on 2/17/10. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	33/NR -- The Waterfront	Ed Czuker/Derek Jones	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	<b>Massing</b> -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor <b>Parking</b> -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- New term sheet being negotiated Regulatory -- DCB conceptual approval on August 2004; revised project considered by DCB on August and December 2008 where it was continued.	Change zoning for Pcls 33 and NR to Residential V with a Waterfront Overlay Zone. Parking permit to allow some replacement public parking off site. No Variance proposed
10	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) * 92-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	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Option has expired. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
11	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation and dock replacement	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initiated; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09; BOS action on term sheet on 8/3/10. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. Currently being prepared for agency review.	No Variance proposed
12	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised.	Shared Parking Agreement No Variance proposed
13	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. Countyboatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB disapproved project on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
14	55/56/W -- Fisherman's 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	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
15	64 -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold renovation	<b>Massing</b> -- Existing 224 units in 3 stories with portions over parking <b>Parking</b> -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10. Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND being recirculated and 30-day public review period was 7/5/10 through 8/4/10.	No Variance proposed

# PROJECT STATUS REPORT - KEY





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

**June 16, 2010 @ 12:30 p.m.**

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



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

Members Present: Peter Phinney, AIA, Chair, Fourth District  
David Abelar, Second District  
Tony Wong, P.E., Fifth District

Members Absent: Simon Pastucha, Vice-Chair, Third District  
Helena Lin Jubany, First District

Department Staff Present: Gary Jones, Deputy Director  
Charlotte Miyamoto, Chief, Planning Division  
Ismael Lopez, Planner  
Peter Dzewaltowski, Regional Planning Assistant  
Teresa Young, Secretary  
Dusty Crane, Community & Marketing Services  
Dennis Watanabe, Information Technology  
Kevin Fountain, Senior Applications Developer  
Betsy Barker, Information Technology

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

Guests Testifying: Matthew Anderson, Cunningham Group Architecture  
Kevin Berry, Associated Signs  
Jules Doyle, Cafe Al Fresco

**1. Call to Order and Pledge of Allegiance**

Mr. Phinney called the meeting to order at 12:36 p.m. Mr. Wong led the Pledge of Allegiance.

**Motion by Mr. Wong, (Mr. Abelar), to excuse Ms. Jubany and Mr. Pastucha from this afternoon's meeting. {Unanimous Consent}**

2. **Approval of the DCB minutes**

Motion by Mr. Wong (Mr. Abelar) to approve the January 20, 2010, February 17, 2010, March 17, 2010, and April 17, 2010 meeting minutes with two corrections to the February 17<sup>th</sup> minutes. {Unanimous Consent}

3. **Public Comment**

None

4. **Consent Agenda**

None

5. **Old Business**

None

6. **New Business**

A. **Parcel 56 – Fisherman’s Village – DCB #10-008**

Consideration of signage modifications for Cafe Al Fresco.

Mr. Lopez gave an overview of the project.

Mr. Doyle, the Applicant, stated that he had no comments.

**Public Comments**

None

**Board Comments**

In response to a request by Mr. Phinney to clarify the manner in which the sign is proposed to be mounted to the awning, Mr. Doyle described that the sign is fastened to a Plexiglas panel that itself is attached to the underside of the awning by two metal straps.

Mr. Phinney stated his concern about the adhesiveness of the proposed sign letters to the Plexiglas back of the sign since exposure to the sun and elements can cause deterioration quickly. He suggested that the Department conduct inspections of the sign and require repair or replacement as necessary.

Ms. Miyamoto indicated that the Department does conduct regular inspections of leaseholds.

In response to Mr. Phinney’s inquiry, Mr. Tripp confirmed that the proposed sign complies with the County code as a façade-mounted sign.

In response to Mr. Abelar’s question about the stability and effectiveness of the proposed metal mounted brace during periods of high winds, Mr. Doyle replied that the sign is expected to be sufficiently stable in periods of high winds.

**Public Comments**

None



**Motion by Mr. Wong, (Mr. Abelar) to approve DCB #10-008 as submitted with the condition that should the sign deteriorate prematurely, the Applicant will re-design the sign and resubmit to the DCB for consideration. {Unanimous consent}**

B. Parcel 27 – Jamaica Bay Inn -- DCB #10-009

Consideration of new signage for Jamaica Bay Inn.

Mr. Lopez gave an overview of the project.

The Applicant provided material sample boards for review.

Public Comments

None

Board Comments

Mr. Phinney commented that the proposed signage is handsome although he has some concern about the bulk, height and location of the directional signs with respect to vehicular sight distances at the entrance and exit driveways. This concern extends to the proposed landscape bed beneath the signs contains lantana that can grow to two and one-half feet high. He requested that this be given careful consideration.

Michael Tripp indicated that sight distances would be part of the Department of Regional Planning review.

The applicant stated that the sign would be perpendicular to and as such, only the edge of the sign would be visible.

Mr. Phinney recommended moving forward with the proposed sign submittal provided that a review of sight distances is included in the Regional Planning approval process.

Mr. Wong indicated that he was in support of additional sight distance review.

**Motion by Mr. Wong, seconded by Mr. Abelar, to approve DCB #10-009 subject to the condition that site distances be checked for setbacks to ensure safe site lines. {Unanimous consent}**

C. Department of Beaches and Harbors Website Upgrade

Presentation of proposed improvements to the Department's Website.

Ms. Miyamoto introduced Mr. Watanabe who provided an overview of the Department's Website redesign. He introduced Mr. Fountain and Ms. Barker who provided details about the new website layout.

Mr. Phinney complimented the Department Calendar and asked if it could be made larger. The calendar image is an icon that can be clicked to bring up a full page with information.

Mr. Fountain explained another feature that allows the County to use the website to send e-mail reminders to the public about DCB or SCHC meetings.

Ms. Barker explained that the audio files from the DCB meeting would be available from links that are located on the agenda and will be specific to groupings of agenda items to reduce file size for download.

Mr. Phinney requested a “banner” or other note to signal that the public’s comments are being solicited.

Mr. Wong requested that the public and lessees be able to download forms and other Department procedures easily.

Board Comments

Mr. Wong thanked staff for the presentation.

D. DCB Meeting Minutes and Audio Recordings

Discussion of DCB meeting minutes and posting of audio recordings.

Mr. Dzewaltowski gave an overview of the Department’s research on public meeting minutes.

Board Comments

Mr. Abelar reiterated the objective for documenting the actions of the Board as opposed to everything that is presented or proposed. Mr. Dzewaltowski added that Robert’s Rules of Orders recommends recording “what is done by the Assembly”, { i.e. actions taken by the Board}. Beyond recording the Board’s motions and actions, greater detail in the minutes is not consistent with Robert’s Rules and, therefore, not in keeping with the DCB’s Statement of Aims and Policies. “Public comments” are to be recorded when they relate to actions by the Board. The current level of detail provided in the minutes is sufficient and consistent with the functionally-equivalent boards of neighboring jurisdictions and commissions which were surveyed by staff.

Ms. Miyamoto said beginning with this meeting, the Audio will be posted on our website in about one week. The Audio recording will be available in audio segments that are associated with particular agenda items.

Public Comments

None

7. Staff Reports

Ms. Miyamoto provided a summary of staff reports and submitted them as received and filed.

Mr. Tripp announced that Shanghai Red’s was approved on this day by the Regional Planning Commission for a retroactive CDP for the outdoor patio, a Conditional Use Permit to allow alcohol service to that patio, and a parking permit to allow off-site parking.

Ms. Crane announced that the busy season is underway and gave an overview of Marina del Rey and Beach activities, including concerts, movie nights, WaterBus schedule, bird watching, sunset series, Fisherman's Village weekend concerts, shore fishing, and the beach shuttle.

Public Comments

Mr. Doyle inquired about where the Shanghai Red's off-site parking is located. Mr. Tripp replied 94 spaces are on Lease Parcel W, next to Fisherman's Village, and 45 spaces are on Lease Parcel XT.

**8. Design Control Board Reviews**

**A. Parcel 56 – Fisherman's Village – DCB #10-008**

Approval of record of DCB action approving signage for Cafe Al Fresco provided Applicant re-designs the sign with a more durable material and returns to DCB for approval should the sign or its components prematurely deteriorate.

**Mr. Phinney (Mr. Wong) moved to approve the Board Review for DCB #10-008 {Unanimous consent}**

**B. Parcel 27 – Jamaica Bay Inn – DCB #10-009**

Approval of record of DCB action approving signage provided Applicant submits written assurance from the Department of Regional Planning that the approved signage will meet required setbacks and will not adversely affect vehicular line-of-sight at the Palawan and Admiralty Way intersection or entryway driveways.

**Mr. Phinney (Mr. Wong) moved to approve the Board Review for DCB #10-009 {Unanimous consent}**

**Adjournment**

**Motion by Mr. Wong (Mr. Abelar) to adjourn the meeting at 2:00 p.m. {Unanimous consent}**

Respectfully Submitted,

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



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

**July 21, 2010 @ 12:30 p.m.**

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

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

Members Present: Peter Phinney, AIA, Chair, Fourth District  
David Abelar, Second District  
Helena Lin Jubany, First District

Members Absent: Simon Pastucha, Vice-Chair, Third District  
Tony Wong, P.E., Fifth District

Department Staff Present: Santos Kreimann, Director  
Gary Jones, Deputy Director  
Charlotte Miyamoto, Chief, Asset Management Division  
Ismael Lopez, Planner  
Peter Dzewaltowski, Regional Planning Assistant  
Teresa Young, Secretary

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

Guests Testifying: Issac Hakim, Tahiti Marina Apartments  
Aaron Clark, Armbruster Goldsmith & Delvac LLP  
Michele Sace, Tahiti Marina Design Architect  
Kevin Lorton, Hornblower Café  
Samuel Kim, Landscape Architect for SQ LA Inc.  
Tim Riley, Executive Director of MdR Lessees' Association  
Andy Zeff  
Jon Nahhas

**1. Call to Order and Pledge of Allegiance**

Mr. Phinney called the meeting to order at 12:35 p.m. Ms. Jubany led the Pledge of Allegiance.

**Motion by Ms. Jubany, seconded by Mr. Abelar, to excuse Mr. Pastucha and Mr. Wong from Today's meeting was unanimously approved.**

**2. Approval of the DCB minutes**

**Motion by Mr. Abelar, seconded by Ms. Jubany, to approve the June 16, 2010 meeting minutes, as submitted, was unanimously approved.**

**3. Public Comment**

None

**4. Consent Agenda**

None

**5. Old Business**

None

**6. New Business**

**A. Parcel 7 – Tahiti Marina – DCB #10-010**

Consideration of renovation modifications for Tahiti Apartments and Marina.

Mr. Dzewaltowski gave an overview of the project.

Mr. Clark introduced himself and the Applicant's development team. Mr. Sae, the Applicant's architect, explained the design concept and scope of the project. Mr. Kim, the Applicant's landscape architect explained the landscaping plan.

**Board Comments**

Mr. Abelar asked if the change would reduce the number of parking spaces provided. Mr. Dzewaltowski replied no. The number of parking spaces (465) shall remain the same but some of the parking spaces will be relocated.

Mr. Abelar asked if there were any changes in the number of slips proposed. Mr. Dzewaltowski replied no. This project does not involve any dock works. Mr. Hakim stated that the plan is to start construction of the slips within ten years after the completion of the landside development.

Ms. Jubany asked about the purpose and construction of the laminated glass feature. Mr. Sae replied that the light laminated glass is very durable material and is safe. Even if it breaks it would hold its shape because of its multiple layers.

Ms. Jubany inquired about the location of the promenade, public seating area, and whether trees would block tenants' view of the ocean. Mr. Kim replied that trees may block views, but they can also frame views and enhance the experience. He further stated that some trees are proposed to be removed to minimize the blocking of views and others added to create shade and enhance view corridors.

**Public Comments**

Mr. Zeff, a Tahiti resident, expressed his appreciation for the service and attention by the Applicant, and their efforts to the appearance of the building and the environment.

Mr. Nahhas discussed the comments of Mr. Abelar relative to boat slips.

Board Comments

Mr. Jubany summarized her prior meeting with the Applicant including her opinions about the sensible and elegant design and the architect's effort to eliminate curbs and widen the promenade.

Mr. Phinney asked about boater parking and whether the survey of existing boaters revealed anything that would be helpful to the DCB. He also stressed the importance of the interface with the adjacent promenades.

Mr. Hakim replied that parking has been added to the areas where the existing ancillary boating facilities are proposed to be removed. Replacement boating amenities will be moved to more strategic locations. Mr. Hakim explained that there was an abundance of parking. Even at the July 4<sup>th</sup> celebration there was excess parking on site. The issue of the transition between the two promenades was deferred to the design team.

Mr. Phinney requested that Mr. Hakim provide assurance that they would not be back to the DCB in ten years and need to reduce the number of slips due to insufficient parking. Mr. Hakim agreed.

Mr. Abelar spoke about the potential that boat slip sizes may be reduced in the future and that vehicle parking quantities may restrict the number of future slips when redevelopment occurs. Mr. Kreimann stated that the waterside alterations are not part of the current application and, therefore, beyond the purview of the Board.

Mr. Phinney commented that the drivable grass is difficult to navigate with high heel shoes. He also asked if it was possible to make a physical connection from the gym structure to the pool.

Mr. Phinney stated that when the project returns for final design review, the Board would like to see some renderings of the connections to neighboring promenades, and some blown-up details of what those interfaces actually will look like. The Board would like to see the approved gangway gates and it would be helpful to see the balcony plans that Mr. Abelar referenced, if the Applicant provides sufficient detail of the railings. A view of the podium access to and from the parking structure is another piece of information that should be presented to the Board. Mr. Phinney stated that he would also like to see night views as well.

Mr. Ablear asked if the restrooms were located close enough to the docks. Mr. Hakim replied that the plan is compliant with the code which requires that the restrooms be within 350' from any pierhead.

**Motion by Ms. Jubany, seconded by Mr. Abelar, to approve DCB #10-010, was unanimously approved with the conditions that the Applicant submits the following details during final review:**

- The promenade and its interface with adjacent projects;

- Approved Gangway gates;
- Balcony details and views;
- Podium access views and views from the parking lot; and
- Night view of the project

B. Parcel EE- – Hornblower Café - DCB #10-011

Consideration of new signage for Hornblower Café.

Mr. Dzewaltowski gave an overview of the project.

Mr. Lorton presented the proposal.

Public Comments

None

Board Comments

Mr. Phinney asked for input from other Commissioners and if it would be appropriate to request the applicant remove the logo from the sign and installing a blade sign with the logo as an additional piece.

Mr. Tripp replied it is possible to have a blade sign under County Code; however, he was concerned if there is enough height clearance underneath the blade sign.

Mr. Phinney asked if any Commissioners have any issue with the logo being on the Sign. No concern was expressed.

**Motion by Mr. Abelar, seconded by Ms. Jubany, to approve DCB #10-011, was unanimously approved.**

7. Staff Reports

Ms. Miyamoto provided a summary of the report.

Public Comments

Mr. Nahhas commented about the lack of public participation, the Ongoing Activities Report, and the Master Waterside Coastal Development Permit.

Mr. Riley commented that the County has been very transparent and the public has many opportunities to participate in public meetings and provide input.

8. Design Control Board Reviews

A. Parcel 7 – Tahiti Marina – DCB #10-010

Approval of record of DCB action approving the renovation concept for Tahiti Marina provided the Applicant submits the following details during final review:

- The promenade and its interface with adjacent projects;
- Approved Gangway gates;

- Balcony details and views;
- Podium access views and views from the parking lot; and
- Night view of the project.

**Motion by Ms. Jubany, seconded by Mr. Abelar, to approve the Board Review for DCB #10-010 was unanimously approved.**

**B. Parcel EE- Hornblower Café – DCB #10-001**

Approval of record of DCB action approving identification signage.

**Motion by Ms. Jubany, seconded by Mr. Abelar, to approve the Board Review for DCB #10-001 was unanimously approved.**

Mr. Phinney expressed his appreciation for Ms. Miyamoto's devoted and excellent services to the Design Control Board during the last few years. He spoke on behalf of the Board, "[W]e will miss you and hope you will come back to visit the Board. We also welcome Mr. Wong to the Design Control Board."

**Adjournment**

**Moved by Mr. Phinney, unanimously approved, the meeting was adjourned at 3:01 p.m.**

Respectfully Submitted,

**Teresa Young**

Secretary for the Design Control Board