



To enrich lives through effective and caring service



MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, January 18, 2012, 1:30 p.m.

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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

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

2. **Approval of the December 21, 2011 Minutes**

3. **Public Comment**

This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.

4. **Consent Agenda**

The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.

5. **Old Business**

A. Parcel 8 – The Bay Club – Reconsideration of final rehabilitation design and Design Control Board Review related thereto – DCB #08-010-C

6. **New Business**

A. Parcel 27 – Jamaica Bay Inn – Consideration of landscape modifications and Design Control Board Review related thereto – DCB #12-001

B. Briefing on the 2012 Design Control Board Meeting Schedule

C. Briefing on online postings of Design Control Board Submittals

7. **Staff Reports**

A. Temporary Permits Issued by the Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Coastal Commission's Calendar
- Small Craft Harbor Commission Minutes

- Marina Design Guidelines Update
- Redevelopment Project Status Report

C. Marina del Rey and Beach Special Events

8. **Adjournment**

PLEASE NOTE

1. ADA ACCOMODATIONS: 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 Disabilities Act) Coordinator at (310) 305-9590 (Voice) or (310) 821-1734 (TDD).
2. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles 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 he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
3. 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:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

Department of Beaches and Harbors
Administration Building
13837 Fiji Way
Marina del Rey, CA 90292

MdR Visitors & Information Center
4701 Admiralty Way
Marina del Rey, CA 90292

Burton Chace Park Community Room
13650 Mindanao Way
Marina del Rey, CA 90292

Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292

DESIGN CONTROL BOARD MINUTES
December 21, 2011, 12:30 p.m.

Members Present: Peter Phinney, AIA, Chair (Fourth District); Helena Jubany, Vice Chair (First District); Tony Wong, P.E, Member (Fifth District); Simon Pastucha, Member (Third District)

Members Absent: David Abelar, Member (Second District)

Department Staff Present: Gary Jones, Deputy Director; Charlotte Miyamoto, Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yeni Maddox, Temporary Secretary

County Staff Present: Anita Gutierrez, Department of Regional Planning; Larry Hafetz; Principal Deputy County Counsel

Guests Testifying: Jeff Reich, CA Signs/Western Imaging; Jon Nahhas, member of the public; Robert Warrington, Marina Harbor Apartments; Captain Alex Balian, member of the Public; Jeff Schabell, Architectural Group International; Victoria Pakshong, Place Landscape; Daniel Hyde, Pacifica Hotel Company

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order.

Mr. Wong moved to excuse the absences of Commissioner Abelar; Seconded by Ms. Jubany, motion unanimously approved.

Mr. Wong led the pledge of allegiance.

Mr. Phinney requested the Board approve moving the staff reports to the consent agenda. There were no objections and the proposed change to the order of the agenda was confirmed.

2. Approval of October 19, 2011 Minutes

Mr. Phinney asked if the commissioners have any comments on the October 19, 2011 minutes.

Ms. Jubany moved to approve the October 19, 2011 meeting minutes; Seconded by Mr. Wong, motion unanimously approved.

3. Public Comment

Mr. Phinney asked if any members of the public had any comments on any matters of interest to the Board and not on the agenda.

Jon Nahhas spoke about public scrutiny, open government, transparency from the Design Control Board members, and the online posting of submittal materials.

4. Consent Agenda

Staff report was moved to consent agenda per Mr. Phinney's request.

Mr. Wong moved to approve and file the staff reports; Seconded by Ms. Jubany, motion unanimously approved.

5. Old Business

None

6. New Business

A. Parcel 7 (Trizec Towers) – Western Imaging – Consideration of business identification signage and Design Control Board Review related thereto. DCB#11-009.

Mr. Lopez presented the project staff report.

Mr. Jeff Reich had no further comment.

Public Comment

Jon Nahhas spoke about the public's access to the project submittal information.

Board Comment

Ms. Jubany asked Mr. Reich why signage labeled "B1" was placed where it was on the exhibit.

Mr. Reich stated it's just where they proposed it, has no other explanation.

Mr. Wong stated he wanted to defend the procedures followed by DBH staff. He agrees with the public's right to voice their comments and disagreements. His understanding is that the files have been available for the public to review but could be posted on the website, too.

(Mr. Pastucha joined the Board meeting at this point.)

Mr. Phinney requested that staff return with a report at the next meeting containing a synopsis of which project application materials are being provided currently on the website or to members of the public. Mr. Phinney described his understanding of the current practice by staff is to post the agenda on-line and not post imagery of submittal materials. He understands that the package which is distributed to Board members is also made available for public viewing at Beaches and Harbors' administrative offices and the public library. He suggested the possibility of creating another website dedicated specifically to the Design Control Board which would be easier for the public to access. Mr. Phinney stated that the Board will report back and provide the public with an idea of what resources would be needed to achieve the idea or options for alternatives.

Mr. Jones suggested that the issue could come down to the website infrastructure and file storage issues related to the large size of some design and signage plans.

Mr. Pastucha suggested a link be created on the agenda to the applicant's submittal; he also recommended that the applicants must submit a digital submittal along with the regular application to be uploaded.

Mr. Wong moved to approve the project; Seconded by Ms. Jubany; motion unanimously approved.

B. Parcels 111/112 – Marina Harbor Apartments – Consideration of new flag pole and Design Control Board Review related thereto. DCB#11-010.

Mr. Lopez presented the project staff report.

The applicant had no additional comments.

Public Comment

Jon Nahhas spoke of the significance flag poles and a standard of review for flag poles.

Captain Alex Balian stated he is veteran and spoke about the American flag and procedures for its display.

Board Comment

Mr. Pastucha asked staff if the flag pole was allowed under county regulations and about any existing height regulations.

Ms. Gutierrez confirmed with the applicant that only American and State flags would be flown. Ms. Gutierrez confirmed for Mr. Pastucha that flag poles are an allowed use but not a specified use. Property is zoned R residential and the height limitation is 75 feet. The proposed flag pole is 65 feet tall.

Mr. Pastucha asked the applicant about the location chosen for the flag.

Mr. Warrington stated due to the signage, the corner location wasn't feasible unless some of the parking was removed.

Mr. Wong asked that staff place a restriction that only American and State flags are allowed to be placed on flag poles.

Mr. Phinney suggested that the Regional Planning Department address some sort of review by a biologist who is familiar with bird activity given the proximity to a wetlands park.

Mr. Wong moved to approve the project subject to the condition that only American and State flags may be flown; Seconded by Mr. Pastucha; motion unanimously approved.

C. Parcel 42/43 – Marina del Rey Hotel – Consideration of conceptual design for site rehabilitation and Design Control Board Review related thereto. DCB#11-011.

Mr. Lopez presented the project staff report.

Daniel Hyde, representing the applicant, stated that they met with two Board members, Mr. Phinney and Ms. Jubany, and took their advice and made some changes to project drawings to incorporate what was suggested.

Jeff Schabell with Architectural Group International stated the idea is to upgrade the hotel by improving function, appearance, and views from the water. The proposal is to renovate the outside facades and install balconies around for guest privacy.

Mr. Phinney suggested that applicant describe the specific changes that were made to the previously submitted plans.

Daniel Hyde stated that the design changes were based on feedback from the meetings with the Board members.

Jeff Schabell stated that changes were incorporated to make the building more cohesive. He also stated the need to connect the existing elements and add sun shades with metal screens over windows and opaque glass below.

Victoria Pakshong with Place Landscape made reference to drawings L9 and L10 showing bands in the promenade. The observation point shows the replacement of the fire pit with seating to a sun dial sculpture. Along the promenade there will still be areas for seating.

Ms. Jubany asked for clarification on the overhangs and how they are depicted in the perspective renderings. The architect described how parts of the elevation are actually setback.

In response to a question from Mr. Pastucha about the value of the improvements, the applicant stated \$15 million.

Public Comment

Captain Alex Balian stated the lack of design connection with the docks since the improvements seem to stop at the dock gates and the need for a drop-off area for dinghies, water taxi and charters.

Daniel replied that the dock reconstruction plans will be designed to coordinate with the hardscape improvements proposed for the promenade. The waterside and landside improvements are separate projects.

Jon Nahhas spoke about the spa, lack of public amenities, changes to the shrubbery, availability of the site plan for viewing by the public, and that applicant's meetings with Board members be disclosed.

Board Comment

Mr. Phinney disclosed the ex-parte meeting with Mr. Hyde prior to the DCB meeting. Ms. Jubany also disclosed her ex-parte meeting with the applicant.

Mr. Phinney clarified that the DCB is looking for an approval in concept for the revised concept.

Mr. Phinney wanted to clarify some of the public issue comments about the extension of the promenade. He stated that there is a section of the promenade that is 6 feet or 8 feet wide, in contrast to the 20-foot section, which existed prior to the requirement for a promenade and is now used for parking. Since the parking was constructed some time ago to meet the code requirements for the hotel, he asked for confirmation that no legal requirement exists to expand the promenade.

Ms. Jubany noted that in her private meeting with developer, she addressed the issue of the varying promenade width. She commented then on how enlarging the pavement on the northern end would cause the hotel to lose required parking. She recommended that the pavement treatment be extended on the southern part to allow shared use with pedestrian activity and this is reflected in the revised plan.

In response to a suggestion by Mr. Phinney to install bollards to contain the foot traffic where the drive aisle and promenade paving overlap, Mr. Pastucha stated that bollards may not be necessary. He noted that the subject pavement is in a parking lot and not a street so auto speeds are generally slower as in any parking lot where pedestrians walk in drive aisles.

Ms. Jubany stated that she would like to see gangway gates designed consistent with the building on the final submittal. She asked the design team to look into treating the podium concrete. She suggested that something else be done with the overhang and the tower.

Mr. Phinney clarified that the applicant will be providing public access seating as an amenity with potential telescopes or sculptures. In response to a comment by Mr. Phinney about safety with limited pool access, Mr. Hyde stated that the lessee's intention is restrict pool access to hotel guests.

Mr. Wong moved to approve the project; Seconded by Ms. Jubany; motion unanimously approved.

D. Consideration of the 2012 Design Control Board Meeting Schedule.

Mr. Lopez presented the proposed schedule of meetings for 2012.

Public Comment

Jon Nahhas requested some night meetings.

Mr. Wong stated that he is available for night meetings but staff is on payroll and there will be a tax-payer expense with night meetings.

Mr. Jones stated that the County is not opposed to night meetings and suggested to keep daytime meetings. Night meetings could be held for projects believed to be better served in the evening.

Larry Hafetz emphasized that members of the public can submit issues in writing regarding projects if unable to attend the meetings. He pointed out that members of the public can send in e-mails to request night meetings for projects in which they have an interest.

Mr. Phinney proposed that during the summer, the DCB meetings could be prescheduled for night meetings.

Mr. Pastucha asked why are the meetings scheduled at 12:30, He stated that is has caused him scheduling conflicts.

Mr. Wong moved to change the DCB Meeting from 12:30PM to 1:30PM beginning January 2012, Seconded by Mr. Pastucha; motion unanimously approved.

7. Staff Reports

The Board received and filed items 7A-Temporary Permits, 7B-Ongoing Activities Report and 7C-Marina del Rey and Beach Special Events.

8. Adjournment

Mr. Wong moved to adjourn at 3:22 p.m.; Seconded by Ms. Jubany; motion unanimously approved.

Respectfully Submitted,

Yeni S. Maddox
Temporary Secretary for the Design Control Board



Locations of January 18, 2012 DCB Items

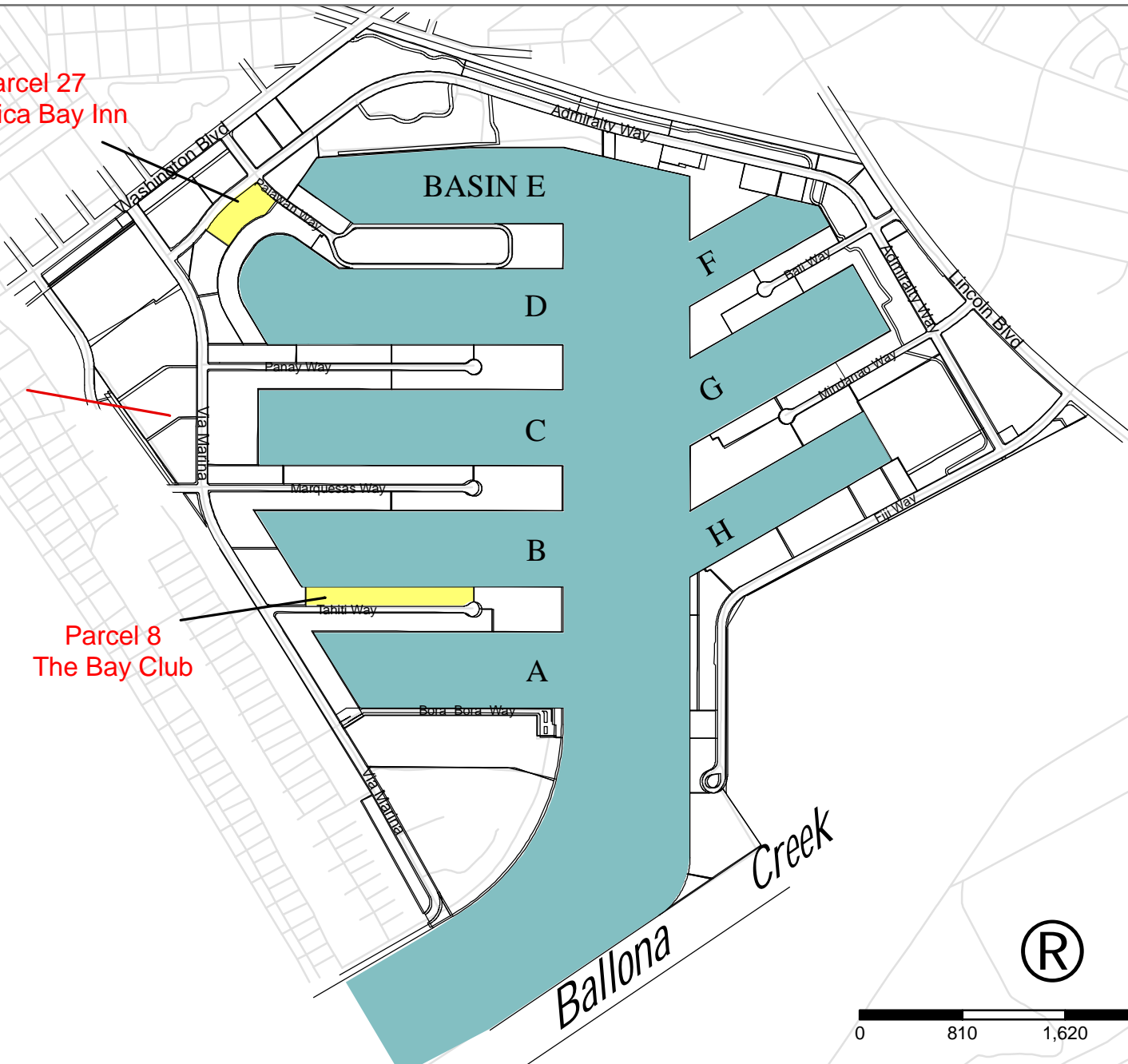


Parcel 27
Jamaica Bay Inn

Parcel 8
The Bay Club

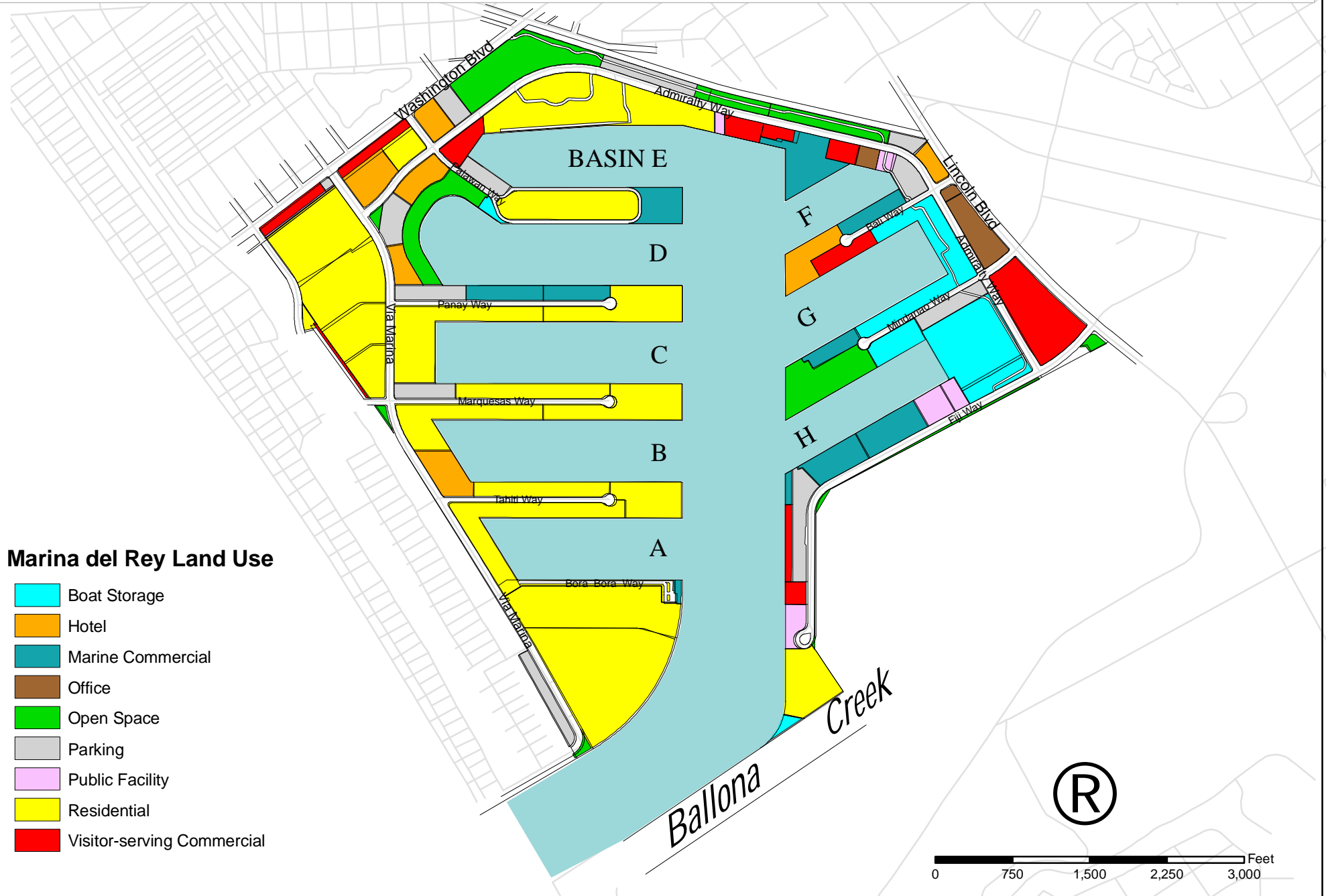
Old Business:
5A; Parcel 8
The Bay Club

New Business:
6A; Parcel 27
Jamaica Bay Inn





Marina del Rey Land Use Map





To enrich lives through effective and caring service

January 12, 2012



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Design Control Board
FROM: *Gary Jones*
for Santos H. Kreimann, Director

**SUBJECT: ITEM 5A – PARCEL 8 – THE BAY CLUB – DCB #08-010-C –
CONSIDERATION OF PROPOSED FINAL DESIGN AND DESIGN
CONTROL BOARD REVIEW RELATED THERETO**

Item 5A on your agenda is a returning submittal from Parcel 8, The Bay Club (Applicant), for the renovation of an existing 205-unit, three-building apartment complex located at 14035 Tahiti Way, Marina del Rey.

During the October 19, 2011 meeting, your Board approved Parcel 8's final design for complete site rehabilitation, but conditioned the Applicant to return with design modifications. Approval of the project included three conditions to consider for the final design: a more rhythmic promenade paving design, a redesign of the proposed dock gates along the promenade, and landscape lighting transitioning to a night scene with lower illumination levels and limited to pedestrian walking areas by 11 p.m. The Applicant has incorporated your Board's conditions into the site renovation project as follows:

Promenade

The project scope now includes a decorative checkerboard pattern to provide a rhythmic paving design along the promenade. The checkerboard pattern will be achieved by means of pavers of a different size (8" x 8") and colors (solid gray and moss) than the pavers arranged in the running pattern throughout the remainder of the promenade. The promenade checkered pattern will repeat at all dock gate entry points, walkways to the parking areas, around bench seating areas and at the promenade parcel end points.

The proposed bench design along the promenade has also been changed and will include concrete footings to preserve the overlapping relationship between the pavers and landscape. The tubular steel guardrail has also been modified and shows all footings off the seawall.

Dock Gates

The Applicant has redesigned the proposed dock gates with a more modern concept to reflect the geometric and rectilinear forms of the proposed building design. The gates will have a composition of opaque panels and square weave wire mesh of varying openings to provide a design with different transparency levels. Each gate will have laser cut numbers to identify the gangway and will include a color palette consistent with that of the proposed building accent colors along each entry lobby area.

Landscape Lighting

The Applicant will set illumination timers to dim landscape lighting to low levels at 11 p.m. The promenade lighting will remain lit at a constant level and will be set to shut-off at dawn.

STAFF REVIEW

The Applicant has modified the proposed promenade paving, dock gate design and landscape illumination schedule to meet the Design Control Board's request. As submitted, the project includes a consistent promenade and building restoration design, which meets the requirements from the October 2011 meeting and is consistent with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*.

The Department recommends **FINAL APPROVAL** of DCB #08-010-C.

SHK:CM:il



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January 12, 2012

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Design Control Board
FROM: *Gary Jones*
for Santos H. Kreimann, Director

**SUBJECT: ITEM 6A – PARCEL 27 – JAMAICA BAY INN – DCB #12-001 –
CONSIDERATION OF LANDSCAPE MODIFICATIONS AND DESIGN
CONTROL BOARD REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from Jamaica Bay Inn (Applicant) seeking approval for landscape modifications along the perimeter of the property. The site is located at 4175 Admiralty Way.

Landscape Modifications

Applicant requests approval from your Board to modify the landscape design for the planting along the street perimeter of Jamaica Bay Inn. The proposed landscape design will reduce the large asphalt parking view along Admiralty Way and Palawan Way. The proposed landscape palette will provide a more effective screen for parked vehicles and will create a uniform backdrop for the lower foreground planting. The height of the proposed shrubs, Ligustrum 'Suawnee River' and the Dietes grandiflora, are in the same size range as the existing approved planting (Daylily, Berkeley Sedge and Evergreen Eulalia). The proposed 14 evenly spaced Queen Palms along Admiralty Way and Palawan Way streetfronts are consistent with the landscape of the property and adjacent properties. The existing focal point planting will remain at the pedestrian entry points and the planting in the existing bio-swale will remain the same with larger sweeps of color.

STAFF REVIEW

The proposed landscape modification is consistent with the overall landscape theme of the property and is subject to your Board's review and approval. As proposed, staff finds that the landscape layout, plant material and quantity are consistent with the Specifications and Minimum Standards of Architectural Treatment and Construction.

The Department recommends APPROVAL of DCB #12-001 with the condition that the Applicant obtain further review and approval from the Department of Regional Planning.

SHK:CM:il



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January 12, 2012

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

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

SUBJECT: ITEM 6B – BRIEFING ON THE 2012 DESIGN CONTROL BOARD MEETING SCHEDULE

During the December 21, 2011 meeting, your Board approved the 2012 meeting schedule with a starting time at 1:30 p.m. on the third Wednesday of the month at the Burton Chace Park Community Building, 13650 Mindanao Way, Marina del Rey. The staff report for this item provided that evening meetings would be arranged whenever there is an agenda item that has broad community interest, such as the first time a development project is presented or policy initiatives by the Department of Beaches and Harbors or Department of Regional Planning are discussed. Your Board requested for staff to consider an evening meeting schedule and provide a report during the January 2012 meeting.

Staff reviewed the frequency of evening meetings in 2010 and 2011. There were two evening meetings in 2010 and none in 2011. The items of interest from the two evening meetings in 2010, one in February and the other in April, included the review of public amenities at the Oceana Retirement Facility (Parcel OT) and Holiday Harbor Court (Parcel 21), and a presentation of the County's proposed response to the Marina del Rey Local Coastal Program Periodic Review (February agenda), and the Marina Beach Concept Plan update (April agenda).

Attendance at DCB meetings were not recorded, but we reviewed the number of members of the public who spoke on items. Nine members of the public spoke at the February 2010 meeting and four spoke at the April 2010 meeting. The September 2010 meeting (in the afternoon) where the Marina del Rey Local Coastal Program amendment was discussed was well attended with 16 speakers providing comments. The August 2010 afternoon meeting also had five members of the public speak (when the Parcel 64 renovation project was considered). All other meetings had zero to three speakers with most of the meetings having only a single speaker.

Based on staff's review of the number of public speakers at the meetings, it appears that it is the agenda item and not the meeting time that influence meeting attendance. Staff recommends scheduling evening meetings when there will be an agenda item of broad community interest as described above.

SHK:CM:il



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

January 12, 2012

TO: Design Control Board
FROM: *Gary Jones*
for Santos H. Kreimann, Director

SUBJECT: ITEM 6C – BRIEFING ON ONLINE POSTING OF DCB MONTHLY SUBMITTALS

During the December 2011 meeting, your Board received an inquiry from a member of the public about the Department's posting of monthly DCB submittals and asked for staff to report on this matter during the January 2012 meeting.

Currently, the Department's mail-out procedure meets Brown Act guidelines. By each Thursday before the week of a Design Control Board meeting, hard copies of the agenda, staff reports and applicant submittals are made available at four public viewing locations; Chace Park Community Center, Visitor's Center, Lloyd-Taber MdR Library and the Department's Administration Building. Additionally, the agenda and all reports (without actual applicant submittals) are posted on the Department's website the same Thursday.

The Department has reviewed its online server limits and determined that online posting of full applicant DCB submittals will be feasible for a two-week duration. This two-week posting timeframe is not anticipated to create significant server impacts, and will commence on the Thursday before the DCB meeting. All applicant submittals will be released along with the staff reports to the public on mail-out day (Thursday before the DCB meeting). After the expiration of the two-week posting period, the submittals will continue to be available for viewing at the Department's Planning Division office.

We will begin the online posting of submittals for items that will appear on the February 15, 2012 DCB meeting.

SHK:CM:il



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January 12, 2012

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Design Control Board
FROM: ^{Gary Jones} for Santos H. Kreimann, Director

SUBJECT: ITEM 7A – TEMPORARY PERMITS ISSUED BY THE DEPARTMENT

Item 7A on your agenda is an update on permits that have been issued by the Department of Beaches and Harbors for temporary banners, signs and/or canopies. Since our December 2011 report, no temporary permits have been issued.

SHK:il



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January 12, 2012

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Design Control Board
FROM: *Gary Jones*
for Santos H. Kreimann, Director

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

No items relating to Marina del Rey issues since last meeting.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey issues since last meeting.

COASTAL COMMISSION'S CALENDAR

The Coastal Commission meeting was held January 11 to 12, 2012 at the Annenberg Community Beach House in Santa Monica, California.

On January 11, 2012 (Item 8B), the Coastal Commission approved on consent the application for coastal development permit to refurbish the existing 6,257 square feet., 3-story Boathouse in Marina del Rey on Parcel 48 in Basin H. The refurbishment includes seismically retrofitting the building and upgrading accessibility features for compliance with Americans with Disabilities Act (ADA). The Boathouse is currently used by the County for the Water Awareness, Training, Education and Recreation (W.A.T.E.R.) program.

LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE

The major amendment to the Marina del Rey Local Coastal Program (LCP) was approved by the California Coastal Commission on November 3, 2011. On November 29, 2011, the Board of Supervisors ratified the Commission's approval of Amendment No. 1-11 with conditions, and returned the item to the Commission. Final action will be taken by the Commission's Executive Director who will determine that the County's ratification was legally adequate.

SMALL CRAFT HARBOR COMMISSION

Minutes for the November 2011 meeting is attached. The Commission did not hold a meeting in January 2012, therefore, the December 2011 meeting minutes will be approved at a future meeting.

MARINA DESIGN GUIDELINES UPDATE

Staff continues to complete the directed amendments to the draft design guidelines.

REDEVELOPMENT PROJECT STATUS REPORT

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

SHK:il
Attachments (2)

SMALL CRAFT HARBOR COMMISSION MINUTES

November 9, 2011 – 10:00 a.m.

Commissioners: David Lumian, Chair; Dennis Alfieri, Vice Chair (excused absence); Allyn Rifkin, Commissioner; Russ Lesser, Commissioner (excused absence); Vanessa Delgado, Commissioner;

Department of Beaches and Harbors: Gary Jones, Deputy Director; Steve Penn, Acting Chief of Asset Management Division; Catrina Love, Senior Marketing Analyst, Community and Marketing Services Division; Penelope Rodriguez, Program Manager I, Community and Marketing Services Division.

County: Thomas Faughnan, Principal Deputy County Counsel; Lieutenant Reginald Gautt, Sheriff's Department; Michael Tripp, Principal Regional Planner, Department of Regional Planning.

Marina del Rey Convention and Visitor Bureau: Beverly Moore, Director

Call to Order and Pledge of Allegiance:

Chair Lumian called the meeting to order at 10:05 a.m., followed by the Pledge of Allegiance.

Approval of Minutes:

Commissioner Rifkin requested the Department amend the minutes to reflect the answer to his question on the minutes.

Jon Nahhas commented the minutes did not accurately reflect his comments in the meeting and handed out a written request of changes to be made in the minutes.

Motion to approve by Commissioner Rifkin per his comment and review Jon Nahhas' request, seconded by Commissioner Delgado, unanimously approved.

Item 3 – Communication from the Public:

Jon Nahhas asked for the County to provide specific information about the lease option agreement language, slip vacancies and actual rental prices of the leasehold slips.

Commissioner Delgado asked staff about procedures for requesting public record.

Mr. Jones replied lease agreements can be found on the Department's web site and public records can be requested via e-mail or in writing.

Item 4a - Sheriff Regular Reports

Lieutenant Gautt provided the crime statistics and the liveaboard reports.

Chair Lumian asked if 285 is the maximum number for liveaboard permits.

Lieutenant Gautt replied the number of liveaboard permits fluctuates as boaters travel in and out of the marinas.

Item 4b – Marina del Rey and Beach Special Events Report

Ms. Love provided the report.

Item 4c – Marina del Rey Convention and Visitors Bureau

Ms. Moore spoke about the promotion of hotel projects in Marina del Rey during the off season. Ms. Moore also explained the PR campaign designed to reach out to both resident and visitor populations.

Ms. Moore described the promotions targeting to groups of visitors.

Chair Lumian asked Ms. Moore to provide the link to the articles written by the travel journalists.

Ms. Moore said she will provide the link.

Item 5 – Old Business

None to report

Item 6a – California Coastal Commission Hearing on Marina Local Coastal Program Major Amendment and Master Waterside Permit Application

Mr. Jones provided a brief on the approval received from the California Coastal Commission.

Mr. Trip provided a brief summary report on the approval of the Local Coastal Program amendment.

Mr. Jones spoke about the approval of the Master Waterside Permit Application and the Commission's recommendation.

John Rizzo commented about the approval of the project.

Jon Nahhas presented the audio track of an edited video of the California Coastal Commission meeting held in Oceanside.

Chair Lumian commended the Department for the effort and time put on the project.

Commissioner Rifkin asked staff if any of the additional requirements requested by the Commission would severely impact the Department's ability to move forward and would the conditions be difficult to satisfy.

Mr. Jones answered that additional time will be required to monitor the suggested modifications relating to adherence to conditions of approval for the waterside permit and as it relates to the LCP, water quality.

Mr. Tripp said the 70 modification requests provided by the Coastal Commission had been reviewed and found to be acceptable. Most of them were water quality related and had been included in the periodic review.

Chair Lumian suggest the Department to invite "Heal the Bay" in the future meeting.

Mr. Jones replied yes.

Item 6b – Proposed 2012 Commission Meeting Schedule

Commissioner Rifkin asked about the policy of including evening meetings when important agenda items were to be presented.

Chair Lumian asked the Department if there would be enough funds for an evening meeting if necessary.

Mr. Jones talked about the possibility of holding an evening meeting if deemed necessary due to an agenda item have wide interest in the community.

Chair Lumian asked about holding a hearing as opposed to a meeting for an item of special interest.

Mr. Faughnan commented that a hearing as opposed to a meeting required additional notice items and that the history of the commission is that the items are discussed via meetings.

Commissioner Delgado pointed out the report had mentioned about the possibility of having an evening meeting.

Jon Nahhas spoke of his support for holding evening meetings. He asked that major items be presented during evening meetings. He also suggested that regularly scheduled evening meetings should be held periodically to increase the ability of the public to attend meetings.

Motion to approve by Commissioner Delgado and seconded by Commissioner Rifkin with the flexibility of calling evening meetings, unanimously approved.

Item 6c – WATER Program Participation

Ms. Rodriguez provided the report.

Commissioner Delgado asked with the budget curtailment, will the Department still be able to serve 6,500 kids

Ms. Rodriguez, the Department is target at around 6,000 and the Department had already served 4,500 by September.

Chair Lumian commented that it is a wonderful program.

Commissioner Delgado asked how she can assist in promoting the program to the district she represents.

Ms. Rodriguez will provide the program coordinator's information.

Chair Lumian commented that transportation can be a factor that causes low participation in certain districts.

Item 6d – Discover Marina del Rey Day Participation

Ms. Love provided information about how the survey is taken and provided the report.

Commissioner Delgado asked how many people had attended the event.

Ms. Love estimated that about 4,000 people had attended the event.

Chair Lumian suggested expanding the outreach to bring people in from outside the area. He also asked if the Spring might be a more appropriate time of year for the event.

Ms. Love said her group will evaluate a way to shift the calendar schedule to move to before Summer.

Item 7a – Staff Report

Mr. Jones provided the staff report.

John Rizzo discussed access to the beach area between the Venice Pier and the North jetty.

Jon Nahhas talked about the W.A.T.E.R. program and commented that Marina del Rey should have a tall ship. He also commented on adult recreation programs. He commented on how to best share information with the community and suggested that the Argonaut was the best media outlet to use.

He asked for information from the sherriff's on boat seizures. He also asked for information on the grants provided to assist people in paying slip fees.

John Lucero made a comment on boats being forced to anchor outside the harbor.

Commissioner Delgado asked about how to best provide public notice on the upcoming bicycle path hearing.

Michael Tripp did not have information about how the item was noticed.

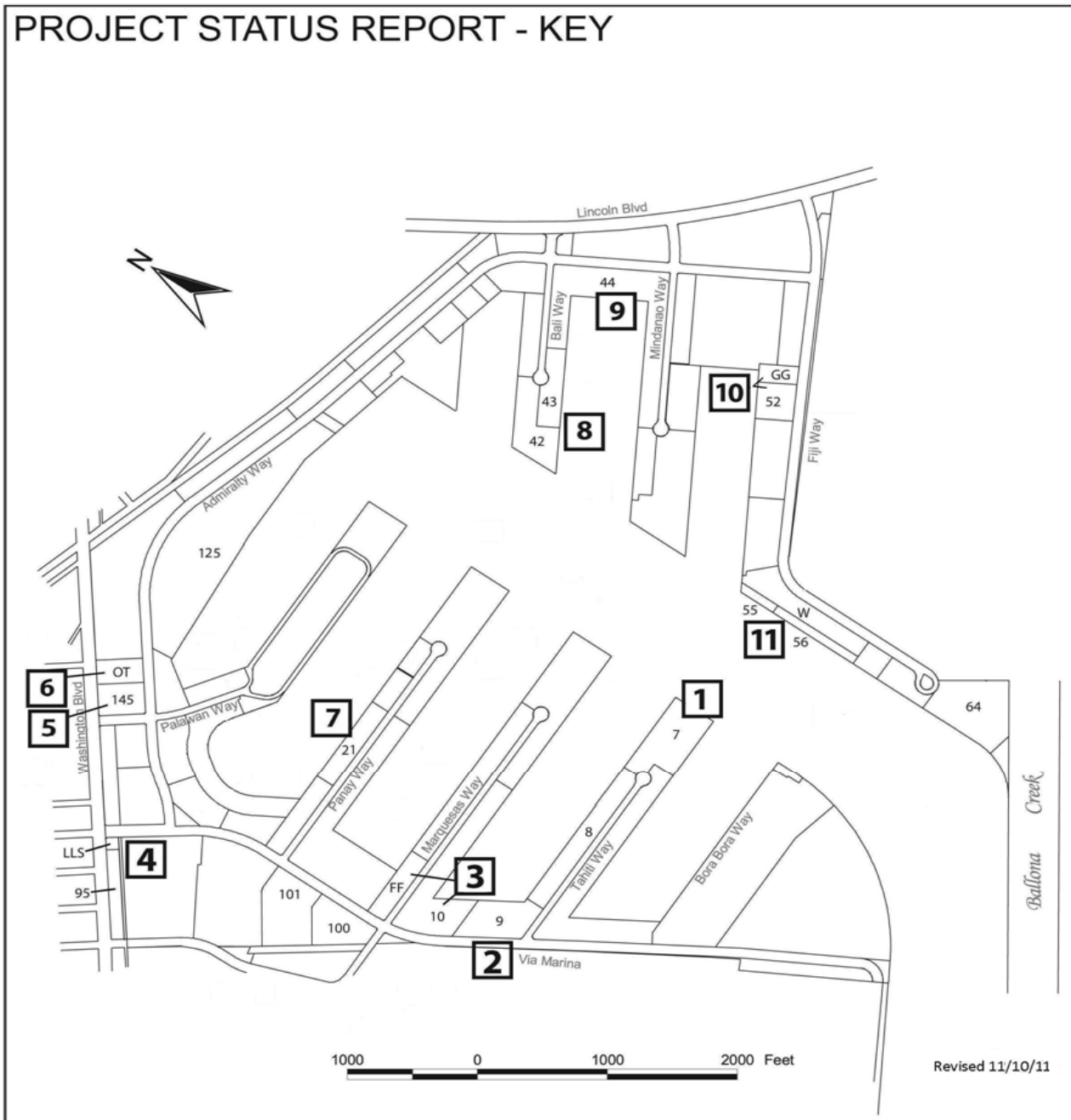
Adjournment

Chair Lesser adjourned the meeting at 11:10 a.m.

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of January 5, 2012

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	Massing -- 3 stories, 36'-7" in height Parking -- 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. 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. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. B&S issued building permit on 6/22/11 and 1st phase of construction will begin December 2011.	No Variance proposed
2	9 -- Woodfin Suite Hotel Woodfin Hotels	Sam Hardage	* Massing will change due to 4/26/11 BOS hearing request. * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- Massing will change due to 4/26/11 BOS hearing request. Parking -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006, RPC continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS; on April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration.	
3	10/FF -- Neptune Marina/ Legacy Partners	Tim O'Brian	* 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 -- 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. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. 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. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in February 2012.	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
4	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	Massing -- Single story buildings Parking -- 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
5	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	Massing -- Two 3-story buildings, 42' and five 1-story bungalows, 22' Parking -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 and on 2/8/11, approved option to extend the lease term for 39 years. 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. SCHC reviewed MND on 12/14/10. BOS certified the MND on 2/08/11. Site Plan Review application approved by DRP on 4/20/11. DCB approval of final design granted on 7/20/11.	No Variance proposed
6	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	Massing -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking -- 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. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in February 2012.	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
7	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	Massing -- One 56' tall commercial building with view corridor/community park Parking -- 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. Aproval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. 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; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied WeAreMdr's appeal of the BOS 4/26/11 determination and approval is final. <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
8	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	Massing -- 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	No Variance proposed
9	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	Massing -- 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 Parking -- 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. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11.	Shared Parking Agreement No Variance proposed
10	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. County boatwright facility	Massing -- 81.5' 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 action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB review continued on March 2007, project disapproved on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR agency review period 12/06/10 through 1/05/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report will provided to CCC in February 2012.	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
11	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	Massing -- 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 Parking -- 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 review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service
January 12, 2012



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Design Control Board
FROM: *Gary Jones*
for Santos H. Kreimann, Director

SUBJECT: **AGENDA ITEM 7C - MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY

BIRDWATCHING EXPERIENCE 2012

Burton Chace Park – Community Room
13650 Mindanao Way ♦ Marina del Rey, 90292

The Los Angeles County Department of Beaches and Harbors Outdoor Adventures are sponsoring a FREE two-hour excursion through the Ballona Wetlands, with visits to the nesting sites of the Great Blue Heron and Black Crowned Night Heron. You will also get to visit the shoreline habitat to observe Sandpipers, including Long-Billed Curlews, Willets, and Western Snowy Plovers. Don't miss this chance to get acquainted with the lives of our feathered friends who are part of our ecosystem! Please bring water, snacks, binoculars, comfortable clothes, and shoes with traction. For morning sessions, also bring sunscreen and a hat. This activity is geared for adults, but may be attended by children who do not need a car seat or stroller, if accompanied by an adult. Space is limited, so please pre-register by calling (310) 301-9152.

Walk Dates: February 23, April 26, June 28
9:00 a.m.

March 22, May 24
4:00 p.m.

A County van is available to pick up participants a half hour before the program start time at:

- Dockweiler Youth Center Lobby, 12505 Vista del Mar, Los Angeles, 90245
- Dockweiler RV Park Office, 12001 Vista del Mar, Playa del Rey, 90293

For more information call: (310) 301-9152

HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP

Saturday, February 25, 2012
9:00 a.m. – 3:00 p.m. (approximately)
Dock 52 Parking Lot – 13483 Fiji Way

The County of Los Angeles Department of Public Works and the Sanitation Districts of Los Angeles are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC

All concerts from 1:00 p.m. - 4:00 p.m.

Saturday, January 21

Floyd and the Fly Boys, playing A Little Bit Of Everything

Sunday, January 22

2Azz1, playing Smooth Jazz

Saturday, January 28

Jimbo Ross & The Bodacious Blues Band, playing Blues

Sunday, January 29

Susie Hansen's Latin Band, playing Latin Jazz & Salsa

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

BEACH EVENTS

UNDERWATER PARKS DAY

Santa Monica Pier Aquarium

1600 Ocean Front Walk, Santa Monica, 90401

Saturday, January 21

12:30 p.m. – 5:00 p.m.

Heal the Bay's Santa Monica Pier Aquarium will hold a Underwater Parks Day, celebrating the implementation of Marine Protected Areas in Southern California. The event will feature activities and presentations about the newly designated areas and give visitors the chance to meet many of the marine animals they protect.

Visitors will receive a free canvas tote bag. There will also be a variety of interactive games and activities as part of the event.

For more information call: (310) 393-6149

SHK:CB:cm