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Santos H. Kriemann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, March 21, 2012, 1:30 p.m.

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

Audio

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

2. **Approval of the December 21, 2011 and January 18, 2012 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**

None

6. **New Business**

A. Parcel 97 – Sirinan Massage – Consideration of new business identification and Design Control Board Review related thereto – DCB #12-002 [Attachment: Applicant Plans](#)

B. Parcel 33 – Killer Shrimp – Consideration of new business identification for Café side and Design Control Board Review related thereto – DCB #12-003 [Attachment: Applicant Plans](#)

C. Briefing on Marina del Rey street median landscape palette concepts
[Attachment: Concept Plans](#)

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.

All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at the **four Marina del Rey locations listed below** . The Department of Beaches and Harbors website also provides all reports and audio files from current and past meetings. Electronic copies of project submittals for Business Items referred to in this agenda will be available online for a two week period from the date of this agenda.

Please visit the Department of Beaches and Harbors Website Address at <http://marinadelrey.lacounty.gov>, or the [Design Control Board Archive](#) for more information.

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 objected to the DCB process and lack of project imagery available to the public. He stated that if the imagery were available to the public prior to the meetings, it would allow the members of the public a better understanding of said projects and assist them in deciding if they would attend the meetings.

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

DESIGN CONTROL BOARD MINUTES

January 18, 2012

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

Members Absent: Simon Pastucha, Member (Third 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

Guests Testifying: Gustaf Soderbergh, The Bay Club; Sean Highland, Jamaica Bay Inn;
Victoria Pakshong, Place Landscape; Jon Nahhas, Member of the public;

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order.

Mr. Wong moved to excuse the absence of Commissioner Pastucha. The motion was seconded by Ms. Jubany, and passed unanimously.

Mr. Abelar led the pledge of allegiance.

2. Approval of December 21, 2011 Minutes

Mr. Phinney asked if the commissioners had any comments on the December 21, 2011 minutes.

Ms. Jubany moved to approve the December 21st meeting minutes. Mr. Phinney requested the suspension of the approval of the meeting minutes so that they may be amended and heard at the next meeting.

Public Comment

Jon Nahhas spoke about his comments being over simplified on December's meeting minutes. He requested that the minutes reflect his comments regarding the lack of graphics and visual aids concerning the project submittals available to the public.

Board Comment

Mr. Phinney agreed with Mr. Nahhas about his comments being reduced but stated there was a lot of discussion in the Board Comment Section about his request.

Ms. Jubany stated she had no objection to amending the minutes to include discussion of imagery and graphics, but mentioned her concerns regarding lengthy minutes.

Mr. Jones stated that the minutes can be amended upon the board's action; however, the minutes are not intended to be a transcript of the meeting and if the public would like an exact transcript they can access the audio recordings.

Mr. Phinney requested a modification to the entry under 6A New Business, Public Comment.

3. Public Comment

Mr. Nahhas spoke about his concerns regarding the Marina's design and the exclusion of the public and community.

4. Consent Agenda

Staff reports 7A and 7B were moved to the consent agenda per Mr. Phinney's request.

Mr. Wong moved to approve and file the staff reports for items 7A & 7B. The motion was seconded by Ms. Jubany, and approved unanimously.

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

Ismael Lopez presented the project staff report.

The applicant had no additional comments.

Public Comment

Jon Nahhas spoke about the lack of project imagery available to the public and requested that plastic containers be placed on the dock gates for notices.

Board Comment

Mr. Wong commended the applicant on the gate design and pavement pattern.

Ms. Jubany commended the applicant for their attractive gate design.

Mr. Abelar stated that he believed placing the plastic containers on the gates to hold announcements or flyers would be a good idea, and asked the applicant if they would consider it.

Mr. Randy Sovereign stated that paper is messy, so the majority of the communication with tenants is through e-mail or done electronically. He also mentioned that they would come up with something to address this request through their new boat dock design.

Ms. Jubany asked applicant if electronic communication with the boaters has been successful.

Mr. Gustaf stated that he can check but isn't aware of any existing problems.

Mr. Wong stated that the paper handouts create litter and suggested Department of Beaches and Harbors create an ordinance to minimize trash.

Mr. Phinney addressed Mr. Nahhas' concern about temporary signage and stated that he applauds the applicant for revisiting the signage issue at the docks. He also asked the applicant if they had considered any lighting in the gate itself.

Mr. Gustaf stated that he hadn't considered the idea, but could easily backlight the numbers.

Ms. Jubany moved to approve the project, which was seconded by Mr. Wong. The motion was approved unanimously.

6. New Business

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

Ismael Lopez presented the project staff report.

Ms. Victoria Pakshong, stated that the cleaner lines and repetition of the trees will help define the property.

Public Comment

Jon Nahhas spoke about a small building located on the property and voiced his concerns about shrubs and how they both may impact the view of Mother's Beach.

Board Comment

Mr. Abelar asked staff if the small building was previously reviewed and what was the maximum height for shrubs growth.

Mr. Gary Jones stated that he remembered some discussion about the small building but would have to review the records to determine the outcome.

Ismael Lopez stated that the shrubs typically grow about 3 feet tall.

Victoria Pakshong stated that the shrub was chosen specifically because it will not grow past 3 feet and the palms shouldn't create a problem because people can see past the trunk.

Mr. Phinney voiced his dislike for the queen palms and suggested a king palm.

Victoria Pakshong stated that the queen palms were chosen to blend in with the existing queen palms already on the property and across the street.

Mr. Wong moved to approve the project, which was seconded by Ms. Jubany. The motion was approved unanimously.

B. Briefing on the 2012 Design Control Board Meeting Schedule

Charlotte Miyamoto presented the staff report.

Public Comment

Mr. Nahhas disagreed with staff using the count of speakers to determine the number of attendees at night meetings.

Board Comment

Mr. Phinney stated that it is his understanding that the topic of the meeting is what generates a greater public interest and not the actual meeting time.

Charlotte Miyamoto agreed and mentioned that in reviewing the prior DCB meeting minutes that was the conclusion of the staff.

Mr. Wong asked staff if they could ensure the advance notice to the public of any changes to the meeting.

Ismael Lopez stated that the standard procedure is to give immediate advance notice to the public through Facebook, the Beaches and Harbors website, an e-mail blast to members of the public, and posting at the administration building, Chase Park, the Public Library and the Visitor Center.

Mr. Wong wanted to clarify that the DCB Meeting Materials are available the Thursday before the meeting for public viewing.

Charlotte Miyamoto stated that sometimes the hard copies of the materials are available by Friday morning at the latest. However, the materials are always available on the website by Thursday evening.

Mr. Phinney suggested that the meeting schedule remain the same as in the past, which is to have evening meetings based on the DCB Board member's and staff's determination of the item being controversial or of great public interest.

Mr. Abelar suggested considering the possibility of rescheduling an item which proves to be controversial to a special meeting of approximately an hour in length.

Ms. Jubany moved to approve the schedule, which was seconded by Mr. Abelar. The motion was approved unanimously.

C. Briefing on online postings of Design Control Board Submittals

Ismael Lopez presented the project staff report.

Public Comment

Mr. Nahhas spoke about his concern regarding his perceived censorship of information on the web, and requested that the County should create a link on their website to the digital submittals for the projects.

Mr. Gary Jones clarified that Beaches and Harbors does not currently upload any digital submittals to the server, applicants only submit a cd with digital submittals. Mr. Jones stated that he would inquire with department technical staff about the possibility of Beaches and Harbors uploading the digital submittals to the server and then creating a link.

Board Comment

Mr. Phinney suggested that the online agenda have a hyperlink to each agenda item. He stated that by clicking on the hyperlink it would then open up the pdf file with imagery for that particular agenda item.

7. Staff Reports

Mr. Phinney presented 7C Marina del Rey and Beach Special Events.

8. Adjournment

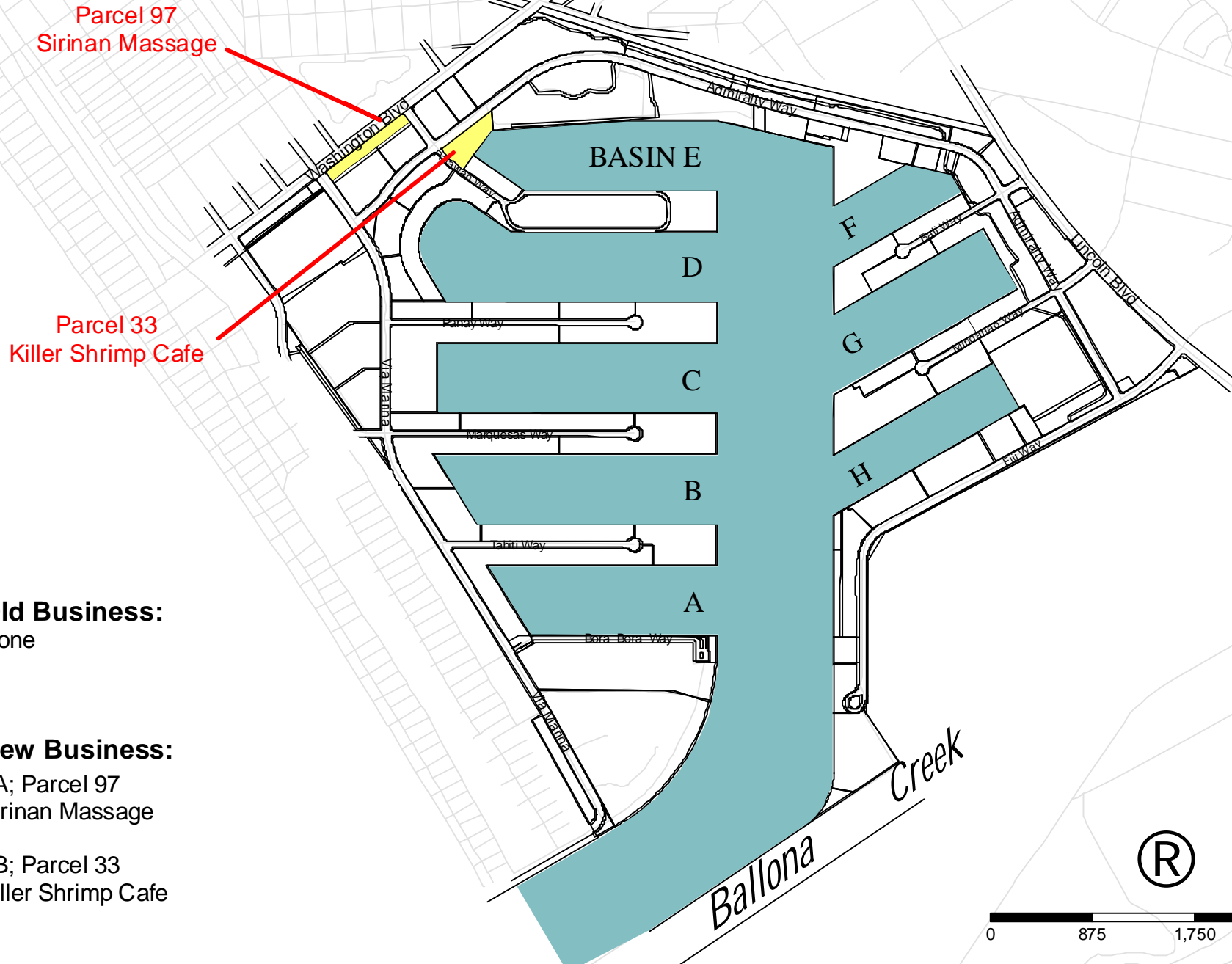
Mr. Tony Wong move to adjourn at 3:11PM. Ms. Jubany seconded the motion and it was approved unanimously.

Respectfully Submitted,

Yeni S. Maddox
Temporary Secretary for the Design Control Board



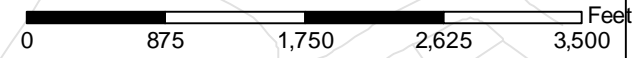
Locations of March 21, 2012 DCB Items



Old Business:
None

New Business:
6A; Parcel 97
Sirinan Massage

6B; Parcel 33
Killer Shrimp Cafe





To enrich lives through effective and caring service



March 15, 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 97 – SIRINAN MASSAGE – DCB #12-002 –
CONSIDERATION OF NEW BUSINESS IDENTIFICATION AND DESIGN
CONTROL BOARD REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from Sirinan Massage (Applicant), a new tenant, seeking approval for permanent business identification signage; one façade mounted sign and one blade sign, and for the continued display of temporary business identification banners. The retail space is located at 586 Washington Boulevard and within the Parcel 97 Marina Beach Shopping Center.

Façade Mounted Sign

Applicant's proposed façade sign consists of a set of 18" LED illuminated reverse channel letters painted green reading "SIRINAN MASSAGE", along the northwest elevation facing Washington Boulevard. The sign will measure 1'6" high by 20'4" long, and will be located above the main entry at approximately 11' above grade level.

Blade Sign

The proposed blade sign will consist of a copper colored Komatex board, with 3"-high patina colored lettering that will read "SIRINAN" over the word "MASSAGE", and will include the Applicant's logo centered at the top of the sign. The blade sign will measure 18" high by 36" long and will be located just outside the main entryway hanging from the portico ceiling at least 8' above grade level.

Temporary Signs

Applicant also requests approval for the continued posting of two existing temporary banners along the north and east building elevations facing Washington Boulevard and Palawan Way, respectively, until approved permanent signage is installed. The banners serve as temporary business identification.

STAFF REVIEW

The proposed business identification sign request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. Staff finds that the dimensions and materials of the requested permanent signs meet the standards set forth in Sections 4 and 5, Permitted Permanent Signs, of the *Sign Controls*. Signage

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Item 6A
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hours of illumination will match the shopping center current schedule from dusk until 11:30 p.m., or closing of the last restaurant, whichever is earlier.

The Department recommends APPROVAL of DCB #12-002 with the condition that the Applicant obtain further review and approval from the Department of Regional Planning before installation

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March 15, 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 6B – PARCEL 33 – KILLER SHRIMP – DCB #12-003 –
CONSIDERATION OF NEW BUSINESS IDENTIFICATION AND DESIGN
CONTROL BOARD REVIEW RELATED THERETO**

Item 6B on your agenda is a submittal from Killer Shrimp Restaurant (Applicant) seeking approval of two new business identification signs for a new restaurant. The signs consist of one double-sided sign face on an existing freestanding pole sign and one façade mounted sign. Applicant is opening an additional restaurant in the vacant northeast portion of the existing restaurant building located at 4211 Admiralty Way partially occupied by the Killer Shrimp restaurant.

Freestanding Pole Sign

A new double-sided sign face on an existing freestanding pole sign near the northern-most entry driveway from Admiralty Way on Parcel 33 is proposed. Both sides of the sign will consist of a lexan face with a black background with red lettering 17" high in Trade Gothic LT font reading "KILLER CAFÉ". The sign measures 2'6" high by 10' long and is located at 8' above grade level.

The lighting of the proposed sign will match the main restaurant's freestanding sign illumination schedule, which occurs from dusk until 2 a.m., or until closing of the restaurant, whichever comes first.

Façade-Mounted Sign

Applicant also proposes to install a new façade-mounted sign along the northeastern building elevation of the restaurant, visible from westbound Admiralty Way. The sign will consist of a new lexan face with a black background with red lettering 3' high in Trade Gothic LT font reading "KILLER CAFÉ". The sign will measure 3' high by 18' long overall and will be located approximately 20' above grade level above a decorative window awning running along most of the northeastern building façade.

The sign is not internally illuminated, but will use existing spot lighting that will follow the main restaurant's illumination schedule, from dusk until 2 a.m., or restaurant closing time, whichever comes first.

STAFF REVIEW

The proposed business identification sign request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. Staff finds that the dimensions and materials of the requested permanent signs meet the standards set forth in Sections 4 and 5, Permitted Permanent Signs, of the *Sign Controls*. The signs are also consistent in design and colors with existing signage located within the premises.

The Department recommends APPROVAL of DCB #12-003 as submitted.

SHK:CM:il



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March 15, 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 6C – REPORT ON MARINA DEL REY STREET LANDSCAPE DESIGN

Item 6C on your agenda is a report on proposed Marina del Rey roadway landscape improvements along Fiji Way, Admiralty Way, Via Marina and all mole roads. The Department is seeking your Board's input on the types of tree and plant species preferred, to maintain roadway design consistency throughout Marina del Rey.

Background

The County's Department of Public Works (DPW), is currently planning intersection improvement projects that will include modifying street medians and replacing the landscaping. The Department of Beaches and Harbors (DBH) is also considering the replacement of landscaping for the remainder of the medians which are located outside of the intersection project limits. In addition, DBH has examined the health of the Marina's mole road trees and determined that certain trees need to be replaced due to declining health or because of damage that they are causing to the street. Together, DBH and DPW have established a plant palette that meets DPW's roadway requirements and is consistent with the County's Green Building Ordinance. Our efforts have led us to your Board for guidance on a plant palette that will be incorporated into future landscape plans.

Mole Roads

A tree risk assessment was conducted for all mole roads in Marina del Rey, which included; Mindanao Way, Bali Way, Palawan Way, Panay Way, Marquesas Way and Tahiti Way. This was done to determine the current condition of existing trees and to develop a list for removal and maintenance activities. Following the mole road tree risk assessment, a concept plan with recommended tree and landscape replacements was developed. The plan includes additional landscaped areas and expanded use of drought tolerant species.

Types of existing trees within the mole roads include Natal Coral Trees (*Erythrina humeana*), Rustyleaf Fig (*Ficus rubiginosa*), Cajeput trees (*Melaleuca quinquenervia*), New Zealand Christmas Trees (*Metrosideros excelsus*) and Mexican Fan Palms (*Washingtonia robusta*).

Mindanao Way has a total of 24 trees located within the medians, which consist of two Rustyleaf Figs and 22 Cajeput Trees. Three Cajeput trees are recommended for removal. Trees on the various parcels along the road include California Pepper Trees, Eucalyptus, and Cajeput trees. Proposed landscaping on Mindanao Way consists of Australian Willow and new screening plants, shrubs and bioswale plants such as Catalina Cherry, Mexican Feather Grass and Gray Rush, respectively.

Bali Way has a total of 18 trees located within the medians, which consist of one Coral tree and 17 Cajeput trees. Eight Cajeput trees are recommended for removal. Trees on the various parcels along the road include California Pepper Trees, Eucalyptus and Cajeput trees. Proposed landscape on Mindanao Way consists of New Zealand Christmas Trees, and new screening plants, shrubs and bioswale plants such as Elderberry, Baja Fairy Duster and Iris, respectively.

Palawan Way has a total of 43 trees located within the medians, which are all Cajeput trees. Nine of those trees are recommended for removal. Trees on the various parcels along the road include Coral and Eucalyptus trees. Proposed landscaping on Palawan Way consists of Catalina Ironwood trees and new screening plants, shrubs and bioswale plants such as Hollyleaf Cherry, California Aster and Iris, respectively.

Panay Way has a total of 35 trees located within the medians, which consist of two Rustyleaf Figs and 33 Cajeput trees. Sixteen of the Cajeput trees are recommended for. Trees on the various parcels along the road include Palms and Olives. Proposed landscaping on Panay Way consists of Arbutus Marina trees and California Sunflower, Purple Sage and Dune Lupine for ground cover and screening.

Marquesas Way has a total of 42 trees located within the medians, which consist of three Rustyleaf Figs and 39 Cajeput trees. Eleven of the Cajeput trees are recommended for removal. Trees on the various parcels along the road include Bottlebrush, California Pepper Trees, and various types of Eucalyptus, Cajeput, Pine and Sycamore. Proposed landscaping on Marquesas Way consists of Australian Willow and new screening plants, shrubs and bioswale plants such as Elderberry, Rockrose hybrid and Carex, respectively.

Tahiti Way has a total of 50 trees located within the median, which consist of three Natal Coral Trees, 11 New Zealand Christmas Trees and 36 Mexican Fan Palms. Three New Zealand Christmas Trees and one Mexican Fan Palm are recommended for removal. Trees on the various parcels along the road consist of Pine, Jacarandas, Olives and Palms. Proposed landscaping on Tahiti Way consists of Island Oak trees and Sticky Monkey Flower, Showy Penstemon and California Buckwheat for ground cover and screening.

Main Roads (Fiji Way, Admiralty Way and Via Marina)

The Department, together with DPW, will also be looking into repairing street median and perimeter landscape areas throughout Fiji Way, Admiralty Way and Via Marina. While additional inspection of landscape areas within the three main streets may be necessary to

assess the health status of existing trees, a new replacement landscape palette also needs to be considered by your Board.

Currently, DPW has provided a list of tree alternatives that may be suitable for marina wide planting areas. Once approved, the marina-wide list should be consistent with, and complimentary to, the mole road planting palette also before you. Future planting and replacement trees will consist of native, evergreen and salt tolerant species, such as California Buckeye, Australian Willow and Catalina Cherry species.

Admiralty Way and Fiji Way, in particular, are an ample opportunity for median and perimeter tree improvements because of their sheer width and public circulation through vehicular, bicycle, and pedestrian use. Accordingly, staff is open to your Board's input and recommendations regarding the list of landscape palette alternatives.

All landscape materials suggested by your Board will be incorporated into the Marina Design Guidelines, which will be presented to you separately at a later date. All tree removals will be performed in compliance with the Department's Tree Pruning and Removal Policy.

SHK:CM:il



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March 15, 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 January 12, 2012 report, the following permits have been issued:

TP 12-001 Parcel 49S. Annual household hazardous and E-waste collection event. Approval to allow Industrial Strength Advertising to install two temporary public service announcement banners on behalf the County of Los Angeles Sanitation Districts. The banner was permitted from February 10 through February 26, 2012.

TP 12-002 Parcel 97, Sirinan Massage. Approval to mount two 3' high by 6' wide temporary banners along the north and east building elevations facing Washington Boulevard and Palawan Way, respectively. The banners were permitted from February 1 through March 1, 2012.

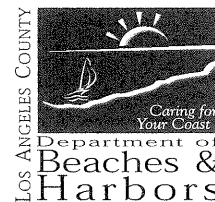
Extension to continue to mount through April 1, 2012 was also granted.

TP 12-003 Parcel 134, The Commodore Club. Approval to mount one, 1' 11"-high by 3'-wide temporary sign mounted in front of 4519 Admiralty Way. The banner was permitted from February 13 through March 14, 2012.

SHK:il



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January 25, 2012

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

Mr. Alex Couchman
Industrial Strength Advertising
23564 Calabasas Road, Ste 105
Calabasas, CA 91302

**Temporary Banners for Annual Household Hazardous and E-Waste Collection Event
(TP 12-001)**

Dear Mr. Couchman:

By means of this letter, Industrial Strength Advertising is permitted to install two temporary public service announcement banners on behalf of the County of Los Angeles Sanitation Districts, as follows:

- | | |
|------------|---|
| Banner 1 - | "Free Household Hazardous And E-Waste Roundup
www.888CleanLA.com
1(888) Clean-LA" |
| Banner 2 - | "Los Angeles County & Marina del Rey
Saturday, February 25, 2012
9:00am – 3:00pm
Dock 52 Parking Lot
Fiji Way" |

Each banner will measure 4'-high by 10'-wide. The banners will be mounted side-by-side on Parcel 49S at the corner of Fiji Way and Admiralty Way via u-channel poles.

The banners are permitted from February 10, 2012 through February 26, 2012. The banners must be removed by noon on February 27, 2012. Failure to remove the banners by this time will result in their removal and storage by the County of Los Angeles at your expense. Should you have any further questions, please contact me at (310) 822-4639.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

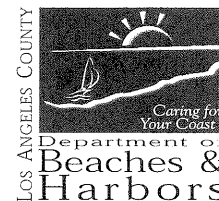
Ismael Lopez
Planning Division

SHK:IL

CC: Carlos Zimmerman, Seth Curtis, Ken Edson



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January 30, 2012

Ms. Sirinan Pakkawasa
586 Washington Boulevard
Marina del Rey, CA 90295

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

**Temporary Banners for Sirinan Massage (Parcel 97)
(TP 12-002)**

Dear Ms. Pakkawasa,

By means of this letter, Sirinan Massage is permitted to mount two 3' high by 6' wide temporary banners along the north and east building elevations facing Washington Boulevard and Palawan Way, respectively. The signs will be placed on the façade above the storefront entry (north) and along the side of the existing building (east). The banners will be identical in size and design, which will be made of vinyl with varied graphics and colors, and will read "Sirinan Massage", "\$39 Massage Special", and contact information in custom black and white font color. The signs must be maintained neatly and securely affixed along the two proposed locations.


The banners are permitted from February 1, 2012 through March 1, 2012. The banners must be removed by noon on March 2, 2012. 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 necessary, one 30-day extension may be granted, provided that a written request is made to the Department before the original permit expires.

If you have any questions, please contact me at (310) 822-4639.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR


Ismael Lopez
Planning Division

SHK:IL

CC: Ron Frisch, Carlos Zimmerman, Seth Curtis, Ken Edson



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

February 29, 2012

Ms. Sirinan Pakkawasa
586 Washington Boulevard
Marina del Rey, CA 90295

**Temporary Banners for Sirinan Massage (Parcel 97)
(TP 12-002-EXT)**

Dear Ms. Pakkawasa,

By means of this letter, Sirinan Massage is granted a 30-day extension to continue to mount two 3' high by 6' wide temporary banners along the north and east building elevations facing Washington Boulevard and Palawan Way, respectively.

The extension permits the banners through April 1, 2012. The banners must be removed by noon on April 2, 2012. 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 you have any questions, please contact me at (310) 822-4639.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

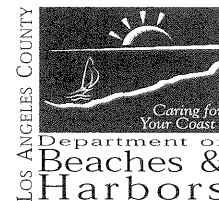
Ismael Lopez
Planning Division

SHK:IL

CC: Ron Frisch, Carlos Zimmerman, Seth Curtis, Ken Edson



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

February 8, 2012

The Commodore Club
Attn: Linda Taber
4519 Admiralty Way

**TEMPORARY FOR-LEASE SIGN AT THE COMMODORE CLUB (P-134)
(TP-12-003)**

Dear Ms. Taber:

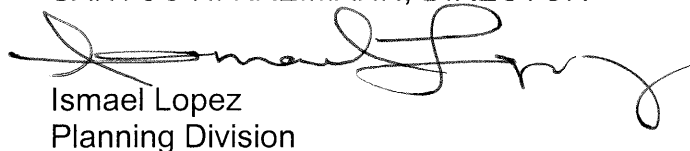
By means of this letter, The Commodore Club is permitted to mount one, 1' 11"-high by 3'-wide temporary sign mounted in front of 4519 Admiralty Way, Marina del Rey. The sign will be made of wood and will have the following text, colors, and sizes: "Office Space" in green 6"-high lettering; "AVAILABLE" in green 3"-high lettering; and "310-823-2323" in cream color 3"-high lettering. The temporary sign will be free standing on two wooden posts and will be located in the front lawn area according to submitted plans.

The sign is permitted from February 13, 2012 to March 14, 2012. The sign must be removed by noon on March 15, 2012 or within 24-hours of leasing the advertised space, whichever is earlier. Failure to remove the sign by this time will result in their removal and storage by the County of Los Angeles at your expense.

One 30-day extension may be granted, provided that the request is made in writing to the Department *before* the original permit expires. If you have any further questions or requests, please contact me at (310)822-4639.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR



Ismael Lopez
Planning Division

SHK:IL

cc: Bob Nickens, Carlos Zimmerman, Seth Curtis, Ken Edson



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March 15, 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

On January 17, 2012, the Board adopted a resolution authorizing the Director of Beaches and Harbors to accept grant funds in the amount of \$1,300,000 from the State of California Department of Boating and Waterways for the funding of the Burton Chace Park Transient Docks Improvement Project in Marina del Rey; and authorize the Director to negotiate a grant agreement and execute all necessary documents to accept the grant and act as lead agent for the County when conducting business with the State on any and all matters related to the grant.

On January 31, 2012, the Board introduced an ordinance amending the County Code, Title 19 – Airports and Harbors, relating to the operation of the County's harbors, imposing restrictions on anchoring on the shoreward side of the Marina del Rey detached breakwater, and also on the approaches to Marina del Rey Small Craft Harbor; also clarifies certain license and permit requirements on various enumerated events and activities at public areas of Marina del Rey, and modifies certain provisions relating to enforcement, parking and unlawful activities at these public areas. The Board adopted the Ordinance on February 7, 2012.

REGIONAL PLANNING COMMISSION'S CALENDAR

On January 11, 2012, the Regional Planning Commission voted to adopt a resolution to repeal the Plan of Bikeways, a sub-element of the Transportation Element of the General Plan, adopted in 1975 and subsequently amended, and to adopt the Bicycle Master Plan. The item also considered a Draft Environmental Impact Report (DEIR) pursuant to California Environmental Quality Act requirements. The DEIR concludes that this project, with the recommended mitigation measures, will not result in significant environmental impacts. The Regional Planning Commission also voted to approve the Resolution recommending that the Board of Supervisors hold a public hearing to consider and adopt the Bicycle Master Plan and determine that it is consistent with and supports the goals and policies of the Los Angeles County General Plan.

On February 8, 2012 the Department of Regional Planning conducted a public hearing on project number R2008-02340-(4) (Boat Central Dry-Stack Storage). The meeting

was held at the Burton W. Chace Park Community Building located at 13650 Mindanao Way, Marina del Rey, CA 90292 at 5:30 p.m.

COASTAL COMMISSION'S CALENDAR

The next meeting will be held on April 11 to 13 at the Ventura City Hall, Council Chambers, located at 501 Poli Street, in Ventura, CA, 93001.

On February 8, 2012, the Coastal Commission concurred with their Executive Director's determination that the action of the County of Los Angeles Board of Supervisors in accepting certification, with suggested modifications, of the Marina del Rey Local Coastal Program Amendment 1-11, was legally adequate at their public hearing held in Santa Cruz. This action, made the certification of the Local Coastal Amendment effective. The Board of Supervisors has yet to take action approving a resolution on the amendments to the LCP.

SMALL CRAFT HARBOR COMMISSION

The December 2011 meeting minutes are attached. The January and March 2012 meetings were cancelled and the February minutes have not yet been approved.

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

December 14, 2011 – 10:00 a.m.

Commissioners: David Lumian, Chair; Dennis Alfieri, Vice Chair; Allyn Rifkin, Commissioner; Russ Lesser, Commissioner. Absence excused for Commissioner Vanessa Delgado.

Department of Beaches and Harbors: Gary Jones, Deputy Director; Steve Penn, Acting Chief, Asset Management Division; Carol Baker, Chief, Community and Marketing Division; Catrina Love, Senior Marketing Analyst, Community and Marketing Services Division.

County: Thomas Faughnan, Principal Deputy County Counsel; Deputy Bryan White, Sheriff Department.

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:

Motion to approve the November 9, 2011 minutes by Commissioner Rifkin, seconded by Commissioner Alfieri, unanimously approved.

Item 3 – Communication from the Public:

None.

Item 4a - Sheriff Regular Reports

Deputy Bryan White provided the crime stats and live-aboard reports.

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

Ms. Love provided the report.

Commissioner Rifkin commented the Holiday Boat Parade was a wonderful event and thanked the Department for putting it together.

Chair Lumian asked if the Department had an estimated count of the attendees.

Ms. Love said attendees were from all around the Marina. The Department will follow up with the host - the Holiday Boat Parade Committee - to provide a report at the next meeting. Ms. Love introduced the Department's new division chief for Community and Marketing Division, Ms. Carol Baker.

Ms. Baker gave a brief summary of her background and job responsibilities with the Department.

Chair Lumian welcomed Ms. Baker to the Marina.

Item 5 – Old Business

None.

Item 6a – Lease Amendment for Parcel 104R (Del Rey Shores Personal Warehouses) to include Decennial Rent Adjustment, Adjustments to Security Deposit, and update of Insurance Provisions.

Mr. Jones provided a brief summary on the amendment and the reasons for amending marina leases as it relates to rents and insurance provisions.

Commissioner Lesser asked about existing rents and how the amendment would affect the minimum rental payments to the County.

Gary Jones explained the calculation of the minimum rent paid by the lessee.

Commissioner Lesser spoke about the calculation and noted that the minimum rent will be lower than the current minimum rent.

Mr. Jones replied the rent decreased because rent terms were bound by the old lease contract.

Commissioner Lesser asked for the lease expiration date.

Mr. Jones said the lease will expire in 2029 and is subject to provisions contained in the older (1960's era) leases.

John Rizzo asked if the re-negotiation is for the whole ground lease.

Mr. Jones replied that the lease amendment is for a separate rental lease negotiation than parcels 100/101 and that this negotiation covers only Parcel 104 and only the minimum rent provision contained in Parcel 104's lease.

John Rizzo commented that minutes for the SCHC were not as detailed as they once were. Mr. Rizzo further commented that he felt there was significant corruption in the management of the Marina leaseholds.

Daniel Gottlieb talked about the minimum rental rate and suggested an 80% of gross rental rate for the ground lease. He also stated that the category of uses was different from the map he obtained from the CEO's office.

Jon Nahhas made a comment on a late response from the Department on this item and asked if there are extra copies for public view.

Mr. Jones responded 10 copies were printed and asked staff to pass around and to make additional copies, if needed.

Jon Nahhas commented that the Commission and the Department have not adequately protected the public's interests in this transaction and asked County Counsel if the County can do something to prevent the minimum rent from decreasing.

Commissioner Lesser clarified his comments made on the minimum rent to ensure that it was understood that only the minimum rent was decreased not necessarily the actual income on the property received by the County.

Jon Nahhas asked if the County had the ability to amend the contract to ensure the minimum rent will not be lower than it was before the adjustment.

Mr. Faughnan explained about the County's ability in the matter to adjust rental rate provisions and that the rent is adjusted every three years to bring the rent up to current market standards. He further explained about the history of the older provisions in older lease agreements.

Jon Nahhas said detailed information should be made to the public in advance of the meetings.

Commissioner Lesser asked about the capability of negotiation and inquired why the percentage rent on dry storage for land-side at 20% was lower than a dock at 25%.

Mr. Jones said typically the boat slip rental rate is 25%.

Commissioner Lesser asked if percentage rent is negotiable.

Mr. Faughnan talked about the areas that are negotiable in this and that they are limited to the minimum rent, percentage rentals, security deposits, and insurance provisions.

Commissioner Lesser asked what would happen if 25% was found to be a reasonable rate for percentage rent.

Mr. Jones said staff did the research on comparable lease rates within the region and found 20% was the current market rate.

Commissioner Lesser said the costs to run a dock are more expensive than to run a dry storage facility thus the percentage rents should be lower for docks than for land-side storage facilities.

Mr. Jones replied he agreed with Commissioner Lesser's logic; however, the comparables did not support a higher rate.

Mr. Faughnan said there are different percentage rental applied to varied operation, facilities, and business categories.

Mr. Faughnan said the Department had made the decision based on market comparisons.

Commissioner Lesser asked if the Department found any higher rates.

Mr. Jones replied he had researched on similar leases in the San Diego area and found the rates were all at or about 20%.

Mr. Faughnan described that there is an arbitration process for any true disputes to the lease rental rates in the event of an unresolvable dispute with the lessee as to terms in this agreement.

Chair Lumian asked if there is any opportunity to bring the lease up higher rates.

Mr. Jones talked about the opportunities of lease re-negotiation and the ability to amend the minimum rent terms of the agreement.

Chair Lumian asked the Department to give an overall presentation on the rent adjustment provisions in County leases.

Commissioner Rifkin asked about the next minimum rent adjustment date and inquired if that adjustment is part of the process under review.

Mr. Jones replied that the frequency of adjustment is every 3 years. The date is set based on the lease and lessee will be notified of the new minimum rents.

Commissioner Alfieri said he is in favor of a 25% rental rate based on the fact that the underlying lease agreement was an old contract and that real estate values have gone up for years.

Mr. Jones replied that due to the percentage rent structure of the ground leases, the rent paid to the County goes up as the lessee's gross receipts increase.

Commissioner Alfieri proposed a change from 20% to 25% for dry storage, sales and miscellaneous to remain at 5%.

Chair Lumian asked Mr. Faughnan if there is option to make changes.

Mr. Faughnan said the Commission can make a recommendation to the Department to re-negotiate.

Commissioner Lesser proposed that the dry storage rent be amended to 25% and that the minimum rent provision be changed so that it may not drop below previous levels.

Commissioner Lesser moved the motion to contact lessee to negotiate a contract of 25% of the gross receipts for the boat storage as the County's portion plus change the minimum guarantee to the higher of the existing minimum guarantee or 75% of the prior three years, seconded by Commissioner Rifkin.

Chair Lumian asked staff for any comments.

Mr. Jones said the only comment is the Department needs to find comparable rates to support the change to 25%.

Commissioner Lesser said the maintenance of dry storage is far lower than the Dock.

Chair Lumian asked any opposition on the motion, none. **The motion was unanimously approved.**

Chair Lumian asked the Department for an overall presentation on the percentage rent process in the future.

Item 6b – Appointment of SCHC Alternative Representative to Marina del Rey Convention and Visitors Bureau

Commissioner Lesser nominated Commissioner Rifkin to be the representative, seconded by Commissioner Alfieri, motion carries.

Jon Nahhas urged the Commissioners to promote Marina del Rey as a recreation destination for Los Angeles residents and commented that the Marina del Rey Convention and Visitors Bureau is a useful tool to promote Marina del Rey.

Item 7 – Staff Reports

Mr. Jones provided the report.

Commissioner Lesser asked about the absence of the bike path between ocean front walk and the beach from the plan.

Mr. Jones replied it was not on the plan because of its location in the City of Los Angeles.

Chair Lumian asked the Department to invite the Department of Regional Planning to give a presentation on visioning process on Marina del Rey. How the public can get involved and what the goal of the visioning process is anticipated to be.

Mr. Jones replied that the Department will do that.

Jon Nahhas asked Mr. Jones to explain why the County did not receive any revenue from the lease transfer (Villa Venetian to Archstone Properties).

Mr. Jones replied the County did not receive any additional fee per the negotiation terms of the option agreement which was subsequently exercised.

Jon Nahhas asked if the County usually receives a return from the transfer of the lease between private parties.

Mr. Faughnan replied no and explained how the lease was document was drafted and how the Option Agreement was contracted. He explained that the transfer between parties was bound by provisions of the original lease which generally did not contain participation in sale clauses.

Jon Nahhas said the tax payer did not receive the revenue that it should have in the presence of a transfer of lease control.

Mr. Faughnan talked about the County's ability to participate in sales as part of the negotiation in granting Options to extend leases.

Commissioner Alfieri said the matter has been brought up in previous meetings.

Commissioner Lesser expressed his opinions about the County's participation in rising real estate values.

Mr. Faughnan spoke about the lease provision baselines that establish base value in order to permit the calculation of profits in which the County may be subject to participate in should a sale event take place.

Mr. Jones talked about the overall structure of the lease terms and the benefits to the County that were negotiated as part of granting an Option Agreement.

Chair Lumian asked if the newer versions of lease agreement provisions will be included in future lease agreements.

Mr. Faughnan said the provision will be included in the newer versions of lease documents.

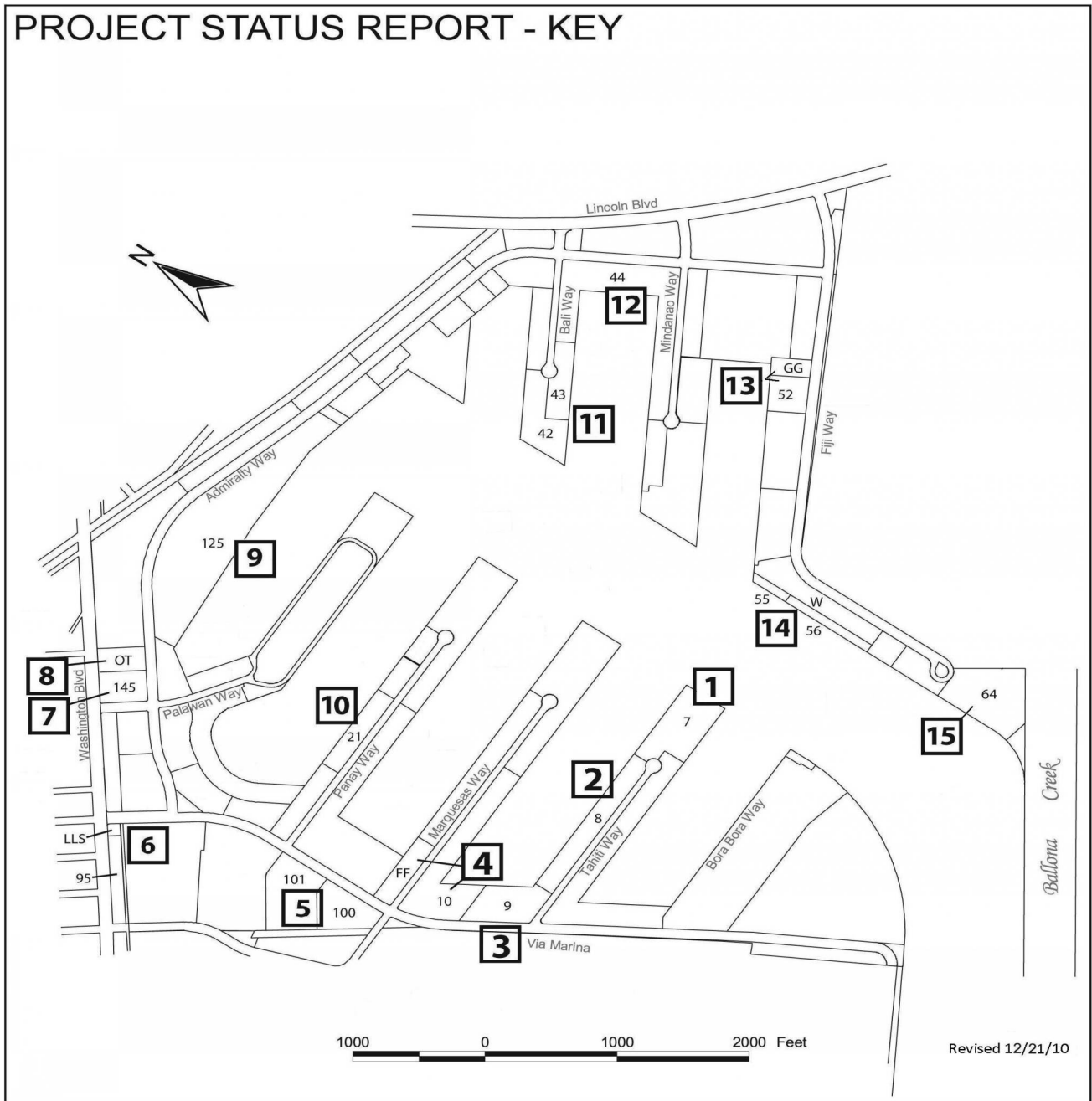
Adjournment

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

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of March 15, 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. Plans currently in review by B&S for building permit.	No Variance proposed
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	Massing -- Two 3-story residential buildings over parking; 41' and 48' Parking -- 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. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS will consider the lease extension option on 10/18/11. Regulatory -- DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10. DCB final design for site renovation will be considered on 10/19/11.	No Variance proposed
3	9 -- Woodfin Suite Hotel Woodfin Hotels	Sam Hardage	* Massing will change after 4/26/11 BOS hearing. Previously: 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	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.	
4	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 was provided to CCC in February 2012. The BOS has yet to take action approving a resolution on the amendments to the LCP approved by the CCC.	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	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 -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. BOS approved modifications to the form of Amended and Restated Lease Agreement on 2/15/11. Regulatory -- DCB concept approval 1/20/05. RPC approval June 2006; BOS heard appeal February 2007; and approved project March 2007. DCB final review 7/19/07. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08. Building permit issued 3/3/11; construction started 3/18/11.	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.	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
7	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
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	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. Approval 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 was provided to CCC in February 2012. The BOS has yet to take action approving a resolution on the amendments to the LCP approved by the CCC.	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	125 -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Marina Walk and fire access improvements with new pavers, railing, landscape and pedestrian amenities.	Massing -- No modifications to existing buildings proposed. Parking -- Existing 361 shared parking spaces will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement is included in the County's master waterside CDP application to CCC and will be considered during the November 2011 meeting. Reconstruction of Marina Walk and docks is anticipated from September 2011 through August 2013. Final approval of promenade improvements granted by DCB on 3/16/11.	CDP for waterside is needed from Coastal Commission 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	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. Approval 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
11	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
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	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. BOS will review CCC approved changes at a future meeting.	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. 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 was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/5/12 in Chace Park, Mdr. The BOS has yet to take action approving a resolution on the amendments to the LCP approved by the CCC.	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	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)
15	64 -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold renovation	Massing -- Existing 224 units in 3 stories with portions over parking Parking -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10. BOS approved assignment of Lease Option to Archstone Property Holdings, LLC., and extension of the Option Agreement expiration date to 12/31/11. Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND was recirculated with 30-day public review period 7/5/10 through 8/4/10. SCHC reviewed MND on 9/08/10. BOS certified MND on 9/14/10. Site Plan application in DRP approved 11/9/10. DCB final concept approved 11/17/10.	No Variance proposed

PROJECT STATUS REPORT - KEY





To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

March 15, 2012

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 EVENTS

MARINA DEL REY OUTDOOR ADVENTURES 2012

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

BIRDWATCHING 2012 PROGRAM

March 22 and May 24 at 4:00 p.m.

&

April 26 and June 28 at 9:00 a.m.

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.

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

SUNSET SERIES SAILBOAT RACES 2012

Marina del Rey
Wednesdays, April 11 – September 5
5:30 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information call: (310) 823-4567

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC

All concerts are from 1:00 p.m. – 4:00 p.m.

Saturday, March 10

Floyd & The Flyboys, playing Blues

Sunday, March 11

Izim Skizm, playing Reggae

Saturday, March 17

Jimbo Ross & The Bodacious Blues Band, playing Blues

Sunday, March 18

2 AZZ1, playing Smooth Jazz

Saturday, March 24

Bob Desena, playing Latin Jazz

Sunday, March 25

Jimi Nelson & The Drifting Cowboys, playing Country/Rock
(Free line dancing lessons @ 12:30 p.m.)

Saturday, March 31

Fred Horn, playing Jazz

Sunday, April 1

Susie Hansen's Latin Band, playing Latin Jazz

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

BEACH EVENTS

NATURE WALK

Dockweiler Youth Center ♦ 12505 Vista del Mar ♦ Los Angeles, 90245
Saturday, March 31
9:00 a.m. - 10:30 a.m.

The Los Angeles County Department of Beaches and Harbors is teaming up with the Los Angeles Audubon Society to provide FREE guided nature walks on Dockweiler Beach. The nature walk focuses on general beach ecology, with an emphasis on the federally threatened Snowy Plover. Binoculars are provided for the duration of the walk. Families are welcome, but children may need help from parents with using binoculars. Nature walk participants meet at and return to the lobby of the youth center. Walks typically last between 45-90 minutes depending on the interest level of the group the amount of wildlife available for viewing at the site, and the weather. If you drive, there is a fee to park in the lot.

The youth center is easily accessed by bike from the Marvin Braude Bike Trail. Space is limited so please call to pre-register at (323) 481-4037 or email tern@laaudubon.org.

For more information call: (323) 481-4037

SURFERS WALK OF FAME INDUCTION CEREMONY

City of Hermosa Beach, Hermosa Beach Pier
Saturday, April 7, 2012
11:00 a.m. – 1:00 p.m.

Come recognize the men and women who have made a difference and contributed to the sport of surfing in Hermosa Beach.

For more information: Call Community Resources Department (310) 318-0280

NOTHIN' BUT SAND BEACH CLEANUP

Playa del Rey, Toes Beach
6200 Pacific Avenue - Playa del Rey - 90293
Saturday, March 17
10:00 a.m. – 12:00 p.m.

Join the fun to help keep our oceans clean and safe of harmful trash. Cleaning volunteers must be 13 years old or accompanied by a parent. Bags and gloves will be provided. However, to help cut down on the number of bags used for the cleanup, please bring a bucket or bag from home. No RSVP is needed, just show up!

For more information call: (800) Heal-Bay, ex. 148