



MARINA DEL REY DESIGN CONTROL BOARD AGENDA

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

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

Audio

- 1. (1) Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda
- 2. (1)) Approval of the March 21, 2012 Minutes
- 3. (1) 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. Briefing on Marina del Rey street median landscape palette concepts

 Attachment: Concept Plans
- B. Parcel OT Oceana Retirement Facility Consideration of final redevelopment plan and Design Control Board Review related thereto DCB #05-015-C

 Attachment: Applicant Plans
- (ii) C. Parcel 21 Holiday Harbor Court Consideration of final redevelopment plan and Design Control Board Review related thereto DCB #05-016-C

 Attachment: Applicant Plans

6. New Business

- A. Parcel 50 Bellagio Nails and Spa Consideration of new business identification signage and Design Control Board Review related thereto DCB #12-004

 Attachment: Applicant Plans
- B. Parcel 125 Marina City Club Consideration of boater restroom improvements and Design Control Board Review related thereto DCB #12-005

 Attachment: Applicant Plans
- C. Parcel 76 Chase Bank Consideration of new business identification signage and Design Control Board Review related thereto DCB #12-006

 Attachment: Concept Plans

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7. (1) 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 March 21, 2012

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

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Gary Jones, Deputy Director; Charlotte Miyamoto, Planning Division Chief; Carol Baker Community and Marketing Services Division Chief; Ismael Lopez, Planner; Robert Stassi, Planner; Yeni Maddox, Temporary Secretary

County Staff Present: Anita Gutierrez, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Duane Chase, Sirinan Massage; Kevin Michaels, Killer Shrimp; Brittany Barker, Department of Public Works; Richard Shieh, Department of Public Works

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order at 1:41 PM.

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

Mr. Wong led the pledge of allegiance.

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

Mr. Phinney asked if the members had any comments on the December 21, 2011 and January 18, 2012 minutes.

Mr. Wong moved to approve the December 21st and January 18th meeting minutes. The motion was seconded by Mr. Abelar and passed unanimously.

3. Public Comment

None

4. Consent Agenda

No Items

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

Mr. Lopez presented the project staff report.

Mr. Chase expressed his gratitude towards the DCB Board Members.

Public Comment

None

Board Comment

None

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

- B. Parcel 33 Killer Shrimp Consideration of New Business Identification and Design Control Board Review related thereto-DCB#12-003
- Mr. Lopez presented the staff report.
- Mr. Michaels, owner of Killer Shrimp, thanked the Board for their consideration and stated that they will not be illuminating the signage above the restaurant but will have spot lights on the other signs.

Public Comment

None

Board Comment

- Mr. Abelar asked if the colors on the signage were the same color as Killer Shrimp's logo.
- Mr. Michaels answered affirmatively and stated that they had used the same colors for about 23 years.
- Mr. Phinney wanted to be clear that Sign #1 would be internally lit and sign #2 would be lit by floodlights and expressed his concern about hours of illumination.
- Mr. Michaels stated that the main focus was to illuminate the street sign and the other signs are more of daytime signs.

Mr. Wong moved to approve the sign, which was seconded by Mr. Abelar. The motion was approved unanimously.

- C. Briefing on Marina del Rey Street Median Landscape Palette Concepts
- Mr. Lopez presented the project staff report.
- Ms. Barker stated that their presentation was for feedback purposes only and that they wanted to focus on the re-landscaping of the medians. She also wanted to reiterate that they would replace the nuisance Ficus trees on Admiralty Way consistent with the Marina del Rey Tree Pruning and Tree Removal Policy number 23 and would utilize a new plant palette designed by Mr. Shieh.
- Mr. Shieh noted that the project includes 15 medians along Admiralty Way but only four would be reconfigured. He added that the presentation was on a concept level subject to refinement by the Board members and the community.

Public Comment

None

Board Comment

- Mr. Phinney expressed his concern about future problems created by the remaining trees.
- Mr. Shieh stated that the proposal calls for replacement of all existing trees.

Marina del Rey Design Control Board March 21, 2012 Page 3

Mr. Phinney also expressed his concern about the loss of the 50 years old mature look of the trees that will be replaced; however, he understands that the Marina must address the existing problem. Mr. Phinney also requested that staff recreate the presentation for Mr. Pastucha for his valuable input. He also suggested forming a committee of people who could focus on aesthetic concerns.

Mr. Shieh stated that he would discuss Mr. Phinney's suggestions with his supervisor but the presentation was specifically to discuss the medians and not the roadways or crossings.

Ms. Jubany and Mr. Abelar expressed their support for Mr. Phinney's suggestions.

Ms. Miyamoto requested that Ms. Barker respond to Mr. Phinney's ideas.

Ms. Barker stated that she would take the ideas proposed by Mr. Phinney back to Public Works to ensure that everyone is on the same page. She also commented on the need to select the plant palette so the pavement project can move forward on the projected summer 2013 schedule.

Mr. Phinney noted that he would hate to see the project completed to meet the schedule instead of creating a more vibrant visitor serving community in the Marina.

Mr. Wong suggested a creation of a committee consisting of two people who could assist DPW with staying on schedule and attending important meetings.

Mr. Phinney commented on the Board Members' willingness to offer their time on a pro bono basis to assist DPW with these projects.

Ms. Miyamoto noted that the meetings would be coordinated.

7. Staff Reports

A. Temporary Permits Issued By the Department Presented by Mr. Jones

B. Ongoing Activities Report Presented by Mr. Jones

C. Marina del Rey and Beach Special Events Presented by Ms. Baker

8. Adjournment

Mr. Wong motioned to adjourn at 3:04 PM. Ms. Jubany seconded the motion and it was approved unanimously.

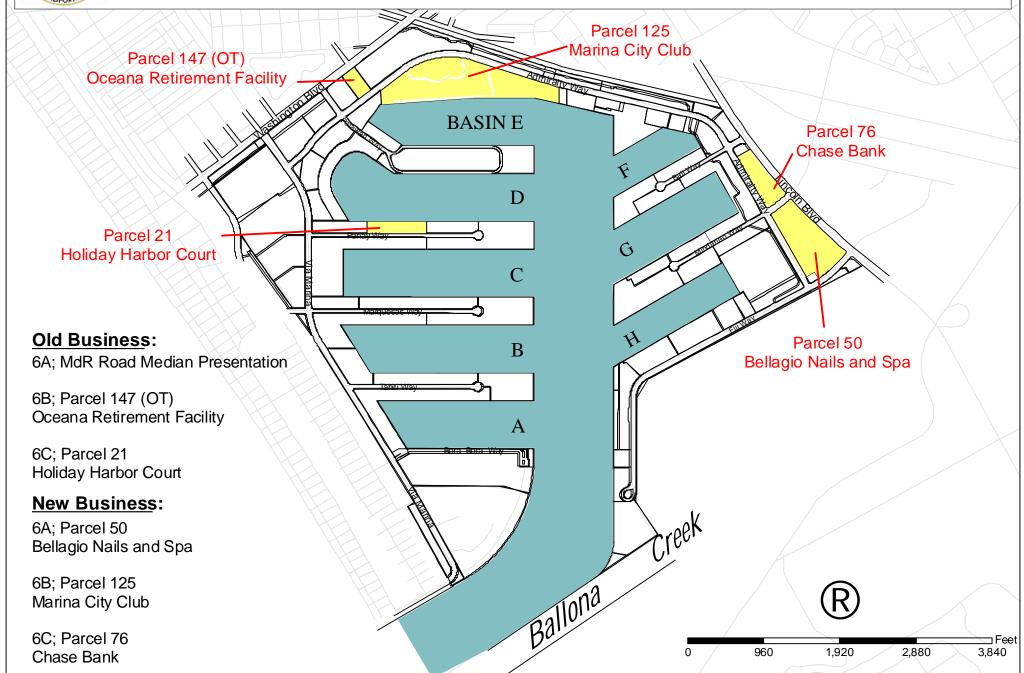
Respectfully Submitted,

Yeni S. Maddox Temporary Secretary for the Design Control Board



Locations of April 18, 2012 DCB Items









Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

April 12, 2012

TO:

Design Control Board

Goin Jones

FROM:

Santos H. Kreimann, Director

SUBJECT: ITEM 5A - REPORT ON MARINA DEL REY STREET LANDSCAPE

DESIGN

Item 5A on your agenda is a returning presentation on proposed Marina del Rey roadway landscape improvements along Admiralty Way. The Department is seeking your Board's guidance on a revised palette of tree and plant species to maintain roadway design consistency throughout Marina del Rey.

Background

During the March 2012 Design Control Board meeting, the Department of Beaches and Harbors (Department) and the Department of Public Works (DPW) presented a plan for street median hardscape and landscaping replacement. The scope of DPW's project included landscaping replacement and improvements of medians for Admiralty Way, which will be coordinated with the Via Marina and Fiji Way landscaping in the future. Your Board provided specific recommendations on design improvements, based on which, a modified version of the proposed Admiralty Way improvements will be presented for your reconsideration.

Main Roads (Admiralty Way)

After considering your Board's input following the March presentation, DPW revised the improvement detail along Admiralty Way. The proposed list of tree alternatives, shrubs and ground covering for marina wide planting areas has been updated with a palette that is more appropriate for existing median dimensions and consistent with the County's Drought Tolerant Plant List. Future planting and replacement trees will consist of native or drought tolerant species, like Island Manzanita, Bronze Loquat and Strawberry Trees.

Proposed improvements along the medians throughout Admiralty Way will also include new enhanced concrete paving in Sombrero Buff color, as well as Terra Verde and Sandstone concrete banding. Areas with specific design improvements, or "nodes", are proposed throughout Admiralty Way, along pedestrian crossings near Oxford Basin, near the proposed area selected for settlement repair by the Marina City Club, the pedestrian crossing near the Fire Department, near Burke Park, and near the pedestrian and bicycle crossing by the public library. The aforementioned improvement nodes will include consistent landscaping and hardscape improvements to complement development within the immediate area.

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All proposed pedestrian crossing improvements will consist of new tactile warning strips and enhanced paving along sidewalks. Proposed crosswalk striping will be done in standard white coloring with appropriate wayfinding signage (signage to be approved at a later date). Additionally, the proposed hardscaped median island in front of Oxford Basin will include improvements that are more neutral and complimentary to keep the focus on the future Oxford Retention Basin Multiuse Enhancement Project. Proposed landscaping along the medians will also be consistent with proposed native plant material for the Oxford Basin enhancement project. Median improvements along Parcel 147 (OT), adjacent to Oxford Basin, will also include consistent landscaping, which will include Strawberry Trees and Coyote Bush.

Accordingly, staff will again be seeking your Board's input and recommendations regarding the list of landscape palette alternatives and proposed node designs. 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.





Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

April 12, 2012

TO:

Design Control Board

Gay Jones

FROM:

for Santos H. Kreimann, Director

SUBJECT: ITEM 5B - PARCEL 147 - OCEANA RETIREMENT FACILITY - DCB

#05-015-C - CONSIDERATION OF FINAL REDEVELOPMENT PLAN AND

DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 5B on your agenda, is a returning submittal from MDR Oceana, LLC (Applicant) seeking final design approval of the proposed redevelopment and enhanced designs for pedestrian access, public walkways, plaza, sidewalks and landscaping for the Oceana Retirement Facility project on Parcel 147 (Formerly known as Parcel OT), located at 4220 Admiralty Way.

Background

On August 18, 2005, your Board conceptually approved the Applicant's redevelopment project with a condition to incorporate specific design elements and return for final review of landscaping, promenade detail, signage, colors and materials. At the request of the Regional Planning Commission, the project returned to your Board on February 17, 2010, for further consideration on pedestrian and landscape elements of the proposed project. During that meeting, your Board approved the project with additional conditions on walkways, landscaping and pedestrian amenities.

Final Design

The proposed project consists of a new five-story building containing a 114-unit senior accommodations facility, 3,500 square feet of ground level visitor-serving/convenience commercial space fronting Washington Boulevard, and parking to serve the senior accommodations facility employees, residents and their guests. The project will also include 92 public parking spaces, which will be segregated from the rest of the parking.

The architectural design of the building remains an updated classical style with contemporary forms, which include exposed concrete along the main floor, exterior wall stucco and sandstone tile along the upper floors, ornamental aluminum railings coupled with aluminumframed glass walls and projecting balconies and tiled roofing. The proposed building also opens up to its surroundings with stepped back elevations along the second floor on Washington Boulevard and the second and third floors facing Admiralty Way and the Oxford Basin, a flood control facility.

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The building design has changed slightly to provide an open courtyard at center, which leads to a walking bridge and stairs along the eastern elevation facing Oxford Basin. This redesign of the interior courtyard enhances the building's connection to the outside, especially toward proposed pedestrian walkways along Oxford Basin.

Pedestrian Access and Amenities

As previously presented, the proposed project provides for enhanced pedestrian-friendly access: 1) to storefronts and the public parking entrance on Washington Boulevard; 2) along walkways overlooking and alongside the Oxford Basin; and 3) through mid-block connections between Admiralty Way and Washington Boulevard.

A parkway improved with a paved pedestrian walkway that connects to Admiralty Way and Washington Boulevard is planned along the project's northeastern edge between the project site and the Oxford Basin. Most of this walkway follows a curved design that tapers down near Washington Boulevard. It provides a convenient and direct way for pedestrians to reach the retail spaces on Washington Boulevard from Admiralty Way. At its midpoint, this walkway connects to a path leading into the project's public parking areas. The pedestrian walking aisle from the parking area has also been redesigned to gradually open up toward the Oxford Basin to increase visibility and attractiveness. Plantings of Sycamore trees, shrubs and indigenous grasses are proposed along the pedestrian walkway. This is consistent with the Admiralty Way frontage.

The building frontage on Washington Boulevard contains retail space with an adjacent public plaza and enhanced public sidewalk. The integral and interlocking concrete paving proposed relates to the sandstone building façade and defines the plaza. Landscaping and enhanced seating is proposed along this elevation and low planters for added seating space and to increase pedestrian interaction. Plantings consisting of Japanese Boxwood and Provence French Lavender also add definition to the plaza while adding warmth to the seating area. The date palms, aligned on both sides of the public sidewalk, enhance the pedestrian-scale space with a natural, open canopy. A bicycle rack, to be located at the north end of the public plaza adjacent to the pedestrian entrances to the public parking garage, will complement this public space and round out the welcoming feel of the storefront area.

The main entrance to the senior accommodations facility on Admiralty Way contains a semicircular automobile drop-off surrounded by extensive landscaping in a series of planters. The planters along the sidewalk on Admiralty Way will function as water filtration systems and present landscaped beds adjoining the public sidewalk. All planter heights have been reduced in height around passenger drop off zones facing Admiralty Way to increase visibility. Date Palms have also been added along the Admiralty Way elevation in addition to California Sycamores around the perimeter.

Parking for the public and retail customers is located on the western portion of the proposed project. There are convenient access points from this garage to the retail area through vestibules that lead to the public plaza. The second access point leads from the parking garage to the proposed pedestrian path between Admiralty Way and Washington Boulevard.

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All parking for residents and public parking will be clearly identified along each of the entryways and inside the parking garage.

Signage and Illumination

The proposed project includes a detailed signage and illumination plan for your review. Signage around the perimeter of the building will include side building identity monuments, building address, parking entrance and retail identity. Directional signage near driveways and pedestrian walkways will provide additional vehicular and pedestrian guidance through freestanding or wall mounted signs. Retail business identification signs along Washington Boulevard will also be proposed in the form of canopy or façade mounted signs.

The Applicant's sign program provides inspirational concepts of classic and marine related patterns and colors. Recommended lettering and materials will consist of Sabon typeface as primary identity, Whitney typeface as secondary, and colors with varying blue and grey palettes. Signage patterns and letterings will be made of individual aluminum channel painted faces, and will be internally illuminated with enhanced halo lighting on building surface.

Perimeter night lighting along pedestrian walkways and landscape is proposed for enhanced security and visibility. Minimal uplighting for Date Palms and downlighting along building entryways will be included along the Washington Boulevard and Admiralty Way frontages. Bollard lighting will also be aligned with and complement the design of the pedestrian walkway along the Oxford Basin elevation. All lighting will include low wattage bulbs and will be reduced to minimal quantities to respect the night sky and serene marina ambience.

STAFF REVIEW

Applicant's enhanced landscape treatments and building elevation designs through public plazas and landscaped walkways improve the overall connectivity of pedestrians to the various project components and natural amenities. The detailed, alternating concrete paving of the Washington Boulevard public plaza, as well as attendant landscaping, seating areas and integrated walkways, create an attractive, interesting urban environment for pedestrians. The landscaped pedestrian walkway planned along the north end of the site adjacent to the Oxford Basin will provide a direct connection from Admiralty Way to the Washington Boulevard retail plaza. The Applicant's proposed improvements and redesign has incorporated your Board's previous comments and conditions and is suitable for final design approval.

A lighting schedule for the proposed project is not included, but staff recommends illumination to remain at minimal levels along the public walkway and building perimeter, as well as the identification signage for the senior facility, from dusk to dawn. Retail tenant identification shall be subject to further review by the DCB.

The Department recommends <u>APPROVAL</u> of DCB #05-015-C, as submitted.





Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

April 12, 2012

TO:

Design Control Board

Guy Jones

FROM:

Santos H. Kreimann, Director

SUBJECT: ITEM 5C - PARCEL 21 - HOLIDAY HARBOR COURTS - DCB #05-016-B -

CONSIDERATION OF FINAL REDEVELOPMENT PLAN AND DESIGN

CONTROL BOARD REVIEW RELATED THERETO

Item 5C on your agenda is a returning submittal from Holiday-Panay Way Marina, L.T. (Applicant), seeking final redevelopment design review of the Holiday Harbor Courts project proposed on Parcel 21, located at 14025 Panay Way.

Background

On August 18, 2005, the Design Control Board conceptually approved the Applicant's marine commercial and public parking redevelopment project, with conditions to include a public parking access layout and return for final review of landscaping, promenade detail, signage, colors and materials. Since that time, the Applicant continued to move the project through the development approval process. At the request of the Regional Planning Commission, the project returned to your Board on February 17, 2010, for further consideration of promenade hardscape, landscape materials and pedestrian amenities. During that meeting, your Board approved the project with additional conditions on paving, landscaping, seating areas and shade structures.

Final Design

The proposed project consists of a complete redevelopment of Parcel 21 with a new commercial building, community park/plaza, waterfront promenade and a parking structure. The new community park and landscaped plaza would be located at the west end of the project site and provide a direct connection between Panay Way and the promenade. Adjoining the east side of the park is the proposed four-level marine commercial building, which provides replacement space for the existing retail, marine, and health club uses. Easterly of the building is the six-level parking structure, to be constructed partially below grade, with capacity for 447 parking spaces for use by the building tenants and their patrons. and slip tenants. Also, ninety-four of those spaces would be designated as public parking spaces.

The parking structure exterior will include a modern design with precast concrete in light tan, or Madera color, and architectural metal screening painted silver around the parking structure. The commercial building would have exposed smooth finished concrete in natural Design Control Board April 12, 2012 Item 5C Page 2

grey color, ample window glazing and composite aluminum railing and awnings along the building exterior.

The proposed project also involves the dedication of 31,050 square feet of the Parcel 21 leasehold to expand the public parking lot on the adjacent Parcel GR, located to the west.

Promenade Treatment and Amenities

The project site plan shows pedestrian access connections between Panay Way and the waterfront promenade, as well as community park connections to Panay Way and the promenade.

The proposed 28'-wide waterfront promenade continues the design elements of the existing promenade on the adjacent Parcel 20 (Capri Apartments), in terms of the color and pattern of the precast concrete pavers, style of the urban furniture, and landscaping. Specifically, groupings of benches, trash receptacles and date palms are planned for the promenade along Parcel 21. The promenade has also been re-designed with marine-like shade structures and a new lighting plan with contemporary marine-like fixtures. All promenade railing guardrails will be stainless steel to match the adjacent promenade fencing and railing. Additionally, light posts and bollards will illuminate the promenade near each of the connections to Panay Way.

A 12,632 square-foot community park is planned on the west side of the property, near Marina Beach. The park is an additional public amenity that merges with and complements the promenade. Park improvements include picnic tables and bench seating areas, concrete seat walls, pole and bollard lights, and trash receptacles, all situated around the central part of the park. Park landscaping includes a large, grassy center area for passive recreation, bordered by date palms and olive trees as previously recommended by your Board. The central grassy area, as well as a planted area along Panay Way, will also serve as a water filtration system during the rainy season. A drinking fountain is proposed for the northeast corner of the park along the promenade.

Signage and Illumination

The proposed project includes a detailed signage and illumination plan for your review. Signage around the perimeter of the parking structure, commercial building, promenade and park will include building identity signs, such as building address and parking entrance signs. Directional signage near driveways and pedestrian walkways will provide additional vehicular and pedestrian guidance through freestanding, wall mounted and area directory signs. Retail business identification signs will also be proposed in the form of façade-mounted signs, blade signs and parking entrance signs.

The Applicant's sign program provides inspirational concepts of modern and marine related patterns and colors. Recommended lettering and materials will consist of Sabon typeface as the primary identity, Whitney typeface as secondary, and a palette with varying gray, wave, silver and clear acrylic colors. Signage patterns and letterings will be made of individual

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aluminum channel painted faces, and will be internally illuminated with enhanced halo lighting on building surface.

Perimeter night lighting along the promenade, park, walkways and landscape is proposed for enhanced security and visibility. Minimal uplighting for Date Palms and downlighting along building entryways are also proposed. Lighting will consist of pole fixtures, steplights, bollard lights and burial uplights. All lighting will also include low wattage bulbs and reduced to minimal quantities to respect the night sky and serene marina beach ambience.

STAFF REVIEW

The Applicant's enhanced promenade treatment concepts and community park plans provide highly useful pedestrian amenities. New pedestrian connections through the community park and between the proposed new buildings will make the project a more accessible, attractive and interesting place. Benches, shade structures, trash bins, lighting and a drinking fountain will be located on the promenade for the benefit of boaters, visitors, residents and employees, as previously recommended by your Board.

A lighting schedule for the proposed project is not included, but staff recommends illumination to remain at minimal levels along the promenade, park and building perimeter from dusk to dawn. Commercial building and tenant identification shall remain lit from dusk until 11:30 p.m., or closing time of the last retail center. Each individual tenant will need further design review and approval from your Board and the Department of Regional Planning prior to installation.

The Department recommends <u>APPROVAL</u> of DCB #05-016-B, with the condition that all proposed trees near the seawall along the promenade be lined with root barriers.





Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

April 12, 2012

TO:

Design Control Board

gan Jones

FROM:

Santos H. Kreimann, Director

SUBJECT: ITEM 6A - PARCEL 50 - BELLAGIO NAILS AND SPA - DCB #12-004 -CONSIDERATION OF NEW BUSINESS IDENTIFICATION SIGNAGE AND

DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6A on your agenda is a submittal from Bellagio Nails and Spa (Applicant), a new tenant, seeking approval for permanent business identification signs. These will consist of two facade signs mounted along the front and rear elevations. The retail space is located at 4772 Admiralty Way and is within the Waterside Marina del Rev Shopping Center.

Façade Mounted Signs

The Applicant's proposed façade signs consist of 18" LED illuminated reverse channel letters, painted dark bronze and reading "Bellagio Nails & Spa." They are proposed along the front elevation (main entry), facing the shopping center parking lot, and along the rear elevation (service entry), facing Lincoln Boulevard. Both signs are identical in color and design, and will measure 1'6" high by 12' long. They will be located above the main and service entries at 16'4" above grade.

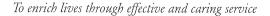
Both the front and rear signs will be illuminated in conformance with the center-wide hours of illumination, from dusk until 11:30 p.m., or at the closing of the last restaurant, whichever is earlier.

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 of the Sign Controls. Signage hours of illumination will conform to the shopping center's current schedule, which is from dusk until 11:30 p.m., or closing of the last restaurant, whichever is earlier.

The Department recommends APPROVAL of DCB #12-004 with the condition that the Applicant obtain further review and approval from the Department of Regional Planning before installation.







April 12, 2012

Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones
Deputy Director

TO: Design Control Board

Gary Jones

FROM: From Santos H. Kreimann, Director

SUBJECT: ITEM 6B - PARCEL 125 - MARINA CITY CLUB - DCB #12-005 -

CONSIDERATION OF BOATER RESTROOM IMPROVEMENTS AND

DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6B on your agenda is a submittal from Essex Property Trust (Applicant), seeking approval of proposed Americans with Disabilities Act (ADA)-compliant improvements to two existing boater restrooms for use by the Marina City Club slip tenants. Parcel 125, Marina City Club, is located at 4333 Admiralty Way.

Proposed Improvements

The existing facilities consist of one building which serves as a male restroom and one which serves as a female restroom. They are located at the eastern-most portion of the Marina City Club property, near the pedestrian promenade, and facing Basin E.

The proposed improvement will consist of a building addition to connect the two detached restrooms, which will create one structure that houses both male and female restroom facilities. The addition includes a 5-foot projection which will abut an existing planter's retaining wall along the north side of the existing facilities. The remodeled structure will contain ADA accessible restroom facilities, including ADA showers, toilette stalls, lavatories and a small custodian locker area. The facility is located adjacent to the ADA docks and will be available for slip tenants located on the eastern portion of Parcel 125. The proposed restroom expansion will increase the existing building area from 251 to 405 square feet.

The remodeled structure will also have new exterior colors, which will include a blend of tan, charcoal and brown colors on doors, walls and sidings. The existing clay tile roofing material will also be replaced with new terra cotta composition roofing shingles. The proposed addition will only cover existing concrete and will not impact any landscaping that currently exists around the perimeter of the restroom facility. The height of the facility will remain at approximately 11'6" in height.

STAFF REVIEW

The proposed improvements are consistent with the *Specifications and Minimum Standards of Architectural Treatment and Construction* guidelines. The proposed colors

Design Control Board April 12, 2012 Item 6B Page 2

and materials will also complement the planned overall promenade and dock improvements to be completed in the near future.

The Department recommends APPROVAL of DCB #12-005 as submitted, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning [Coastal Development Permit] and the Department of Public Works' Building and Safety Division prior to construction.





Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones
Deputy Director

April 12, 2012

TO:

Design Control Board

GaryJones

FROM:

for Santos H. Kreimann, Director

SUBJECT:

ITEM 6C - PARCEL 76 - CHASE BANK - DCB #12-006 - CONSIDERATION OF NEW BUSINESS IDENTIFICATION SIGNAGE AND

DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6C on your agenda is a submittal from Chase Bank (Applicant), seeking approval of one new freestanding monument sign along Lincoln Boulevard for the existing bank. The bank is located at 4676 Admiralty Way and within the Parcel 76, Marina Towers.

Freestanding Pole Sign

Applicant proposes to install one new double-face freestanding pole sign along the southeast side of the property facing Lincoln Boulevard and near the intersection with Mindanao Way. The property currently does not have a freestanding pole sign, but does have ornamental garden walls used for business identification near the intersection of Mindanao Way and Lincoln Boulevard, which serve a similar purpose. Existing façade signage for Chase Bank along the ground floor and eastern wall elevation of the south tower is slightly visible from the northbound Lincoln Boulevard lane, and not visible from the southbound lane.

The proposed sign will be located within an existing landscape area facing Lincoln Boulevard. The sign aluminum face will be painted dark nickel and will measure 4'4" high by 12' long overall, will read "CHASE" in 1'5" high white lettering, followed by the Applicant's signature blue logo, and will be located 12' above grade level. The bottom of the sign face will also include a blue bar for added design detail. The sign's rectangular steel pole will be approximately 1' wide by 2' in depth and will also be painted in dark nickel. The proposed sign colors and design are consistent with existing Chase Bank façade mounted signs.

The proposed pole sign, located along the Lincoln Boulevard frontage, is consistent with existing pole signs for businesses on the opposite side of the street, outside of Marina del Rey boundaries. Lincoln Boulevard also has higher traffic circulation and is wider than interior Marina roads. The proposed sign will be double-sided with sign faces oriented toward north and south-bound Lincoln Boulevard. The Applicant proposes to illuminate the sign from dusk until 6 a.m., which is consistent with the bank's illumination schedule. An ATM is available for customers along the exterior of the bank, facing Lincoln Boulevard, 24 hours a day.

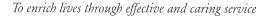
Design Control Board April 12, 2012 Item 6C Page 2

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 location, dimensions and materials of the requested permanent sign meets 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 of existing signage located on the premises. Review and approval from your Board is required for design purposes to ensure that the proposal remains true to Marina del Rey standards.

The Department recommends APPROVAL of DCB #12-006, with the condition that Applicant obtains review and approval from the Department of Regional Planning and the Department of Public Works' Building and Safety Division prior to installation.







Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones
Deputy Director

April 12, 2012

TO:

Design Control Board

Gay Jines

FROM:

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 March 15, 2012 report, there have been no new permits issued.

SHK:il



April 12, 2012



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO:

Design Control Board

Gay Jones

FROM: for Santos H. Kreimann, Director

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On March 20, 2012 the Board adopted a resolution and associated amendments, to the Marina del Rey Land Use Plan (LUP), which is a component of the Marina del Rey Local Coastal Program (Project No. R2009-02277-(4)). These amendments reflect the California Coastal Commission's suggested modifications to the LUP.

Also on March 20, 2012 the Board adopted Ordinance No. 2012-0016. This ordinance amends the Marina del Rey Specific Plan (Specific Plan), a component of the Marina del Rey Local Coastal Program, and reflects the California Coastal Commission's suggested modifications to the Specific Plan. This ordinance will take effect April 19, 2012

On March 20, 2012 the Board approved the change in work being performed by R.Y. Engineering Works inc., and increased contract amount of \$9,500 for Project ID No.SMDMDR0012-Marina del Rey Odor Control, which involves construction of a sanitary sewer air scrubber, in the unincorporated community of Marina del Rey. The Board also found that the work will have no significant effect on the environment.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey are scheduled before the Regional Planning Commission during the month of April.

COASTAL COMMISSION'S CALENDAR

No items relating to Marina del Rey are scheduled before the Coastal Commission during the month of April.

SMALL CRAFT HARBOR COMMISSION

The February 2012 meeting minutes are attached. The March 2012 meeting was cancelled.

MARINA DESIGN GUIDELINES UPDATE

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

Design Control Board April 12, 2012 Page 2

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 February 8, 2012 – 3:00 p.m.

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

Department of Beaches and Harbors: Santos Kreimann, Director; Gary Jones, Deputy Director; Steve Penn, Acting Chief, Asset Management Division.

County: Amy Caves, Senior Deputy County Counsel; Detective Estevan Marinez, Sheriff Department.

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

Call to Order and Pledge of Allegiance:

Chair Lesser called the meeting to order at 3:05 p.m., followed by the Pledge of Allegiance.

Approval of Minutes:

Motion to approve by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

Item 3 – Communication from the Public:

Jon Nahhas commented the Department failed to provide a rental negotiation report requested in the last meeting. Mr. Nahhas urged the Commission to push the Department to work to lower the vacancy rate in the various marinas throughout Marina del Rey and provide consistent reports on the Department's efforts to lower the vacancies. He asked the Commissioners to stay and attend the Regional Planning hearing on Boat Central.

John Rizzo said the Department had not been effective in ensuring that the County is receiving it's fair share of revenue from the Marina lessees.

Ms. Caves gave a brief introduction of herself as the Department's new attorney.

Nancy Vernon Marino commented that the road condition after the roadway water project was worse than before. Ms. Marino then inquired about when and where the public visioning process will be held and commented that she had been approached by a lessee to review their planned project.

Mr. Jones said the visioning process will be lead by the Regional Planning Department and the process will be started shortly. The Planning Department will then lead the public outreach process and the Small Craft Harbor Commission will be one of the forums to receive public input..

Chair Lumian asked about the duration of the process and the opportunities for the public to attend.

Mr. Jones said the meetings for the visioning process will commence in the coming months and will keep the Commission informed when detailed information is available.

Chair Lumian asked if the Department will present a time line before the process begins.

Mr. Jones replied yes.

Item 4a - Sheriff Regular Reports

Detective Estevan Martinez gave the report.

Commissioner Lesser said it was a good report.

Small Craft Harbor Commission February 8, 2012 Meeting Page 2 of 4

Chair Lumian thanked Lt. Reginald Gautt for his presence at the US Sailing Conference.

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

Mr. Jones said staff was unavailable to deliver the report and that he will to try to answer any questions that the Commission might have.

Chair Lumian said will table it to next month

Item 4c – Marina del Rey Convention and Visitors Bureau.

Ms. Moore introduced the new self-guided walking tour brochure, described changes on the Bureau's website to add a mobile version, and provided an update to operations at Visitor's Information Center.

Commissioner Lesser commented the brochure was well prepared.

Item 5 - Old Business

Chair Lumian said there was an issued referred to be answered in this month's meeting.

Mr. Jones said it will be answered in reference to the rent adjustment presentation.

Item 6a - Election of Commission Officers

Commissioner Lesser nominated Chair Lumian to remain as Chair and Commissioner Alfieri remain as Vice Chair, seconded by Commissioner Rifkin, unanimously approved.

Nancy Vernon Marino urged the Commission to maintain independence and keep the Board of Supervisors aware of things happening in Marina del Rey.

Jon Nahhas talked about communications and that any ex parte communications or conflicts of interest should be disclosed to the public.

Chair Lumian said he had not been offered anything and the only communication he received was from Jon Nahhas.

Commissioner Rifkin suggested adding an item to the agenda – Communication to the Commissioners.

Chair Lumian asked if it is possible to add that to the agenda.

Mr. Jones replied will include the added agenda item in the next meeting.

Commissioner Lesser spoke about a complaint received about potential of conflicts of interest.

Item 6b - Presentation of MdR Lease Rent Adjustment Clauses

Mr. Jones spoke about the item presented in associated with Parcel 104 which was bought up in the last December's meeting. He shared that the Department will return to the Commission after conclusion is made on comparable rental research and discussion with the lessee (P104).

Mr. Jones gave an explanation of the minimum rent provisions of the County ground leases in Marina del Rey.

Commissioner Alfieri asked when the recent appraisal was done.

Mr. Jones said the appraisal was done in the last four years and there were updates from time to time, no significant changes were found.

Commissioner Lesser asked if there is any lessee in the Marina who pays minimum rent only.

Small Craft Harbor Commission February 8, 2012 Meeting Page 3 of 4

Mr. Jones said P33, the parcel that houses Killer Shrimp pays minimum rent.

Commissioner Lesser asked if all other lessees pay more than minimum rent.

Mr. Jones said the Department can provide information on lessee who pays minimum rent in the next meeting.

Nancy Vernon Marino talked about her disappointment on Department's failure to maintain the rent in a floor level and asked for the number of leasehold whose rent had gone down from its inception date.

Commissioner Lesser asked the Department about the definition of "recent" versions of lease which contain a clause in the lease putting a floor on minimum rent.

Mr. Jones said during his time with the Department of about two and a half years, that those leases contain provisions to put a floor on minimum rent.

John Rizzo spoke about the Department's deficiency in getting a fair return on the value of the land in the Marina.

Jon Nahhas commented that the Department's is failing to manage the landside parcels in the Marina to ensure maximum rental level is achieved.

Commissioner Alfieri talked about how the private sector landlords will adjust rents down in tough times to maintain occupancy.

Mr. Kreimann spoke about the fact that there are existing leases in the County's portfolio which were originally negotiated in the 1960's and those terms and conditions are still in place from leases that are decades old.

Commissioner Alfieri said the lease terms were long.

Mr. Kreimann talked about during the last four years; the Department had included the floor rent. As time moves on, the lease documents will be updated.

Commissioner Alfieri talked about whenever a property is sold, the County should be able to be benefit from the transaction.

Mr. Kreimann shared that the new provision is included in the new lease documents. The Department has tried to update the lease document whenever opportunity is there.

Commissioner Lesser spoke about the rents was comparable to other government public owned lands and made a comment on the dry stack storage rent.

Mr. Jones said the Department is continuing searching for a comparable lease for dry storage facility and welcomed any information.

Chair Lumian assured to the public that the Department, the Commission and the Board of Supervisors are all interested in seeing Marina del Rey to perform to its full potential.

Item 7 - Staff Reports

Mr. Jones provided the report.

Commissioner Alfieri asked about the time frame of the bike access outside the County.

Mr. Jones said the Department had not received any updates yet.

Small Craft Harbor Commission February 8, 2012 Meeting Page 4 of 4

Nancy Vernon Marino spoke about room being available on Via Marina for a bike path with simple re-striping of the existing roadway. Ms. Marino also commented that she would like to see a statement about the Marina's financial statements for 2011. Ms. Marino also commented that she felt that was funding available for a 4th of July fireworks show.

Commissioner Lesser agreed with Nancy Vernon Marino on her comments on the existing bike path.

Jon Nahhas made a comment on slip vacancy and accountability. He would like to know why vacancies are so high and what number is related to slips that are not available for rent due to physical condition.

Commissioner Lesser pointed out parcels with large vacancy rates adding to overall high slip vacancies marina-wide.

Mr. Jones said those anchorages were included in the CDP application for replacement.

Mr. Kreimann talked about how the slip vacancies are associated with anchorage condition and amenities.

Chair Lumian spoke about people's willingness to pay a premium for the superior docks and amenities.

Mr. Jones said will make a correction to the vacancy report with regard to the dock condition status.

Mr. Kreimann said the issue had been bought up and presented in numerous meeting.

John Rizzo asked the Department if the bike path is no longer included in the County's plan.

Mr. Jones replied no, and that the last activity was included in the Ongoing Activities Report, it was forwarded for public hearing.

Mr. Kreimann said the Department had raised the issue and provided input to the Department of Public Works.

John Rizzo said it is no use to go to the meeting if the plan is not included.

Mr. Kreimann suggested raising the issue by participating in the meeting or by writing a letter.

Commissioner Lesser made his comment on the bike path.

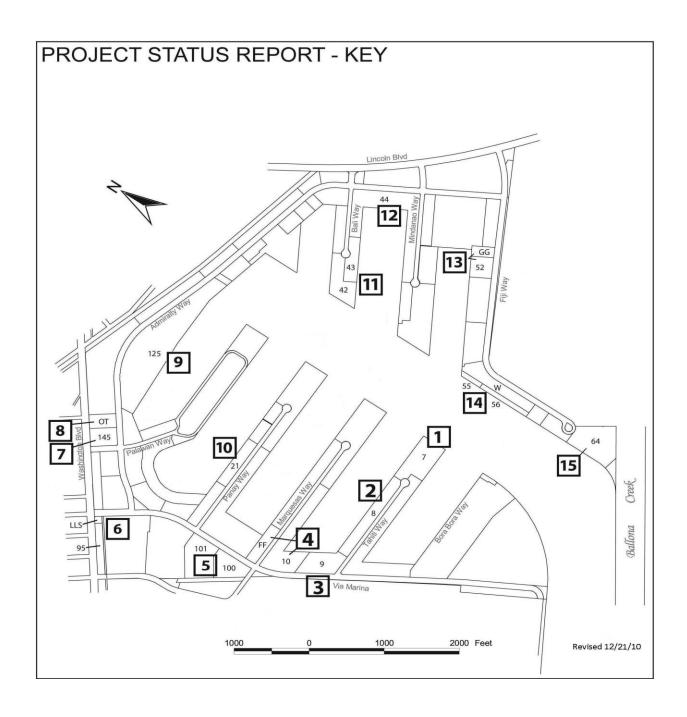
Chair Lumian announced the International Boating and Water Safety Summit is going to be held on March 4th – 7th in Mission Bay. Chair Lumian also shared that opening day in Marina del Rey is March 10th -11th.

Adjournment

Chair Lumian adjourned the meeting at 4:25 p.m.

Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of April 2, 2012

Map Key	Parcel No Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	As of April 2, 2012 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; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12.	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/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. 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 was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12.	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	Phase 1 * 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 Phase 2 (Parcel C) * 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	Phase 1 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. Phase 2 (Parcel C) 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
	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; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12.	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







Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

April 12, 2012

TO:

Design Control Board

Gary Jones

FROM:

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

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

Design Control Board Marina del Rey and Beach Special Events April 12, 2012 Page 2

MARINA DEL REY PET ADOPTIONS

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey ◆ CA ◆ 90292 Saturday, April 14, 2012 • 11:00 a.m. to 3:00 p.m.

Marina del Rey Pet Adoptions are run by volunteers of the County of Los Angeles Department of Animal Care and Control in participation with the County of Los Angeles Department of Beaches & Harbors. These events will be held the 2nd Saturday of each month. Animals are available on a first-come, first-served basis. All cats and dogs will be spayed/neutered, microchipped, vaccinated and ready to go home with you!

For more information call: (310) 523-9566 or visit http://marinadelrey.lacounty.gov

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, April 7
Jimi Nelson & The Drifting Cowboys, playing Country

Sunday, April 8 Izm Skizm, playing Reggae

Saturday, April 14 Blue Breeze, playing R&B

Sunday, April 15
The Elian Project, playing Alternative Latin

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> Saturday, April 21 2AZZ1, playing Smooth Jazz

Sunday, April 22 Brazil Brasil, playing Samba/Bossa

Saturday, April 28 Floyd & The Fly Boys, playing American/Jazz

Sunday, April 29 The Sullivan & Hall Band, playing R&B

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

BEACH EVENTS

25TH ANNUAL RICHSTONE PIER-TO-PIER WALKATHON

Manhattan Beach Pier Saturday, April 28, 2012 8:00 a.m. – 10:30 a.m.

The Pier-to-Pier Walkathon is a great way to spend your Saturday morning while raising money for the prevention and treatment of child abuse. The walk begins at the Manhattan Beach Pier to the Hermosa Beach Pier and ends back at the Manhattan Beach Pier for a distance of 3.4 miles.

For more information call: (310) 970-1921 ext. 137 or visit atanaka@richstonefamily.org.

SHK:CB:cm