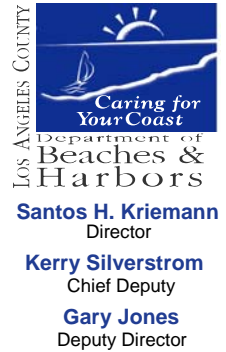




*To enrich lives through effective and caring service*



## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, May 16, 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 April 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**
  - A. Parcels 42/43 – Marina del Rey Hotel – Consideration of final site renovation plan and Design ControBoard Review related thereto – DCB #11-011-B [Attachment: Applicant Plans](#)
  - B. Parcel 76 – Chase Bank – Consideration of new business identification signage and Design Control Board Review related thereto – DCB #12-006 [Attachment: Applicant Plans](#)
6. **New Business**
  - A. Parcel 27 – Jamaica Bay Inn – Consideration of new business identification signage and Design Control Board Review related thereto – DCB #12-007 [Attachment: Applicant Plans](#)
  - B. Parcel 50 – Lorna Jane Active Living – Consideration of new business identification signage and Design Control Board Review related thereto – DCB #12-008 [Attachment: Applicant Plans](#)
  - C. Parcels 95/LLS – Marina West Shopping Center – Consideration of conceptual site redevelopment and Design Control Board Review related thereto – DCB #12-009 [Attachment: Applicant 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**  
**April 18, 2012**

**Members Present:** Peter Phinney, AIA, Chair (Fourth District); David Abelar, Member (Second District); Simon Pastucha, Member (Third District); Tony Wong, P.E, Member (Fifth District);

**Members Absent:** Helena Jubany, Vice Chair (First District)

**Department Staff Present:** Santos Kreimann, Director; Gary Jones, Deputy Director; John Kelly, Deputy Director; Carol Baker Community and Marketing Services Division Chief; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yeni Maddox, Temporary Secretary

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

**Guests Testifying:** Richard Shieh, LA County Department of Public Works (DPW); Brittany Barker, DPW; Pamela Manning, DPW; Frank Hickman, Goldrich & Kest; Andrew Davey, Goldrich & Kest; Calvin Abe, Goldrich & Kest landscape consultant; Monika Moses, GMPA Architects; Erin Erdman, Esquared Lighting; Linda Smith, Signs & Services Co.; Robin Perkins, Signage & Wayfinding Consultant; Ray Medak, Blue Water Design Group; Tim Bazley, Blue Water Design Group; Karen Seemann, Essex; Matt Badolato, Chase Bank

**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 Ms. Jubany. The motion was seconded by Mr. Abelar and passed unanimously.**

Mr. Pastucha led the Pledge of Allegiance.

Mr. Phinney requested to move Item 5A to follow after Item 5C.

**2. Approval of March 21, 2012 Minutes**

Mr. Phinney asked if members of the board had any comments on the March 21, 2012 minutes.

**Mr. Wong moved to approve the March 21<sup>st</sup> meeting minutes. The motion was seconded by Mr. Abelar and passed unanimously.**

**3. Public Comment**

Jon Nahhas spoke about a 60-day period for submittal reviews to determine whether a night meeting was needed for greater community involvement.

**4. Consent Agenda**

No Items

**5. Old Business**

A. Briefing on Marina del Rey street median landscape palette

Mr. Lopez presented the staff report.

Ms. Barker presented a toned down color palate, perpendicular design and new nodes to areas that address bicyclist and pedestrian safety.

Mr. Shieh stated that based on feedback from the Board they added two nodes, crosswalk symbols and two crosswalks.

Mr. Wong asked if the pedestrian crossing would be connected to the street crossing.

Mr. Shieh replied that pedestrian crossings exist and three out of four of them are signalized.

**Public Comment**

None

**Board Comment**

Mr. Phinney suggested that a vertical element be added to have pedestrians and drivers pay attention to points of interest.

Mr. Kriemman stated that it will be taken into consideration during the Visioning Process.

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

Mr. Lopez presented the staff reports on items 5B and 5C (Parcel 21 – Holiday Harbor Courts).

Mr. Hickman focused on the landscaping, lighting, and signage of the projects and how they responded to the Board's previous comments and recommendations.

Ms. Moss stated that based on the comments made in the meeting held in 2005 the enclosed atrium was redesigned to open up the courtyard and focus on the Oxford Basin.

Mr. Abe stated that based on Regional Planning's comments about encouraging pedestrian friendliness, a new design was created to provide areas of outside seating with additional landscaped areas for future tenants and a coffee shop.

Ms. Erdman stated they kept lighting to a minimum, focusing on the safety requirements needed and giving presence to the main entrance of the building.

Mr. Phinney inquired about the lighting hours and solicited Board member's input.

Mr. Pastucha stated that the lighting program corresponded with his concerns very well.

Mr. Wong expressed his concern about safety lighting for senior citizen tenants.

Mr. Davey stated that directional parking signage was added to the corner between Admiralty Way and the alley.

**Public Comment**

Jon Nahhas objected to the retirement facility project and associated traffic from limousines.

Mr. Tripp replied that the environmental impact report for this project included a traffic study that was reviewed and approved by the Department of Public Works.

**Board Comment**

Mr. Abelar asked how many parking spaces would be eliminated.

Mr. Tripp replied that the current 186 parking spaces would be divided as follows: 92 parking spaces will remain in their current location and the other 94 spaces would be rebuilt near Marina Beach on Parcel 21.

Mr. Wong asked if the public parking signage displays “public parking” and whether there would be a cost for parking.

Mr. Tripp answered affirmatively to both questions and noted that they both would be consistent with the other public parking lots in the Marina.

Mr. Abelar asked if the lighting would be equipped with sensors.

Mr. Hickman stated that the lighting would be controlled by a timer without any use of sensors and the up lighting would be turned off by 10pm.

Mr. Phinney requested clarification from applicants on the limousine issue brought up by Mr. Nahhas.

Mr. Hickman replied that there would be no use of limousines; however, there will be town cars available for pick-up and drop-off of guests of the facility.

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

C. Parcel 21 – Holiday Harbor Courts – Consideration of final redevelopment plan and Design Control Board Review related thereto – DCB #05-016-C

Mr. Davey noted that the applicant has proposed a community park on Parcel 21 and is returning nearly an acre of land back to the Beaches and Harbors for further development of Marina Beach.

Mr. Abe pointed out that the proposed changes were previously directed for the promenade, including the addition of shade structures and a node.

Mr. Davey stated that his focus was to have enough signs to lead the pedestrians to the water front, parking structure and retail businesses.

**Public Comment**

Jon Nahhas asked about boater parking spaces and special accommodations for senior citizen boaters.

**Board Comment**

Mr. Pastucha commented on the creativity of the bending light pole, the lighting and seating design.

Mr. Abelar inquired about the existence of any public restrooms and water fountains in the park.

Mr. Hickman replied there will be water fountains and tenant boater restrooms which will require key access.

Mr. Phinney asked if there were any interested tenants for the new Holiday Harbor building and Mr. Hickman replied that no tenants were signed as of yet.

Mr. Phinney expressed his concern about the Board’s approval of a commercial building with no tenancy because of non-anticipated usage such as a hotel.

Mr. Tripp stated that the Regional Planning Commission has approved a commercial building with specific uses including a health club, yacht club and marine commercial uses.

Ms. Gutierrez stated that a hotel would require a separate permit and entitlement which the project doesn’t have.

Mr. Jones added that a lease extension has specific requirements as to what uses can occur on the site. Also, the active public use clause requires the lessee to lease out the building to its maximum potential.

Mr. Phinney stated the parking structure being the wrong usage of a waterfront parcel.

Mr. Abelar asked for the hours of the park will be lighted.

Mr. Kriemann responded saying that the hours of operation must be determined by the Sheriff's Department, based on the best interest of the public's safety.

**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**

Mr. Lopez presented the project staff report.

Ms. Smith and Ms. Johnson introduced themselves and stated that staff had covered everything.

**Public Comment**

None

**Board Comment**

None

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

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

Mr. Lopez presented the project staff report.

Mr. Medak added that the restrooms are strictly for tenant boater usage and that ADA signage would be placed on the door.

Mr. Abelar inquired about the removal of the existing retaining wall and the distance between the restroom and the wall.

Mr. Medak answered that the existing retaining wall will remain and the new restroom wall would be built against it to eliminate the existing vagrancy problem in that walkway.

**Public Comment**

Jon Nahhas suggested the use of a fob for access to the bathroom.

**Board Comment**

None

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

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

Mr. Lopez presented the project staff report.

Mr. Matalano added that Chase Bank feels that additional signage on Lincoln Blvd would be beneficial.

**Public Comment**

None

**Board Comment**

Mr. Pastucha expressed his concern about the pole signage and Mr. Phinney concurred and asked staff about the regulations of the installation of pole signage.

Ms. Guiterrez replied that pole signage is considered a free standing sign and therefore not allowed if one already exists on the property.

Mr. Phinney suggested a monument sign and asked the applicant to submit a revised proposal in 30 days.

**Mr. Wong moved to continue the item, which was seconded by Mr. Abelar. The motion was continued unanimously.**

**7. Staff Report**

All reports were received and filed.

**Public Comment**

Jon Nahhas spoke about the lack of recreational programs in the Marina.

**8. Adjournment**

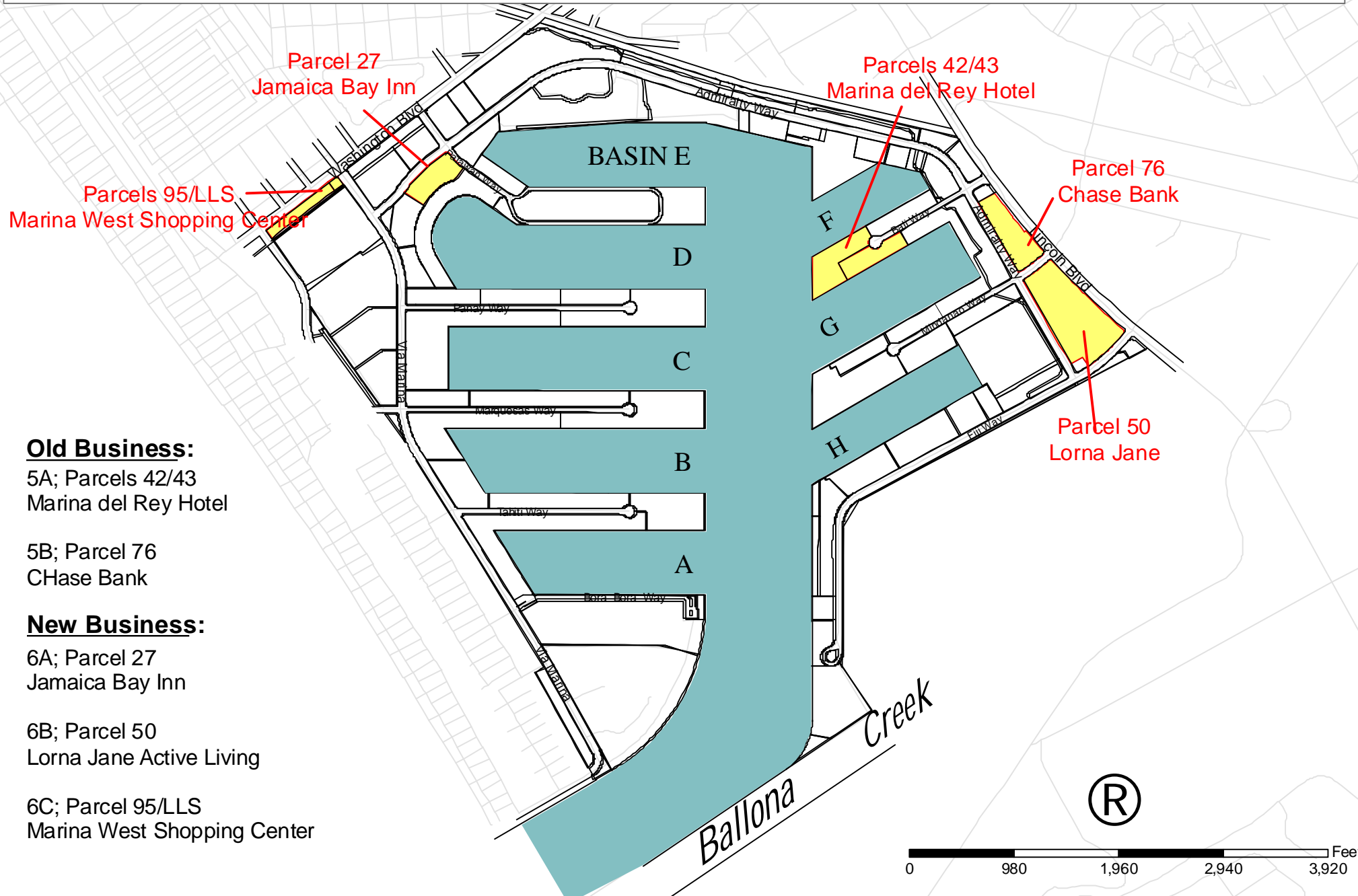
**Mr. Wong moved to adjourn the meeting. Mr. Pastucha seconded the motion and it was approved unanimously. Meeting adjourned at 4:24 PM.**

Respectfully Submitted,

Yeni S. Maddox  
Temporary Secretary for the Design Control Board



# Locations of May 16, 2012 DCB Items







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May 10, 2012

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

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

**SUBJECT: ITEM 5A – PARCEL 42/43 – MARINA DEL REY HOTEL – DCB #11-011-B –  
CONSIDERATION OF FINAL SITE RENOVATION PLAN AND DESIGN  
CONTROL BOARD REVIEW RELATED THERETO**

Item 5A on your agenda is the final design submittal from Pacifica Hotel Company (Applicant) for complete site and exterior building rehabilitation of the Marina del Rey Hotel, an existing 154-room, three-story hotel, located at 13534 Bali Way.

Overview

On December 11, 2011, your Board reviewed and approved the conceptual design for complete site renovation of the Marina del Rey Hotel. The project was conditioned to return with final design of building exterior materials and colors, landscaping, lighting, promenade and signage details.

The existing hotel building is “Y” shaped with three wings of three stories each. Within these wings are guestrooms, small meeting rooms, a restaurant, bar, kitchen, offices for management and associated hotel guest amenities. East of the guestroom building is an attached one-story hotel conference center building with three large meeting rooms, public restrooms and a kitchen that serves the conference center. Directly east of the conference building is an existing one-story circular building that is currently vacant. This building will become a hotel spa, offices and other associated hotel related space. A smaller building further east contains the offices of the dockmaster for the Marina del Rey Marina that adjoins the hotel site. Uses in all of these buildings are served by an adjoining surface parking lot.

The Applicant’s proposal includes final design and colors of all exterior elevations and interior areas of the existing 154-room hotel, conference center, circular building, dockmaster landside facilities and marina restrooms. It also includes enhancement of on-site landscaping, reconfiguring and resurfacing on-site surface parking areas, and resurfacing and enhancing the existing public promenade.

Building Elevation Changes

The hotel’s main entrance has been modified from the previous submittal, and will be enhanced with a covered pedestrian entry and new tempered glass façade. The new changes also include additional landscaping and a new roofline for the three-story lobby. Existing hotel balconies on all guestrooms will receive privacy screens between balconies.

New balconies will also be installed at all guestrooms currently without one. Balcony railings will be powder coated metal, painted in dark gray color and will include tempered colored glass panels.

The existing roofline will be modified to include higher structural projections to add contrast to the existing flat-roof design throughout the hotel building. The existing conference center and rotunda will also undergo a major roof structural change. The existing convex shape will be replaced with a new metal roof, and augmented with a smaller round architectural vertical projection that complements and balances the overall modern design of the building.

Existing fire egress stairways at the end of the guestroom wings will receive new screening elements to soften the visual impact of the exposed vertical circulation designs from Marina waters. The screens will be constructed of the same type of colored tempered glass proposed along the main entry elevation.

The ground floor rooms facing the existing pool along the south elevation will be upgraded with canvas overhead cabanas to allow for exterior seating along each individual patio. The pool and surrounding deck will be upgraded with new stone surfacing, furniture, fixtures and equipment. A new Jacuzzi spa will be installed adjacent to the swimming pool, and new tempered glass will replace existing clear plastic screens around the pool area perimeter.

The west courtyard area improvements will consist of the removal of an existing wooden gazebo and installation of new landscaping and furnishings to allow for a multi-functional open-air special event area. This area will also serve as outdoor seating for the existing restaurant within the hotel premises. Seating and planting groupings are designed to encourage guest and patron social opportunities with a more pleasant and inviting outdoor environment.

#### Landscape and Lighting

The proposed planting palette will complement the building design and colors, which will add accents of different colors and plant species that are consistent with the County's drought tolerant planting ordinance. During the December 2011 meeting, a detailed landscape plan was presented to your Board and the proposed plan is consistent with the one that was previously conceptually approved. The site currently has 112 mature palm trees consisting of Mexican Fan Palms and King Palms, and 32 canopy trees, which include Ficus, Coral, Umbrella and Melaleuca trees. Most of the existing mature trees will remain, while some will either be removed or relocated. Of the existing palm trees, 13 will be relocated and 21 will be removed. Of the canopy trees, one Coral and two Umbrella trees will be removed, and 17 Ficus trees around the pool area will be removed and replaced with 13 Date Palms.

The overall site design will be organized into different planting areas, which will add unique detail from the hotel entry through the Bali Way driveway, site parking areas, hotel terrace/event area, pool deck and conference center area.

The plant groupings will include a series of Magnolia 'St. Mary's', a combination of Fortnight Lilies, Yellow Lantanas and Blue Chalk Sticks along the site entry driveway and central

vehicular drive up to the hotel entry. Date Palms and White Plumbago create a soft and full planting area that screens the parking areas from view from the hotel entry. An open lawn with soft mixed planting border will frame views to the Marina from the hotel terrace and event area, which also includes low hedges to provide a sense of privacy for the ground floor room terraces. The conference center will also be surrounded with a variety of palms with simple mass planting of White Lantana as ground cover.

The pool deck area will be improved with a dynamic pattern of hardscape and synthetic turf that demarcates a variety of zones and mixed textures for poolside activities. The deck area will contain a circular spa and low wall to one side.

New lighting is proposed throughout the project, consisting of wall and soffit lighting, low-level landscape and pathway lighting, and guestroom unit light fixtures. A more detailed lighting plan will be provided during the post-entitlement and final design submittal at a later date.

#### Promenade Improvements

The promenade is proposed to be improved with stamped concrete patterns and seating, landscaping, new railing fence and dock entry gates to conform to the Marina Walk Promenade Design Guidelines. The new observation point at the southeast corner of the property has been modified and will provide an opportunity for the public to sit and enjoy the view of the Marina facing Burton Chace Park. The proposed promenade improvements will border the property along the north side with a minimum of 6' in width, adjacent to existing parking aisles, and expand to upwards of 26' in width around the hotel building. The proposed railing and dock gates will include surface mounted light fixtures and wire mesh for screening purposes. Each dock gate will be identified by name with vertical lettering to right side of the entry door leading toward the docks.

#### Colors and Materials

The Applicant will repair all existing building surfaces currently covered with stucco and will use a different tone of colors from the previous submittal, which now includes gray for canopy and railings, an off-white color (White Hyacinth) for building elevations, and Sea Blue tempered glass along railings, main entry and side egress elevations.

#### Signage

The Applicant is not proposing signage at this time, but will return with required details design, location, materials and dimensions at a later date.

#### **STAFF REVIEW**

The Applicant submitted plan design and materials details of the proposed project for final review and approval. Staff finds the proposed application sufficiently complete and in substantial conformance to the conceptual design previously approved by your Board.

**The Department recommends Final Approval DCB #11-011-B as submitted.**

SHK:CM:il



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May 10, 2012

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

TO: Design Control Board  
FROM: <sup>Gary Jones</sup> for Santos H. Kreimann, Director

**SUBJECT: ITEM 5B – PARCEL 76 – CHASE BANK – DCB #12-006 – FURTHER CONSIDERATION OF NEW BUSINESS IDENTIFICATION SIGNAGE AND DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 5B on your agenda is a returning submittal from Chase Bank (Applicant), seeking approval for one new freestanding monument sign along Lincoln Boulevard for the existing bank. The bank is located at 4676 Admiralty Way and within Parcel 76, the Marina Towers.

Freestanding Pole Sign

The request by Chase Bank for a new double-sided freestanding pole sign was submitted for your Board's consideration at the April 2012 meeting. Your Board noted that the new freestanding pole sign was not aesthetically consistent with Marina del Rey sign standards and moved to continue the item until a new design was submitted. The Applicant has modified the design of the proposed freestanding sign and requests once again that your Board approve the sign in order to proceed to the Department of Regional Planning for further consideration.

The double-sided freestanding sign structure is proposed at the previously requested location along Lincoln Boulevard and near the Lincoln Blvd/Mindanao Way intersection. The newly proposed internally-illuminated pylon includes routed aluminum faces from the ground up and would form a one piece rectangular frame structure. The rectangular frame would be 17 feet tall and approximately 1 foot wide by 3 feet long. The frame would have LED illuminated vertical letters reading "CHASE" followed by the bank's signature logo in 1-foot 4-inch tall blue and white custom font and design.

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. The 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 type of 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 would be double-sided with sign faces oriented

toward north and south-bound Lincoln Boulevard. The Applicant is again proposing to illuminate the sign from dusk until 6 a.m., which is consistent with the bank's illumination schedule. An ATM is available 24 hours a day for customers along the exterior of the bank, facing Lincoln Boulevard.

#### **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, modified dimensions and materials of the requested permanent sign meet the standards set forth in Sections 4 and 5, Permitted Permanent Signs, of the *Sign Controls*. The sign is 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.**

SHK:CM:il



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May 10, 2012

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

TO: Design Control Board  
FROM: <sup>Gary Jones</sup> for Santos H. Kreimann, Director

**SUBJECT: ITEM 6A – PARCEL 27 – JAMAICA BAY INN – DCB #12-007 –  
CONSIDERATION OF NEW BUSINESS IDENTIFICATION SIGNAGE AND  
DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from Jamaica Bay Inn (Applicant), seeking approval for permanent business identification signs for its new restaurant, which is to be named, "Beachside Restaurant and Bar." The signs will consist of new sign faces to one entryway monument sign, one main freestanding monument sign and one façade sign mounted along the front and main restaurant entry elevation. The hotel and restaurant are located at 4175 Admiralty Way.

Freestanding Signs

The Applicant's proposed freestanding business identification signs will replace the former Vu Restaurant signage on existing sign structures. The main freestanding sign, located in a landscaped area near the Palawan Way and Admiralty Way intersection, will have a new sign face reading "BEACHSIDE", in 11-inch-high lettering and Process Blue color over a Golden Yellow curved bar and the words "RESTAURANT – BAR", in 4 inch high Silver Gray color. The existing sign frame for the restaurant sign measures 3 feet tall by 10 feet wide and is located at approximately 3 feet above grade level.

The second proposed sign face will be placed on the existing entryway monument sign located near the driveway along Palawan Way. This second sign will match the wording and design of the main freestanding sign, however, the lettering will be slightly smaller in size with "BEACHSIDE" being 3 inches high and "RESTAURANT – BAR" measuring 1 inch high. The existing overall entryway sign dimensions are 2 feet high by 3 feet long. No structural modifications to either one of the signs are proposed.

Façade Mounted Sign

The proposed façade sign includes a new sign face with acrylic letters and logo to an existing 1 foot six inch tall by 5 foot wide sign cabinet. The proposed façade sign will also read "BEACHSIDE" over the words "RESTAURANT – BAR." The lettering will be 5 inches high for the word "BEACHSIDE" and 2 inches high for the words "RESTAURANT – BAR." The same Process Blue, Golden Yellow and Silver Grey colors are proposed.

Hours of Illumination

The proposed restaurant signage has existing internal fluorescent lamp illumination and will continue to use the previously approved hours of illumination. The signs will be lit Sunday through Thursday from dusk until 1 a.m., and Friday through Saturday, dusk until 2 a.m., in accordance with the closing time for the restaurant and bar.

**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 are also consistent with previously approved hours of illumination for the hotel and restaurant.

**The Department recommends APPROVAL of DCB #12-007 as submitted.**

SHK:CM:il



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May 10, 2012

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

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

**SUBJECT: ITEM 6B – PARCEL 50 – LORNA JANE ACTIVE LIVING – DCB #12-008 –  
CONSIDERATION OF NEW BUSINESS IDENTIFICATION SIGNAGE AND  
DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6B on your agenda is a submittal from Lorna Jane Active Living (Applicant), a new tenant, seeking approval for permanent business identification signs. These will consist of two façade signs mounted along the front and rear elevations, one blade sign and canvas awning along the main entry. The retail space is located at 4700 Admiralty Way and is within the Waterside Marina del Rey Shopping Center.

Façade Mounted Signs

The Applicant's proposed façade signs consist of 8 inch high reverse channel halo illuminated letters, reading "Lorna Jane" over 4 inch high "ACTIVE LIVING", in matte black color and Bank Gothic font. 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 approximately 1 foot high by 11 feet long. They will be located above the main and service entries at 13 feet and 19 feet above grade, respectively.

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.

Blade Sign

The proposed double-sided blade sign will be located along the front façade and adjacent to the double-door main entryway. The sign will include white artwork on a black background, affixed with an aluminum mounting plate and support bracket against the front façade. The circular sign will measure 2 feet in diameter and will read "ACTIVE LIVING" and "MARINA DEL REY, CALIFORNIA" along the edges of the sign. It will also include "Lorna" over the words "Jane" and "SINCE 1990" written in the center of the circular sign in varying font types and dimensions.

This sign will not be illuminated, and will project 3 feet 6 inches from the wall. The sign will be approximately 9 feet above grade to match the height of the proposed awning.



Proposed Awning Structure

The Applicant is also proposing to install one square tube aluminum framed awning, painted and powder coated in black, which will be approximately 9 feet above grade. The proposed awning will also be covered with a new black canvas material, will measure 1 foot 8 inches tall by 15 feet long and will project approximately 7 feet from the wall. The awning will be consistent in color, shape and style with awnings currently existing within the Waterside Shopping center. No awning currently exists at this storefront.

**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 #12-008 with the condition that the Applicant obtain further review and approval from the Department of Regional Planning before installation.**

SHK:CM:il



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May 10, 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 – PARCELS 95/LLS – MARINA WEST SHOPPING CENTER – DCB  
#12-009 – CONCEPTUAL CONSIDERATION OF SITE REDEVELOPMENT  
PLAN AND DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6C on your agenda, is a submittal from Marina West Shopping Center (Applicant) seeking conceptual approval of the proposed commercial center and park redevelopment on Parcels 95 and LLS, located at 404 through 480 Washington Boulevard, between Via Marina and Via Dolce on the northwestern edge of Marina del Rey. The project location serves as the northern gateway to traffic entering and leaving Marina del Rey.

#### Background

The project was originally considered by your Board in November 2006 and received conceptual approval for a retail and residential mixed use development along Parcels 95 and LLS. Since then, the project has been redesigned and Applicant is requesting conceptual approval once again for redevelopment of the site, which consists of demolition of three existing buildings, and construction of two new retail buildings, a new community park on Parcel LLS, new landscaping and the renovation of the existing Islands Fine Burgers and Drinks restaurant.

#### Conceptual Design

There are currently four buildings on the site. Three of the structures will be demolished and one will remain, which houses the Islands restaurant, designated as Building C and located on the west side of the property. This restaurant will continue to operate during construction. The two new structures on the east side of the property will be designated as Buildings A and B. A community park will be built on Parcel LLS, the adjoining property, at the intersection of Washington Boulevard and Via Marina as part of the development. An existing parking lot serving the Island's restaurant will remain but existing landscaping will be improved.

Building A, which was located on Washington Boulevard, near the intersection of Washington Blvd and Via Marina, is designed to anchor the project and is adjacent to the park. The building was designed to appear as a two story structure. The building façade will have articulation with varying height, exterior finishing and windows. The façade materials will include stone veneer and smooth plaster. Precast trim will also complement the copper dome located at a corner of the building. The exterior of the building will also be enhanced by awnings at several locations to introduce a variety of colors and textures. The elevation

nearest to the community park will include a coffee shop for added convenience and services to pedestrians walking by or enjoying the park amenities.

The building B exterior will include a variety of materials, height and window design consistent with Building A. A tower has been incorporated into the building on the east side, which will also include a decorative copper dome. A different tower will be placed on the west side with balcony space above the entry providing a two-story building appearance. Proposed window shutters and pre-cast details will also add an upscale appearance to the overall design of the building. Stone veneer will be used extensively to provide contrast to the smooth plaster used on other areas of the building. Entrances to stores will also include different height articulation to provide a more intricate design that breaks away from the standard façade of a variety of buildings within the immediate vicinity. Awnings and cantilevered metal canopies will also be incorporated to each building elevation for added enhancement. Tile roof and stone columns will be added to the portion of the building facing the alley to improve the building's connection to the surrounding environment.

Building C is an existing building that will continue to serve as Islands Fine Burgers and Drinks. The building will receive exterior improvements similar to Buildings A and B for design consistency, which will include a new tile roof, new smooth plaster wall finishing and the addition of building height variation along the Via Dolce Avenue and main entry to the restaurant, facing the parking lot.

#### Community Park

The proposed community park component of this redevelopment project will be located on Parcel LLS, located at the southwest corner of Washington Boulevard and Via Marina. The park will complement another park across Via Marina on Parcel 97, which was built as part of another redevelopment project, the Marina Beach Shopping Center, and together will enhance the northern gateway to Marina del Rey. This community park would be maintained by the project's lessee.

The park will be designed with layers of planting and amenities to add privacy and protection from the busy traffic along Washington Boulevard. The park will include a circular raised platform to provide space for public performances with surround seating facing the center. Along each of the seating areas, raised planters will provide screening with flowering Crape Myrtles and Canary Island Palms. The paving patterns will also reflect the circular design, radiating from the center of the park area and outward to the park's perimeter. Near the intersection of Washington Boulevard and Via Marina, a sign will identify the park which will be accented by groups of Queen Palms, lawn and pink flowering India Hawthorn. The intent of this park is to create a community area and serve as an anchor and focal point for the project and Marina del Rey as a whole.

In terms of amenities, the park will include a fountain as the focal point with amphitheater seating around a circular shaped paved area, as discussed above. The permanent circular stage will allow musicians and other performers to entertain visitors to the park. The park will be minimally lit and step lights will be provided near the seating areas.

### **Landscape Concept**

The landscape planting design will reflect the tropical nature of the plantings that currently exist within the immediate vicinity. Palms will be used for accents and added design rhythm. Flowering Crepe Myrtle and New Zealand Christmas trees are integrated into the design for annual flowering color. Additional shrubbery will also be incorporated into the landscape palette to add more flowering color and foliage texture. Where ground planting is not possible, potted plants will be provided in order to have a continuous landscape design throughout both parcels.

### **STAFF REVIEW**

The Applicant's proposed refinement to the redevelopment project as proposed will enhance the site's aesthetics and will improve views along Washington Boulevard. New landscape treatments and building elevation designs will improve the overall pedestrian connectivity to the various project components.

The project will also incorporate minimal exterior building lighting to add a sophisticated look to the development at night. Lighting fixtures will be shielded and will be unobtrusive while providing ample accent illumination for added safety and security.

The community park on Parcel LLS will complement the existing park area on Parcel 97 across Via Marina, which will also enhance the Marina gateway feel along the northern entry to Marina del Rey. The park will include amenities and provide a resting point for visitors of the Marina along Washington Boulevard.

The Applicant submitted the plan design and material details of the proposed project for conceptual review and approval only. Staff finds the proposed conceptual application sufficiently complete to proceed with the conceptual review procedure set forth in Section 22.46.1110.D1 of Title 22, Planning and Zoning.

**The Department recommends APPROVAL IN CONCEPT of DCB #12-009 with the condition that the Applicant:**

- 1) Return to the DCB for final design approval of the building exterior, landscaping, lighting and signage after Regional Planning Coastal Development Permit review; and,
- 2) Provide any requested material samples or design information necessary to complete the final design review.



*To enrich lives through effective and caring service*



May 10, 2012

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

TO: Design Control Board  
FROM: <sup>Gary Jones</sup>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 April 18, 2012 report, the following temporary permits have been issued:

- TP 12-004** Parcels 1, EE, 52 and 61. Halibut Derby. For installation of four (4) 3' x 6' temporary banners mounted on the fence at the Fuel Dock, Chace Park, Dock 52 and Shanghai Reds for the 2012 Annual Halibut Derby event held on June 9-10, 2012. The banners are approved through June 2012.
- TP 12-005** Parcel 44. Marina Fest. Approval to mount one 4' x 8' temporary banner along the Parcel 44 building façade, facing Admiralty Way, to promote the 2012 Marina Fest event and Boat Show held on May 19<sup>th</sup> and 20<sup>th</sup>, 2012, on Parcels 41 and 44. The banners are permitted through May 2012.

SHK:il



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Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

April 23, 2012

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

**Temporary Banners for Halibut Derby 2012  
(TP 12-004)**

Dear Mr. Zisser,

By means of this letter, Marina del Rey Anglers are permitted to place four (4) banners at various locations for the 2012 Annual Halibut Derby event to be held on June 9<sup>th</sup> and 10<sup>th</sup>, 2012. The 3-foot by 6-foot banners will be placed at the following locations:

1. On the fence at the Marina Fuel Dock (Parcel 1);
2. On the chain link fence in the southwest corner of Burton Chace Park (Parcel EE), facing Basin H and Main Channel;
3. On the chain link fence facing Basin H at Dock 52 (Parcel 52); and,
4. On the chain link fence facing the Main Channel at Shanghai Red's Restaurant (Parcel 61).

All four banners will be made of yellow vinyl and will include the Marina del Rey Anglers information about the 37<sup>th</sup> annual Marina del Rey Halibut Derby event, which will be held on June 9<sup>th</sup> and 10<sup>th</sup>, 2012, on Parcels 41 and 44. The banner lettering will vary in height from three to eight inches in blue Garamond Bold Italic font. The four banners will be identical in size, color and design.

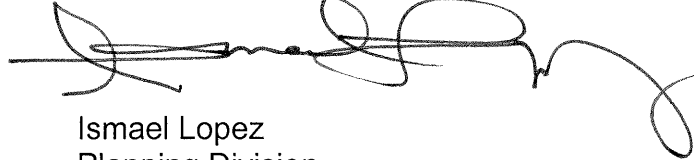
The banners are permitted from May 1, 2012 through May 31, 2012. All four banners must be removed by noon on June 1, 2012. One 30-day extension may be granted, provided that a written request is made to the Department before the original permit expires.

Halibut Derby Temporary Banner  
April 23, 2012  
Page 2 of 2

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

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

A handwritten signature in black ink, appearing to read 'Ismael Lopez', with a long horizontal line extending to the right.

Ismael Lopez  
Planning Division

SHK:IL

cc: Carlos Zimmerman  
Seth Curtis  
Ken Edson



*To enrich lives through effective and caring service*



Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

April 23, 2012

Mr. Russ Carrington  
Action Watersports  
4144 Lincoln Boulevard  
Marina del Rey, CA 90292

**Temporary Banners for Marina Fest 2012  
(TP 12-005)**

Dear Mr. Carrington,

By means of this letter, Action Watersports is permitted to place one banner for the 2012 Marina Fest event taking place in Parcel 41 and 44 on May 19<sup>th</sup> and 20<sup>th</sup>, 2012, along the Parcel 44 building façade facing Admiralty Way.

The banner will be made of vinyl in yellow color, will measure 4 feet wide by 8 feet long, and will promote the 2012 Marina Fest event and Boat Show in 8" high black New York font.

The banner is permitted from May 1, 2012 through May 31, 2012. The banner must be removed by noon on June 1, 2012.

If 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





*To enrich lives through effective and caring service*



May 10, 2012

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

Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

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

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

On April 17, 2012 the Board authorized the Director of Regional Planning to accept and disburse grant funding in an amount up to \$1,500,000 from the United States Fish and Wildlife Service (USFWS) under the Federal Coastal Impact Assistance Program to mitigate the impacts of oil-and gas-production activities occurring off the Los Angeles County coast, and also authorized him to execute all necessary documents to accept the grant funds and disburse funds to the appropriate departments; and to act as lead agent for the County when conducting business with the USFWS on any and all matters related to the grants. Related projects:

- Beaches and Harbor's Will Rogers State Beach Coastline Project
- Public Work's Oxford Retention Basin Multi-Use Enhancement Project
- Public Work's Marina del Rey Water Quality Enhancement Project for Parking Lots 5 and 7
- Regional Planning's Marina del Rey Local Coastal Program Periodic Review Project.

Also, on April 17, 2012 the Board authorized the Director of Public Works or her designee to negotiate and execute an agreement with Playa Vista Parks and Landscape Corporation for operating the Marina del Rey Summer Shuttle Service through the summer of 2016.

Also, on April 17, 2012, the Board approved the total Burton Chace Park Transient Dock Replacement Project of \$5,400,000, funded by Marina del Rey Accumulative Capital Outlay fund and a grant from the U.S. Fish and Wildlife Service's National Boating Infrastructure. The Board also authorized the Director Public Works to proceed with the design of the project, and find that the proposed project is exempt from the California Environmental Quality Act.

On April 24, 2012 the Board approved the following recommendation as submitted by Supervisor Knabe: Oppose Governor Brown's proposal to eliminate the Department of

Boating and Waterways and instruct the County's Legislative Advocates in Sacramento to communicate this position to the Governor; and direct the Chief Executive Officer, together with the Sheriff, Fire Chief, and the Director of Beaches and Harbors, to prepare a five-signature letter of opposition, to be sent to Governor Brown and the Little Hoover Commission.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

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

**COASTAL COMMISSION'S CALENDAR**

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

**SMALL CRAFT HARBOR COMMISSION**

The March 2012 meeting was cancelled and the April meeting minutes are attached.

**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**

**April 11, 2012 – 10:00 a.m.**

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

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

**County:** Amy Caves, Senior Deputy County Counsel; Lieutenant Reginald Gautt, Sheriff's Department; Detective Sergeant Anthony Easter, Sheriff's Department; Pamela Manning, Department of Public Works; Brittany Barker, Department of Public Works.

## **Call to Order and Pledge of Allegiance:**

Chair Lumian called the meeting to order at 10:03 a.m. followed by the Pledge of Allegiance.

**Approval of Minutes: Motion to approve by Commissioner Rifkin, seconded by Commissioner Lesser, unanimously approved.**

## **Item 3 – Communication from the Public:**

John Rizzo spoke about corruption within the Los Angeles Coliseum Commission. He speculated that the LA County Assessor's office was undervaluing marina leaseholds to procure campaign donations.

Jon Nahhas commented about the illegible documents and asked for larger font sizes of documents. Mr. Nahhas also asked to regulate beach vendor's parking along marina beach.

Commissioner Lesser stated the DBH document was completely legible.

Commissioner Delgado pointed out the unclear document was a photocopy of a building permit and was not created by the Department.

Mr. Jones said documents provided under the Public Records Act were provided in the way they were received.

## **Item 4 – Communication with the Commissioners**

Commissioner Rifkin disclosed he met with the Marina del Rey Convention and Visitors Bureau, Beverly Moore and a consulting team regarding a Westside mobility study. During the meeting the need for visitor transportation was highlighted. He asked Department about the Marina being proposed as a location for the Ferris Wheel considered for Venice Beach.

Mr. Jones replied he had not heard about the Marina as a proposed location for the Ferris Wheel.

Commissioner Rifkin said this would be important to Marina del Rey operations as the circulation flows would be impacted by the presence of the Ferris Wheel in Venice.

Mr. Jones said it could be an idea to bring up to Regional Planning during the visioning process.

## **Item 5a – Marina Sheriff**

Sergeant Easter provided the Crime Stats and Live aboard Report.

Lieutenant Gautt commended the Department's effort on the Dredging project. He also talked about events and various construction projects taking place in the Marina.

Chair Lumian thanked the Sheriff's Department for their co-sponsorship for the Boys and Girls Club sailing program.

**Item 5b – Marina del Rey and Beach Special Events**

Carol Baker talked about the new Pet Adoption event.

Jon Nahhas commented there were no programs for recreational boating offered by Los Angeles County. He stated that there was no evidence that any citizens of LA County were engaged in recreational boating other than to watch. He asked to see more recreational programming particularly for personal watercraft.

**Item 6 – Status Update for Lease Renegotiation for Parcel 104-Minimum Rent Provision**

Mr. Jones spoke about the progress and status of Parcel 104's renegotiation.

John Rizzo talked about the establishment of minimum rent. He also speculated that the County is receiving below market returns on the market value of the land in Marina del Rey.

Jon Nahhas presented a calculation of investment returns for Parcel 104. He speculated that the lessee has been receiving a gift of public funds by virtue of below-market ground rents.

Commissioner Lesser asked about the source of information for the land's market value.

Jon Nahhas replied the information was provided by REMAX and that land in Marina del Rey was valued between \$400 and \$800 per square foot.

Commissioner Lesser expressed his ideas on the matter and commented that there is an existing lease in place. He further expressed his doubts about the valuation quoted by Mr Nahhas given the percentage of income relative to the expressed valuation.

Commissioner Alfieri suggested the Department seek professional opinions when leases come up in the future to determine valuations and appropriate lease rates.

Mr. Jones agreed and expressed the Department's desire to receive a higher rent whenever there is a possibility.

Commissioner Alfieri asked the Department what figure was declined by the lessee that blocked the negotiation.

Mr. Jones said he had passed on what was discussed (25% rental rate) at the previous meeting.

Commissioner Lesser asked when the lease expires.

Mr. Jones replied 2029.

Chair Lumian talked about the ongoing policy made it difficult for renegotiation when the lease is up for extension.

Mr. Jones talked about an alternate usage of this land being discussed several years ago.

Chair Lumian thanked the Department for one out of two requested concessions being secured.

**Item 7a – Presentation on the Early History of Marina del Rey by the Marina del Rey Historical Society**

Willie Hjorth gave a brief on the Marina del Rey Historical Society.

Deborah Talbot presented the slide show and welcomed any information about Marina's history, and welcomed any contributions to the Society.

Chair Lumian thanked the presenters and their efforts all these years and asked about 2015's celebration.

Willie Hijorth talked about the initial plan.

Commissioner Delgado asked if the presentation can be put on the web for greater exposure.

Deborah Talbot said that was a great idea and will post on the web.

Jon Nahhas talked about Marina del Rey being created as a recreation boating center and that it should be managed as a recreation boating center.

Chair Lumian thanked the Marina del Rey Historical Society for their great work.

**Item 7b – Presentation by the LA County, Department of Public Works on the Current Status of MdR Infrastructure Projects**

Ms. Manning and Ms. Barker gave a description on the various projects and talked about current status.

John Rizzo asked about the project costs.

Ed Andrews of DPW replied the construction cost of tide gate is \$1.7 million dollars and seawall refurbishment project is in the several millions of dollars.

Chair Lumian asked staff about (ACO) fund's coverage.

Mr. Jones said the Department is in the process of compiling the information and ACO fund stands for Accumulative Capital Outlay fund.

Chair Lumian asked if there will be future opportunity for more discussion on ACO funds in the following meetings.

Mr. Jones replied yes.

**Item 8 – Staff Reports**

Mr. Jones provided the report.

Jon Nahhas commented on slip vacancy and he claimed that the taxpayers were losing \$60,000/month in rental income. He commented that the revised Harbor Ordinance that requires moving the boats 1,000 feet from the breakwater is not a prudent change in rules.

John Rizzo asked about the dredging costs and the amount of public money spent on the project.

Mr. Jones replied the dredging project cost is approximately \$14 million with a majority portion from the Federal Government. The County did contribute some funds as this is important locally. There was a Board action several months ago with all the details presented.

John Rizzo asked how much the County put in.

Mr. Jones said the County put in approximately \$5 million which included add-ons to re-nourish Redondo Beach.

John Rizzo asked if the total cost then is \$19 million.

Mr. Jones replied the \$5 million was included in the \$14 million.

Commissioner Lesser commented the Slip Vacancy Report is misleading and asked the Department to change the format to reflect the vacancy rate is based on it's own size instead of the total number of slips.

Mr. Jones said the Department is in the process of re-formatting the report so it can be in the same format as the one to present to the Coastal Commission.

Commissioner Lesser commented on the vacancy rates.

Commissioner Delgado asked once the format is finished that it be printed in a larger format.

Mr. Jones replied once the report is finished with information summarized, it will be more visible.

Chair Lumian said during his conversation with the Acting Director of California Boating and Waterways Department and the boating facilities Director, they reported the level of vacancy in Marina is fairly consistent with other parts of the State.

Commissioner Alfieri asked which project is due to start in September.

Mr. Jones said the first anchorage replacement projects will be the Bay Club, and the Marina City Club, which are both in their final stages of permitting along with improvement of the transient dock in Chace Park.

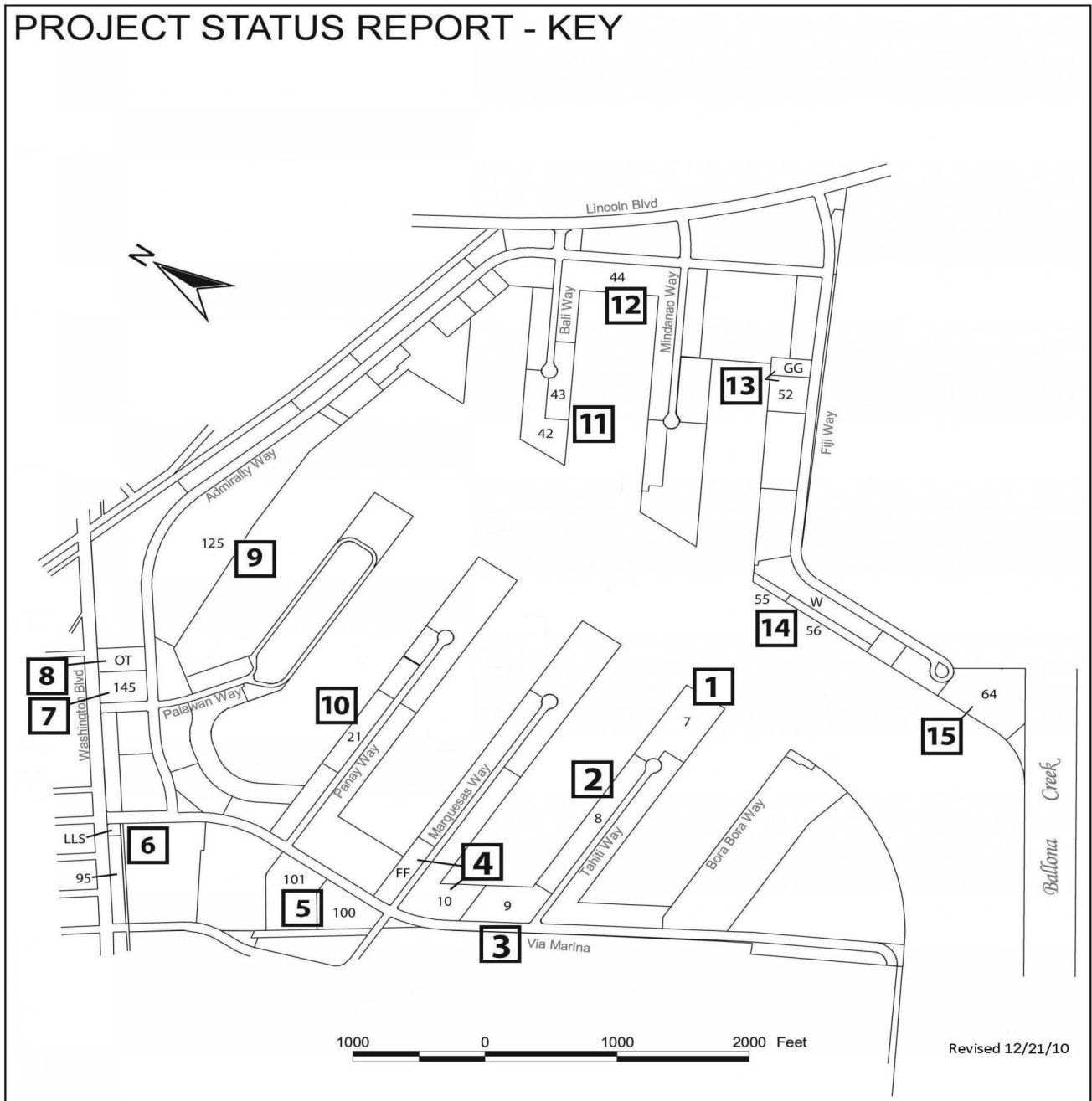
**Adjournment**

Chair Lumian adjourned the meeting at 11:25 a.m.

Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of May 22, 2012

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	<b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48'. <b>Parking</b> -- 315 residential parking spaces and 172 slip parking spaces.	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. 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 was approved on 1/18/12.	No Variance proposed
3	9 -- Proposed Hotel on northern half of Parcel 9U	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites)	<b>Massing</b> -- Revised project will be resubmitted at a later date. <b>Parking</b> -- Parking plan will be resubmitted at a later date.	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'Brien	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. 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; 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, but Final approval was granted on 10/11/11; 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. Findings for approval will be considered on 5/15/12.	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
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*22,432 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- New Term sheet at Board in closed session on 1/31/12. Regulatory -- Conceptual DCB design submittal was approved on 5/16/12.	No Variance proposed
7	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 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	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. 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; 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. Final DCB approval on 4/18/12.	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.	<b>Massing</b> -- No modifications to existing buildings proposed. <b>Parking</b> -- 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 2012 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	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	Phase 1 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. Final DCB approval granted on 4/18/12. 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.	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 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. Final DCB design was approved on 5/16/12.	No Variance proposed
12	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 655" tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated. Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. 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	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; 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	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB 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)
Construction in Process						
15	64 -- Breakwater Archstone	Brian Gilchrist	* Complete leasehold renovation	<b>Massing</b> -- Existing 224 units in 3 stories with portions over parking <b>Parking</b> -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10. 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. Construction commenced November 2011.	No Variance proposed
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. 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. Construction started March 2012.	No Variance proposed
5	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	<b>Massing</b> -- Twelve 75' tall 5-story residential buildings <b>Parking</b> -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. 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

## PROJECT STATUS REPORT - KEY







*To enrich lives through effective and caring service*



Santos H. Kreimann  
Director

Kerry Silverstrom  
Chief Deputy

Gary Jones  
Deputy Director

May 10, 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**

May 24 at 4:00 p.m.

&

June 28 at 9:00 a.m.

The Los Angeles County Department of Beaches and Harbors Outdoor Adventures is 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

### **MARINA DEL REY PET ADOPTIONS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292  
Saturday, May 12, 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 2<sup>nd</sup> 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

### **THIRD ANNUAL MARINA DEL REY MARINA FEST**

G Basin & Pier 44 Slips, Marina del Rey  
Saturday, May 19 – 10:00 a.m. to 6:00 p.m.  
Sunday, May 20 – 11:00 a.m. to 5:00 p.m.

Marina Fest is a community based waterfront family fun celebration of the boating lifestyle. It will include everything from affordable family-oriented power boats, sail boats and brokerage motor yachts, to speed boats, fishing boats, family cruisers, and boating accessories at great values. Marina Fest will also offer interactive, hands-on activities for all ages and levels of skill. The event is held at the corner of Admiralty Way and Bali Way.

For more information call: (714) 633-7581 or visit [www.marinafest.com](http://www.marinafest.com)

## **FISHERMAN'S VILLAGE WEEKEND CONCERTS**

Sponsored by Pacific Ocean Management, LLC  
All concerts are from 2:00 p.m. – 5:00 p.m.

**Saturday, May 12**

Friends, playing R&B

**Sunday, May 13**

Brazil Brasil, playing Samba/Bossa

**Saturday, May 19**

The Elian Project, playing Contemporary Latin

**Sunday, May 20**

Susie Hansen, playing Latin Jazz

**Saturday, May 26**

Jimbo Ross & the Bodacious Blues Band, playing Blues

**Saturday, May 27**

2AZZ1, playing Smooth Jazz

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

## **BEACH EVENTS**

### **BEACH SHUTTLE**

May 25 – September 30, 2012

Fridays and Saturdays from 10:00 am – 10:00 pm

Sundays and Holidays from 10:00 am – 8:00 pm

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and Venice, and enjoy the surf, sand, and surroundings of Marina del Rey in a hassle-free and relaxing way. Beach shuttle operates weekends and during the Thursday Marina del Rey Summer Concerts, which begin July 12<sup>th</sup>.

For more information call: Marina del Rey Visitor Center (310) 305-9545

**FIESTA HERMOSA**

Hermosa Beach  
Memorial Day Weekend  
May 26-28, 2012  
10:00 am – 6:00 pm

The annual Memorial Day weekend of festivities will take place in downtown Hermosa along Hermosa Avenue, Pier Avenue and Pier Plaza. The three-day event, organized by the Chamber of Commerce, will include over 300 vendors, food booths, children's rides, entertainment stages and a beer garden.

For more information call: Chamber of Commerce at (310) 376-0951 or visit [www.fiestahermosa.com](http://www.fiestahermosa.com)

**VENICE CHAMPIONSHIP BODYBUILDING  
AND FIGURE CONTEST**

Venice Beach  
1800 Ocean Front Walk  
Memorial Day Weekend  
May 26-28, 2012

Bodybuilding competition on Venice Beach, open to the public. Admission is free.

For more information call: (310) 399-2775 or visit [www.musclebeachvenice.com](http://www.musclebeachvenice.com)

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