



To enrich lives through effective and caring service



MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, October 17, 2012, 1:30 p.m.

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

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the June 20 and September 19, 2012 Minutes**
3. **Public Comment**
This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.
4. **Consent Agenda**
The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.
5. **Old Business**
None
6. **New Business**
 - A. Parcel 130 – Tony P's – Consideration of after-the-fact bicycle rack installation and Design Control Board Review related thereto – DCB #12-011 [Attachment: Applicant Plans](#)
 - B. Election of Officers
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) 305-9538 (Voice) or (310) 821-1734 (TDD). The ADA coordiantor may be reached by email at rstassi@bh.lacounty.gov.

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
June 20, 2012

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

Members Absent: David Abelar, Member (Second District)

Department Staff Present: 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: Sarah Beth Rosa, Marina del Rey Parasailing; Mark Sentyrz, Marina del Rey Parasailing; Brittany Barker, Department of Public Works; Pamela Manning, Department of Public Works

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order at 1:40 PM.

Mr. Wong moved to excuse the absence of Mr. Abelar, which was seconded by Mr. Pastucha and passed unanimously.

Ms. Jubany led the Pledge of Allegiance.

Gary Jones announced that the Board of Supervisors approved the CEO's recommendation for Mr. Santos Kreimann to fill the Chief Deputy Assessor's position on an interim basis and that an interim management structure has been put in place for the Department Beaches and Harbors. Mr. Kreimann will remain the Director of the department.

2. Approval of May 16, 2012 Minutes

Mr. Phinney asked the members of the Board if they had any comments on the May 16, 2012 minutes.

Mr. Wong moved to approve the May 16th meeting minutes which was seconded by Ms. Jubany and passed unanimously.

3. Public Comment

None

4. Consent Agenda

No Items

5. Old Business

None

6. New Business

A. Parcel 56 – Marina del Rey Parasailing – Consideration of new business identification signage and Design Control Board Review related thereto-DCB#12-010

Mr. Lopez presented the staff report.

Mr. Sentyrz and Ms. Rosa stated that the staff report was thorough, and they had nothing more to add.

Public Comment

None

Board Comment

Ms. Jubany asked the applicants if they had existing signs and if they were replacing them.

Mr. Sentyrz stated that they were a new business and that he was seeking approval for replacement signage, as designed by Ms. Rosa.

Ms. Jubany stated that she had an issue with the proportion of the signs, compared to the size of the building and recommended a more horizontal sign.

Mr. Sentyrz explained that the location of the building obscures the visibility of the sign, which is the reason for the size.

Mr. Phinney asked the representative from Regional Planning for clarification on the signage ordinance, in regards to the size of the sign.

Ms. Gutierrez replied that the discretion of the signage regulations, in this case, is left to the DCB. She explained that in cases outside of Marina del Rey, the Department of Regional Planning uses a formula based on the linear footage of the front of a building to calculate the allowable signage area for commercial buildings.

Mr. Phinney stated that he didn't want to hold up the applicant but would like them to return with an alternate proposal that would give them a more permanent identity that could be supported Marina-wide, but not at the expense of business during their peak season. He also suggested that a board member could go with the applicant to view their situation and offer some suggestions.

Mr. Pastucha stated that he liked the second sign because the proportions worked better with the building and suggested adding a duplicate sign, and adding white frames to the signs.

Mr. Phinney agreed with Mr. Pastucha's suggestions and asked the applicants how they felt about duplicating the sign on the channel side and the gangway side and also encouraged them to go make the sign an additional foot larger.

Mr. Phinney moved to approve the channel facing sign as submitted with the addition of an approximately 4 ½-inch white boarder, which would exclude the yellow parachute. He further moved that the applicant duplicate that signage at the front of the building, centered on the building and that the Board approve the gangway sign mounted on the chain link, provided that it be resized to approximately 20' inches wide by 72' inches tall. The motion was seconded by Ms. Jubany and unanimously approved.

B. Admiralty Way Settlement Repair Project Presentation

Mr. Lopez introduced Britney Barker and Pamela Manning, of the Department of Public Works.

Ms. Barker and Ms. Manning presented a report.

Mr. Wong asked if any of the sidewalks would be replaced as part of the project.

Ms. Barker stated that the sidewalks on the south side will be made of concrete, because they will be permanent, but the north side will have asphalt or gravel sidewalks, as they are temporary, due to the Oxford Basin project.

Mr. Wong asked if the replacement of the sidewalks would be a part of this project

Ms. Barker answered affirmatively.

Mr. Pastucha asked if the sidewalks' width would remain the same.

Ms. Barker replied that it the width would increase from the current width of 5-feet to 6 or 7-feet wide. Mr. Pastucha inquired about other projects that would be occurring at the same time as this project.

Mr. Jones replied that there will be a number of projects that would be occurring simultaneously and mentioned the Marina City Club in particular will be working on their dock project within the same time frame.

Mr. Phinney asked if the existing bike trail will be affected by the project.

Ms. Barker stated that the bike trail will remain in place and be untouched during the project construction.

Public Comment

None

Board Comment

None

7. Staff Report

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

Public Comment

None

8. Adjournment

Mr. Wong moved to adjourn the meeting, which was seconded by Mr. Pastucha and unanimously approved. Meeting adjourned at 2:36 PM.

Respectfully Submitted,

Yeni S. Maddox
Temporary Secretary for the Design Control Board

DESIGN CONTROL BOARD MINUTES
September 19, 2012

Members Present: Peter Phinney, AIA, Chair (Fourth District)

Members Absent: Helena Jubany, Vice Chair (First District); David Abelar; Member (Second District), Simon Pastucha, Member (Third District); Tony Wong, P.E, Member (Fifth District)

Department Staff Present: Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yeni Maddox, Temporary Secretary; Carol Baker Community and Marketing Services Division Chief;

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

Guests Testifying: Joshua Svensson, Department of Public Works; Bruce Hamamoto, Department of Public Works

1. Call to Order and Pledge of Allegiance

Mr. Phinney called the meeting to order at 6:45 PM and led the Pledge of Allegiance.

2. Approval of June 20, 2012 Minutes

No action could be taken as there was no quorum.

3. Public Comment

Jon Nahhas spoke about the lack of public participation in the special night meeting and that he saw no information on the County's website about the night meeting.

4. Consent Agenda

No Items

5. Old Business

No Items

6. New Business

A. Oxford Retention Basin Multiuse Enhancement Project

Joshua Svensson from Department of Public Works made the presentation.

Mr. Phinney asked about the specifics of the decomposed walkways and stated that the project was a remarkable recreational opportunity for Marina del Rey residents and the public overshadowed by the flood control aspect of the project. He expressed that the Washington Boulevard walk path should be separated from the sidewalk. Mr. Phinney would like to see the facility's name changed.

Mr. Svensson replied that the project has been discussed since about 1989 and he had recently mentioned renaming the facility at a project meeting about two months ago.

Mr. Phinney also asked who would curate and landscape the project from an educational and environmental stand point. He also stated the importance of seeing the breakdown of the \$10.7 million cost of the project.

Mr. Svensson replied that Public Works has worked to maximize the amount of habitat and recreational aspects of the site.

Mr. Hamamoto added that the facility name change will be looked at. He addressed the sidewalks and stated that there are some constraints but will look into any possibility of changes. He also stated that landscape architects have been involved in the project but not stylistic curators. He then stated that the breakdown of the project costs can be shared once the details are available.

Mr. Svensson added that there have been a lot of biological studies done on the project site and they are working closely with the Santa Monica Bay Restoration Commission. The signage is being prepared by in-house landscape architects in conjunction with Beaches and Harbors and can be shown to the Board before they are finalized.

Ms. Gutierrez added that as part of the Regional Planning's permitting process the project will have to return to DCB for final signage review.

Mr. Phinney advised Mr. Svensson to include in the presentation materials more human scale images illustrating how the facility can be used such as a family standing at one of the observation points.

Public Comment

Jon Nahhas spoke about the smell in the area, use of conditioners, installation of a chemical trap, illegal dumping by boaters spilling into the new project, bathroom availability, oil wells, and the closure of Admiralty Way or Washington Boulevard.

Mr. Svensson stated that the odor isn't coming from the site and believes the actual odor problem from the sewer main has been resolved. He also stated that one of the functions of the wetland habitat plants is to remove the pollutants from the water, and that road closures will be minimal.

Ms. Miyamoto stated that there are several public restrooms in the area including the Sheriff's Office, the library, Chace Park, Marina Beach and the Visitors Center.

Board Comment

None

7. Staff Report

All reports were received and filed.

8. Adjournment

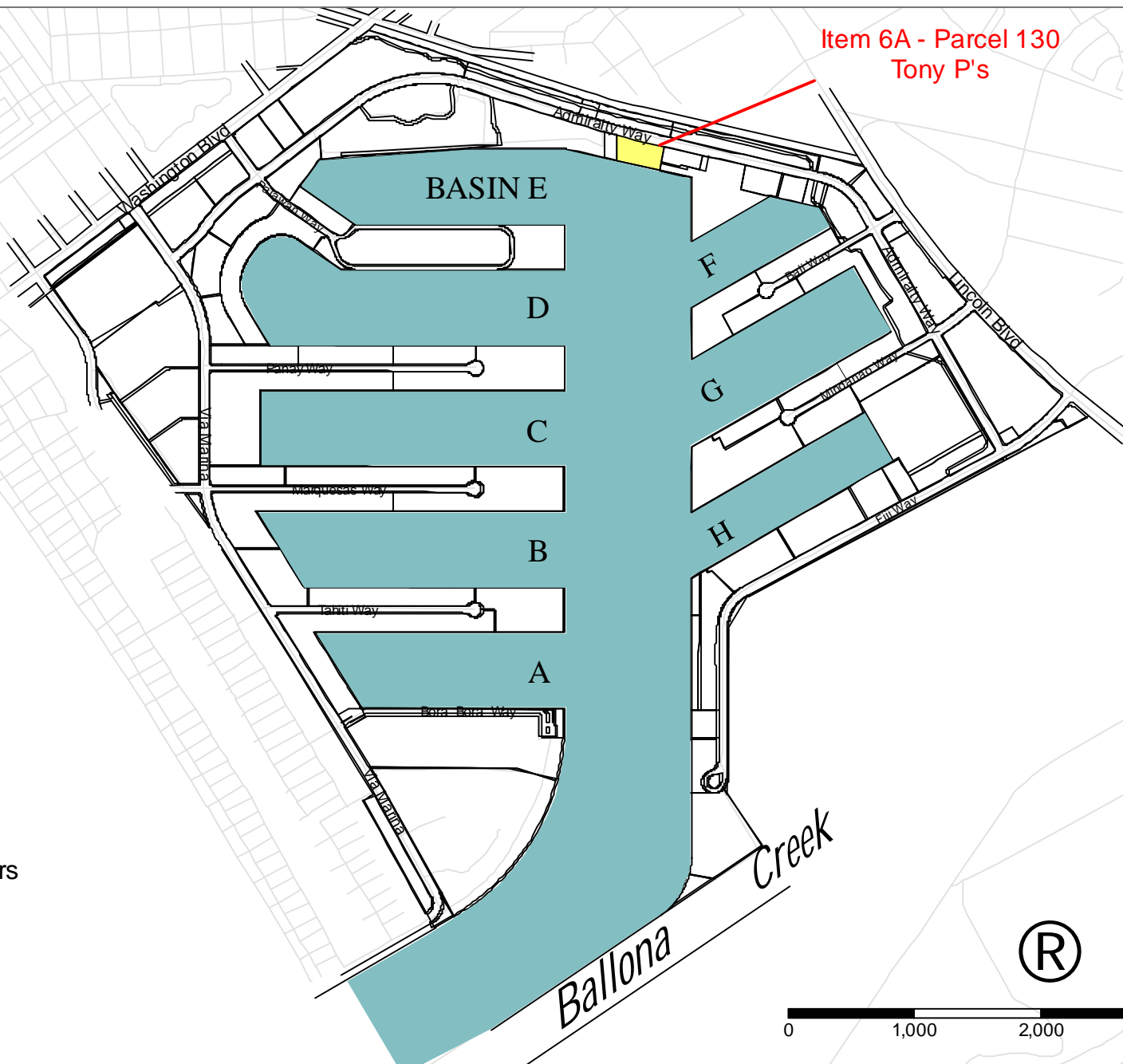
Mr. Phinney adjourned the meeting at 7:41 PM.

Respectfully Submitted,

Yeni S. Maddox
Temporary Secretary for the Design Control Board



Locations of October 17, 2012 DCB Items



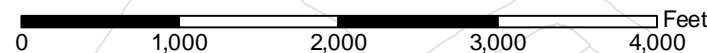
Old Business:

None

New Business:

6A; Parcel 130
Tony P's

6B; Election of Officers





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October 11, 2012

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

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

**SUBJECT: ITEM 6A – PARCEL 130 TONY P'S DOCKSIDE GRILL – DCB #12-011
CONSIDERATION OF AFTER-THE-FACT BICYCLE RACK
INSTALLATION AND DESIGN CONTROL BOARD REVIEW RELATED
THERETO**

Item 6A on your agenda is a submittal from Tony P's Dockside Grill (Applicant), an existing restaurant seeking after-the-fact approval for the installation of a bicycle rack along the front of the property. The restaurant is located at 4445 Admiralty Way.

Exterior Modification

The Applicant installed a new pre-fabricated bicycle rack along the front of the property in a grassy area near the main entry to the restaurant. The bicycle rack is made of powder-coated steel and is shaped like a fish, painted mostly in blue, with a red eye and orange dorsal fin. The fish-shaped rack measures 20 feet long and is 5 feet 8 inches tall at its highest point. It is designed to hold up to 12 bicycles.

STAFF REVIEW

Before commencing any construction work or improvements upon the premises, review and approval from your Board is required. Because the installation of the improvement consisting of a fish-shaped bicycle rack has already taken place, after-the-fact consideration and approval is required. This project is subject to modifications as your Board sees fit. The design is of a nautical theme and the structure has been placed in a grassy area, between the main restaurant building and the surface parking lot facing Admiralty Way, where it does not impede vehicular or pedestrian traffic. The project encourages the use of alternative forms of transportation, which is a priority of the Shoreline Access chapter to the Local Coastal Program.

The Department recommends after-the-fact APPROVAL of DCB #12-011 as submitted, with the condition that the Applicant obtains final review and approval from the Department of Regional Planning if required.

SHK:CM:il



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

October 11, 2012

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

SUBJECT: ITEM 6B - ELECTION OF OFFICERS

Item 6B on your agenda is the election of officers pursuant to the Design Control Board's (DCB) *Statement of Aims and Policies* dated February 19, 1987. Specifically, the *Statement* provides that the DCB annually elects a chair and vice chair to preside over the meetings through June 2013 when elections are to again take place.

It is recommended your Board conduct the elections for a chair and vice chair.

SHK:il



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Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

October 11, 2012

TO: Design Control Board
FROM: *for Gary Jones* 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 September 19, 2012 report, the following permits have been issued:

TP 12-008 Burton Chace Park, Lot 77, County-Wide Fitness Challenge event run by County Department of Human Resources. Approval was given to mount four 3' high by 6' long temporary banners in Chace Park and Lot 77 announcing the event that was held on September 28, 2012.

SHK:il



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September 20, 2012

Diana Fonseca
Los Angeles County
Department of Human Resources
3333 Wilshire Boulevard, Ste. 1000
Los Angeles, CA 90010

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

**Temporary Banners for County-wide Fitness Challenge
(TP 12-008)**

Dear Ms. Fonseca,

By means of this letter, the Los Angeles County Department of Human Resources is permitted to mount four (4) 3' high by 6' wide temporary banners in Burton Chace Park within the picnic area, near the main recreational building, adjacent to the entry driveway and along parking lot 77. The banners will be made of vinyl in multiple colors, will read "COUNTY WIDE FITNESS CHALLENGE" in Times New Roman font, and will include the County seal and event sponsors.

The banners and any event parking signs are permitted all day on September 28, 2012. If you have any questions, please contact me at (310) 822-4639.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Ismael Lopez
Planning Division

SHK:IL

cc: Ken Edson
Seth Curtis



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October 11, 2012

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

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

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

No actions on items of general interest relating to Marina del Rey were considered since the September 19, 2012 meeting.

REGIONAL PLANNING COMMISSION'S CALENDAR

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

COASTAL COMMISSION'S CALENDAR

No items relating to Marina del Rey were placed on the October 2012 California Coastal Commission Agenda.

SMALL CRAFT HARBOR COMMISSION

The August and September 2012 minutes are included.

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 (3)

SMALL CRAFT HARBOR COMMISSION MINUTES

August 8, 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; Sal Iannotti, Senior Real Property Agent

County: Amy Caves, Senior Deputy County Counsel; Deputy Bryan White, Sheriff's Department; Sergeant Anthony Easter, Sheriff's Department; Brittany Barker, Department of Public Works, Dominic Osmena, Department of Public Works.

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

Call to Order and Pledge of Allegiance:

Chair Lumian called the meeting to order at 10:06 a.m. followed by the Pledge of Allegiance.

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

Jon Nahhas commented the minutes were hard to understand as it was not written in common language.

Item 3 – Communication from the Public:

Jon Nahhas talked about his notification to the California Coast Commission of a number of items, including the anchorage of boats outside the harbor entrance; improper use of boat slips at Holiday Harbor; and the closure of the public promenade on the fourth of July. He also raised his concerns about the Marina's high vacancy rates for boat slips. He asked the Small Craft Harbor Commission to do something about the vacancies.

Chair Lumian asked if the Department had received any communication from the Coastal Commission on the issues cited by Mr. Nahhas.

Mr. Jones stated that he was not aware of any correspondence with the Coastal Commission on the July 4th issue. He provided an update on the promenade closure and talked about the Department's strategy going forward including requiring the Lessee to secure a temporary use permit from the Department of Regional Planning if they wish to fence off a portion of the promenade.

Chair Lumian asked about the issues of the new restrictions on anchorage at south of jetty.

Mr. Jones replied the Department has been contacted by the California Coastal Commission regarding the newly adopted revisions to the County Code covering anchorage restrictions.

Chair Lumian asked the Department to keep the Commission informed.

Captain Alex Balian spoke about the foul odors from Oxford Basin.

Mr. Jones pledged to contact the Department of Public Works for further updates. He also noted that DPW would provide an update at the September DCB meeting regarding the Oxford Basin improvement project.

Item 4 – Communication with the Commissioners

None.

Item 5a – Marina Sheriff

Deputy White provided the liveaboard report and Sergeant Easter talked about the crimestats report.

Commissioner Rifkin inquired about bicycle theft and asked if there is need for bicycle storage facilities.

Sergeant Easter spoke about the nature of the bicycle thefts.

Item 5b – Marina del Rey and Beach Special Events

Chair Lumian commented about the Arturo Sandoval concert and asked about the attendance.

Mr. Jones stated a staff report will be given at the next meeting.

Item 5c – Marina del Rey Convention

Beverly Moore talked about hotel occupancy rates, events, and the modification of the website and social media platforms.

Item 6 – Old Business

None.

Item 7a – Presentation by DPW on the plans for the Marina del Rey settlement project along Admiralty Way

Ms. Barker talked about the project and provided traffic information for the construction period.

Commissioner Rifkin asked if any movable congestion warning signs are to be posted.

Ms. Barker said message boards will be set up about a week in advance of construction. Community outreach has been conducted. Information has been placed on the Beaches and Harbors website.

Commissioner Rifkin asked if the City of Los Angeles had been contacted.

Ms. Barker said the City was aware of the project and had given some input. However, no designated detour has been set.

Commissioner Rifkin offered to help set up a meeting with the City if needed.

Chair Lumian asked for a recap of the timeline.

Ms. Barker discussed the timeline for all phases of the project.

Chair Lumian asked if the different marina-area apartment management groups and yacht clubs had been contacted.

Ms. Barker said they met with Marina City Club and had also provided a presentation to the Lessees' Association and the Design Control Board and had planned to meet with LAX Coastal Chamber Commerce the following week.

Chair Lumian invited Ms. Barker to deliver a presentation at the Santa Monica Bay Yacht Club.

Chair Lumian asked about the rest of Admiralty Way projects.

Mr. Osmena spoke more about the settlement project and commented briefly on other projects planned for the area.

Chair Lumian asked if there is a timeline on the rest of the planned projects.

Mr. Osmena provided an estimated timeline.

Commissioner Delgado asked about the foul odor issue at Oxford Basin brought up earlier in the meeting.

Ms. Barker gave a brief update and will follow up with the project teams and keep Beaches and Harbors informed.

Chair Lumian asked the Department to arrange a presentation on the Oxford Basin project.

Jon Nahhas spoke about out of date permits for subterranean gas storage, abandoned wells, and gas leaching reaching the surface. He asked the Department of Beaches and Harbors to deliver a presentation on the current status of these items.

**Item 7b – Approval of Amendment No. 10 to Lease No. 7974 – Parcel 54 (Windward Yacht Center)
Marina del Rey**

Mr. Iannotti gave the presentation.

Commissioner Lesser inquired about the comparison of median rental rates for Parcel 54.

Mr. Iannotti explained about the rates.

Commissioner Lesser asked about the low percentage rents on dry storage.

Mr. Jones provided an explanation of the background for the rates as presented.

Chair Lumian inquired what the 5 percent on boat brokerage is related to.

Mr. Jones said the rate is the County's share of the commission earned by boat brokers.

Commissioner Lesser asked when the other dry storage leases will be terminating.

Mr. Jones replied that this information will be provided.

Commissioner Lesser expressed his thoughts on building a dry stack storage vs. a dry storage on vacant land.

Commissioner Delgado inquired about the triggering of the amendment.

Mr. Jones explained the history of the triggering of the amendment.

Jon Nahhas commented that the information had not been clearly provided. He further commented that the recommended rates are undervalued. He asked that an audit be conducted to confirm that the County is receiving an adequate return on the value of the leaseholds.

Commissioner Delgado talked about prioritizing the updating of outstanding amendments and asked about the status of progress.

Mr. Jones said the Department had already commenced working on it and will provide a status report to the Commission.

Commissioner Alfieri suggested the Department provide a form that includes all parcels with information such as current status, review dates. He also expressed his thoughts on market value.

Mr. Jones replied the Department will first provide the form indicating the outstanding leaseholds requiring immediate adjustments.

Commissioner Alfieri moved to approve, seconded by Commissioner Delgado, unanimously approved.

Item 8 – Staff Reports

Mr. Jones provided the report.

Jon Nahhas asked to review Commissioner Alfieri's data confirming the market rates of rents charged at other marinas. He also asked for the creation of a report that described the items that are enforceable in the existing lease documents. He asked for the Commission to review property tax assessment cuts in the Marina and requested the Commissioners investigate the cuts as reported by the LA Times.

Commissioner Alfieri expressed his idea on the concept of the leases being "unenforceable." He suggested to the Department that it provide a map which identifies the locations, business types, and percentage rent categories for the various uses, particularly with regard to dry storage.

Mr. Jones said the Department did not have one but would compile one.

Commissioner Lesser said the assessed value of buildings would not affect the County's income as the rent is based on percentage of gross revenue.

Commissioner Lesser shared that the Department's responsibility is to ensure accurate gross revenue is reported and collected.

Chair Lumian asked the Department to forward the LA Times article to the Commissioners.

Mr. Jones made a statement that during his time, no staff of the Department had said the leases or terms of the leases are not enforceable.

Chair Lumian spoke about his schedule in September.

Commissioner Delgado asked for an update on the status of Director Santos Kreimann.

Mr. Jones said there are no further updates.

Adjournment

Chair Lumian adjourned the meeting at 11:15 p.m.

SMALL CRAFT HARBOR COMMISSION MINUTES

September 12, 2012 – 10:00 a.m.

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

Department of Beaches and Harbors: Gary Jones, Deputy Director; Steve Penn, Acting Chief, Asset Management Division; Carol Baker, Chief, Community and Marketing Services Division; Debra Talbot, Manager, Marina Boating Section.

County: Amy Caves, Senior Deputy County Counsel; Captain Oceal Victory, Sheriff's Department; Lieutenant Reginald Gautt, Sheriff's Department; Brittany Barker, Department of Public Works; Josh Svensson, Department of Public Works.

Call to Order and Pledge of Allegiance:

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

Captain Oceal Victory announced Lieutenant Reginald Gautt as the new Captain for Marina del Rey Sheriff's station as of October 14, 2012 and her promotion to Commander.

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

Item 3 – Communication from the Public:

None.

Item 4 – Communication with the Commissioners

Commissioner Rifkin reported that he had a meeting with City of Los Angeles Department of Transportation regarding the coordination of the traffic signal at Washington and Lincoln in conjunction with the construction activities in the area. He also shared that he attended the Westside Mobility Study meeting in which recommendations were made to widen the bridge on Lincoln Boulevard over Ballona Creek.

Item 5a – Marina Sheriff

Lieutenant Gautt provided the report to the Commission.

Commissioner Alfieri inquired about the 12 impounded vessels noted on the report.

Lieutenant Gautt spoke about the causes of impoundment and the process after impoundment.

Item 5b – Marina del Rey and Beach Special Events

Ms. Baker announced the creation of the new Department Boating Section and gave a brief introduction on Ms. Talbot's background. She reported the Summer Concert's attendance totaling 20,000 attendees for the classical concert series, and attendance of 2,000 for Lisa Loeb, 3,500 to 4,000 for Arturo Sandoval, 3,000 to 3,500 for Ambrosia, and 4,000 for Evelyn King during the pop concerts of the series. She also discussed the one day program "A day in the Marina". She further noted that the Water Bus ridership was up significantly this summer.

Item 5c – Marina Boating Section Report

Ms. Talbot talked about the goals of the Boating Section.

Chair Lumian thanked Ms. Talbot for sharing her goals and complimented the Department for moving forward.

Mr. Jones spoke about the transfer of operations with the creation of the Boating Section and welcomed any suggestions and feedback.

Item 6 – Old Business

None.

Item 7a – Presentation by the DPW on the status of the Oxford Basin Project

Mr. Svensson provided a detailed presentation on the Oxford Basin project.

Commissioner Lesser commented that he felt it was a great project.

Captain Alex Balian asked about parking that will provide access to the site.

Mr. Svensson replied that parking lots No. 6 and 7 provide the direct access and there are several parking lots nearby as well. Ms. Barker also advised the availability of various accessible public parking facility.

Commissioner Rifkin inquired about odor concerns that were brought up in the last meeting.

Mr. Svensson spoke about the project alleviating aesthetic and odor concerns.

Ms. Barker gave a detailed explanation on the situation regarding the air scrubber.

Commissioner Alfieri asked about the funding sources used to finance the project.

Mr. Svensson spoke about the funding sources including the flood control district funds, grants, and others.

Chair Lumian inquired about the start time of the project.

Mr. Svensson said it depends on the time of approval of various permits.

Chair Lumian asked when the project is anticipated to be completed once started.

Mr. Svensson replied around 8 months to a year.

Item 8 – Staff Reports

Mr. Jones provided the report.

Commissioner Lesser inquired about Parcel 103's appraisal status.

Mr. Jones explained the date on the report was referred to the rental adjustment date and the reason the adjustment date had previously been put on hold.

Commissioner Alfieri asked if there will be any impacts as a result of the delay.

Mr. Jones said it would not affect the County's status as any adjustment will be retroactive once the adjustment is completed.

Mr. Jones gave the status of the preparation of an aerial map delineating dry storage rental rates.

Commissioner Alfieri clarified his request asking for each of the land uses and their respective locations.

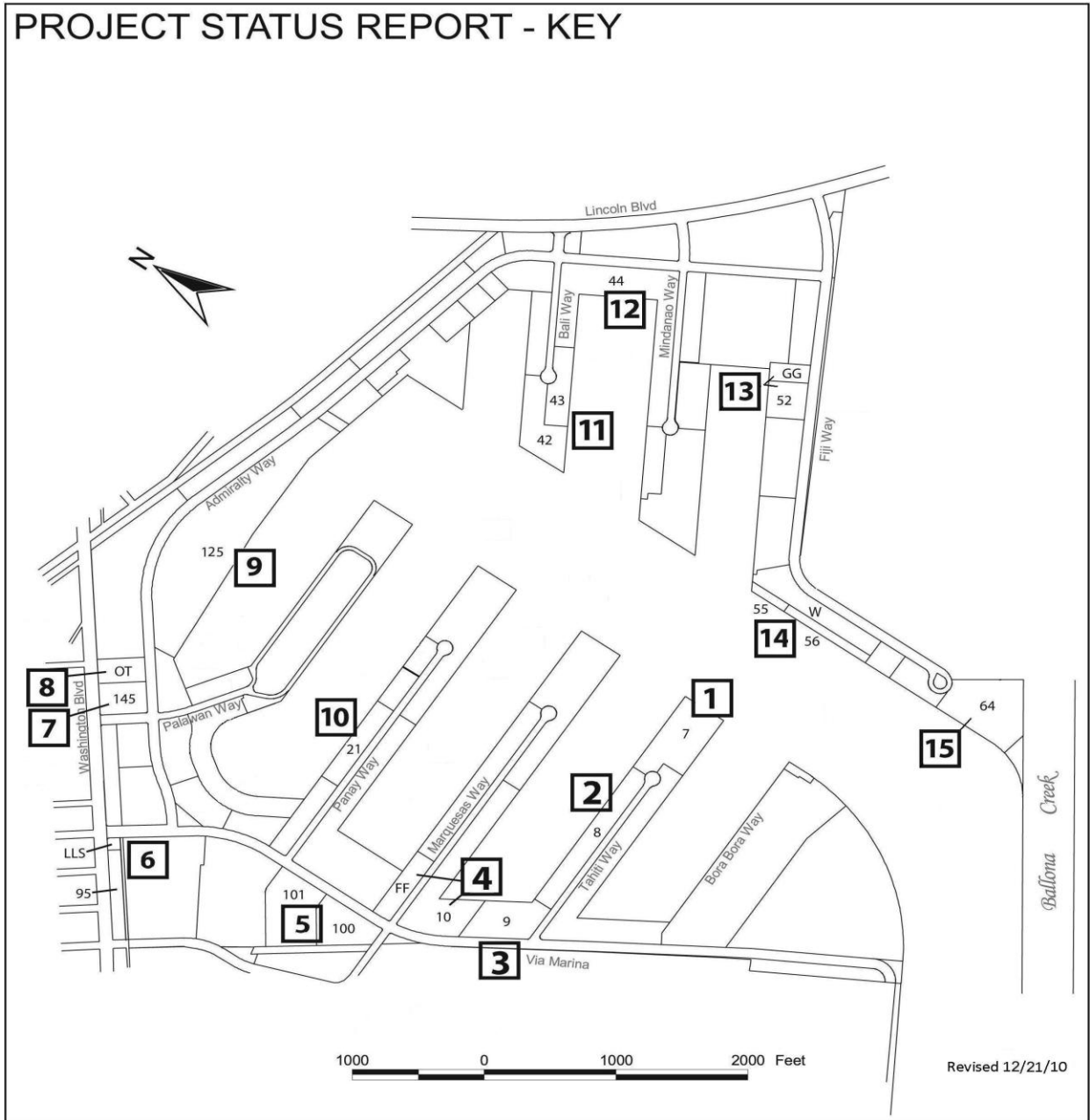
Adjournment

Chair Lumian adjourned the meeting at 10:55 p.m.

**Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of September 27, 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	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 authorized the renewal of the option to amend lease agreement and extension of option for 18 months to 12-8-12. 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	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) * Wetland public park project (1.46 acres)	Massing -- Revised project will be resubmitted at a later date. Parking -- 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. Park project appealed to BOS; on April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration. The park project was appealed to the CCC on 06/07/12. An appeal date of the Wetland Park on P-9 before the CCC has not been scheduled yet.	
4	10/14 (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	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 indicated its intent to approve 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. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals.	
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*22,806 square feet of commercial/retail/restaurant and public park component.	Massing -- Single story buildings Parking -- All parking required of the project to be located on site	Proprietary -- New Term sheet at Board in closed session on 1/31/12. Regulatory -- Conceptual DCB design submittal was approved on 5/16/12. Public review period for MND is from 8/18/12 through 9/17/12.	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	147 (OT) -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior accommodation units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; 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 were effective 4/19/12. Final DCB approval on 4/18/12. Last day to appeal project to CCC was 8/1/12 at 5pm.	
9	125 -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Waterfront promenade of varying widths from 12 to 20 feet 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 for boaters and guests 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 was included in the County's master waterside CDP application to CCC. CCC approved waterside master CDP for dock construction on 11/3/11. 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.	
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 -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	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.	
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 -- One 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheets initiated; 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. Parking permit approved by hearing officer on 7/3/12. Last day to appeal was 7/17/12.	No Variance proposed. Parking Permit for reduced parking.
12	44 -- Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' 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 -- 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	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 2/8/12 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.	Variance for reduced setbacks and Architectural Guidelines requiring that structures be at 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)	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. Lessee has indicated intent to submit a revised project.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
Construction in Progress						
15	64 -- Breakwater Archstone	Brian Gilchrist	* Complete leasehold renovation; 224 apartment units * 15-18 feet wide waterfront promenade	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. Construction commenced November 2011; 1st phase completion anticipated in June 2012.	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	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. 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	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public 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

October 11, 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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

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

Saturday, October 13

Fred Horn, playing Jazz

Sunday, October 14

Jimi Nelson & The Drifting Cowboys, playing Country

Saturday, October 20

Floyd & The Flyboys, playing American Music

Sunday, October 21

Susie Hansen's Latin Jazz Band, playing Latin Jazz

Saturday, October 27

Bob De Sena, playing Latin Jazz

Sunday, October 28

Ismskzm, playing Reggae

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

BEACH EVENTS

“BEACH EATS” GOURMET FOOD TRUCKS IN TO MARINA DEL REY

Marina “Mother’s” Beach ♦ 4101 Admiralty Way ♦ Marina del Rey
Thursday’s - 5:00 p.m. to 9:00 p.m.

Gourmet food trucks visit Marina del Rey on Thursday evenings offering delectable dishes plus a chance to picnic on the beach. The “Beach Eats” gourmet food truck events are held from 5 p.m. to 9 p.m. The assortment of trucks varies week to week. Paid parking is available at the beach lot for 25 cents for every 15 minutes.

For more information call: Marina del Rey Visitors Center at (310) 305-9547

SHORE FISHING

Dockweiler Youth Center ♦ 12505 Vista del Mar ♦ Los Angeles, CA 90245
Saturdays: 9:00 a.m. – 10:30 a.m.

Los Angeles County Department of Beaches and Harbors is offering an introduction to shore fishing class. Come enjoy a beautiful morning of fishing from the shores of Dockweiler Beach. Fishing poles and bait will be provided at no cost. All ages are welcome. Anyone under the age of 12 years old must be accompanied by an adult. Anyone over the age of 16 years old must present a valid California fishing license to participate. Fishing licenses can be purchased locally at West Marine: 4750 Admiralty Way, Marina del Rey, CA, 90292, (310) 823-5357 or Marina Del Rey Sportfishing: 13759 Fiji Way, Marina del Rey, CA, 90202 (310) 371-3712. Please call to pre-register at (310) 726-4128. *Limited to 10 participants per session.

Fishing Dates: October 6, 7, 13, 14, 20, 21, 2012

For more information call: (310) 726-4128

SKECHERS PIER TO PIER WALK

City of Hermosa Beach
Saturday, October 27
Sunday, October 28
9:30 a.m. – 12:00 p.m.

This annual Skechers Pier to Pier Walk, from Manhattan Beach Pier to the Hermosa Beach Pier and back, raises funds for the City’s education system and children with special needs. At the finish line, there will be live music and entertainment, refreshments and exciting activities for all ages.

For more information: visit www.pier2pierwalk.com.