

To enrich lives through effective and caring service



MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, August 21, 2013, 1:30 p.m.

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

Audio

- 1. (1) Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda
- 2. (1) Approval of the June 19 and July 16, 2013 Minutes
- 3. ***) Public Comment

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

4. Consent Agenda

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

5. Old Business

- A. Parcel 44 Pier 44 Consideration of site redevelopment Design Control Board Review DCB #08-015
 <u>Attachment: Board Review</u>
- B. Parcel 125 Marina City Club Further consideration of promenade improvements and Design Control Board Review related thereto DCB #10-016-C

 Attachment: Applicant Plans

6. New Business

- A. Parcel 145 Hilton Garden Inn Consideration of additional business identification signage and Design Control Board Review related thereto DCB #12-014-B

 Attachment: Applicant Plans
- B. Parcel 56 Momo Gift Shop Consideration of business identification signage and Design Control Board Review related thereto – DCB #13-006

 Attachment: Applicant Plans
- (ii) C. Parcel 44 Marine Parts Supply Consideration of business identification signage and Design Control Board Review related thereto DCB #13-007

 Attachment: Applicant Plans
- D. Parcel 53 The Boatyard Consideration of site renovation concept and Design Control Board Review related thereto DCB #13-008

 Attachment: Applicant Plans
- E. Parcel 13 Villa del Mar Apartments Consideration of site renovation concept and Design Control Board Review related thereto DCB #13-009

 Attachment: Applicant Plans

Design Control Board Agenda August 21, 2013 Page 2

7. (1) Staff Reports

- A. Temporary Permits Issued by the Department
- B. Ongoing Activities Report
 - Board of Supervisors Actions on Items Relating to Marina del Rey
 - Regional Planning Commission's Calendar
 - Coastal Commission's Calendar
 - Future Major DCB Agenda Items
 - Small Craft Harbor Commission Minutes
 - Marina Design Guidelines Update
 - Redevelopment Project Status Report
 - Marina del Rey Visioning Process
- 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 coordinator 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 19, 2013

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

Members Absent: Simon Pastucha, Member (Third District)

Department of Beaches and Harbors Staff Present: Gary Jones, Deputy Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Carol Baker, Community & Marketing Services Division Chief; Ismael Lopez, Planner; Yeni Maddox, Planning Division Secretary

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

Guests Testifying: Jack Hollander, JIH & Associates; Peter D. Brandon, JIH & Associates; Steve Bacon, JIH & Associates; Drew Solome, L'Occitane en Provence

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:32 PM

Vice-chair Jubany led the Pledge of Allegiance.

2. Approval of May 15, 2013 Minutes

On a motion of Mr. Wong, seconded by Chair Phinney, this item was approved unanimously.

3. Public Comment

None

4. Consent Agenda

No Items

5. Old Business

A. <u>Parcel 95 – Marina West Shopping Center – Consideration of final site redevelopment and DCB</u> Review related thereto – DCB #12-009-B

Mr. Lopez presented the project staff report.

Mr. Hollander introduced himself as the architect, Steve Bacon as the lighting consultant and Peter Brandon as the landscape architect for this project.

Public Comment

None

Board Comment

Vice-chair Jubany requested a brief summary from the applicant on the landscape architecture.

Mr. Brandon spoke about their plans to develop the Washington Blvd. frontage with new street trees, while still maintaining the existing tall palm trees. He stated that the corner park will consist of smaller lower palm trees, canary island palm trees, cocoa palm trees, star jasmines and rhaphiolepis shrubs.

Mr. Wong asked if the storm water run-off is being incorporated into the landscaping.

Marina del Rey Design Control Board June 19, 2013 Page 2

Mr. Brandon replied that storm water run-off would be incorporated into the landscaping plans.

Chair Phinney asked about the timing schedule for the lighting.

Mr. Bacon replied that the fixtures for the lighting systems on the site and exterior of the building can be programmed to specific time schedules.

Chair Phinney expressed his desire for the lighting of the signage to be turned off a half hour after the closing of the latest opened business, which he believed was the standard policy for the center.

Mr. Brandon replied that he is confident that setting a time schedule for the lighting would not be a problem.

On a motion of Mr. Wong, seconded by Vice-chair Jubany, this item was approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany and Mr. Wong

6. New Business

A. <u>Parcel 50 – L'Occitane – Consideration of business identification signage and DCB Review related</u> thereto – DCB #13-004

Mr. Lopez presented the project staff report.

Mr. Solome requested to incorporate consideration of future rear signage.

Public Comment

None

Board Comment

Vice-chair Jubany asked the applicant for their reasoning behind the yellow color background of the proposed signage.

Chair Phinney also pointed out that all the other signs in the center are using the building's color as their backboard and felt that the yellow background would stray away from the uniformity of the shopping center.

Mr. Solome stated that the applicant is currently revamping their storefronts nationwide by building their own unique storefronts; however, since it isn't possible at this location the applicant would like to incorporate their national branding and color scheme onto the storefront signage.

Chair Phinney suggested the applicant create signage to include an oval backboard panel that fits in the signage band and reduce the lettering to fit onto the backboard instead of just painting the background.

Mr. Wong suggested reducing the size of the yellow rectangular sign to be about the size of the letters of the adjacent sign.

Chair Phinney stated that the reduction would make the letters too small and create problems with the lighting as well.

Mr. Solome stated that they are open to the DCB members' suggestions in order to obtain approval from the Board.

On a motion of Chair Phinney, seconded by Vice-chair Jubany, the item was approved with changes. The following changes to the original submittal include: rear signage that is

Marina del Rey Design Control Board June 19, 2013 Page 3

consistent with adjacent rear signage at the center, an amended main storefront sign with a reduced size yellow backboard that has a minimum of 2 inches of wall showing inside of the architectural decoration frame. The method of attachment of the front sign is to be determined by the applicant.

Ayes: 3 - Chair Phinney, Vice-chair Jubany, and Mr. Wong

B. Election of Officers

Mr. Wong nominated Chair Phinney to be re-elected as Chair and Ms. Jubany to be re-elected as Vice-chair of the Design Control Board for the period of June 19, 2013 until June 2014. The motion was seconded by Chair Phinney and passed unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

Public Comment

None

7. Staff Reports

Ms. Gutierrez spoke about the June 1, 2013 Visioning Meeting. She stated that there were approximately 30 to 35 attendees and the feedback from that meeting will be compiled and posted online and presented to the Board.

Ms. Miyamoto announced that the submittal for the Parcel 44 project was received and the department will move forward with a night meeting on Tuesday, July 16, 2013 at 6 pm. She mentioned that there will be an on-line announcement on the Department of Beaches and Harbors' website along with an email blast to the public.

All reports were received and filed.

Public Comment

None

Board Comment

Chair Phinney suggested that special announcements should include the project's name, in addition to the parcel number, to help the public better understand the location of the project being heard.

8. Adjournment

Chair Phinney adjourned the meeting at 2:35 PM.

Respectfully Submitted,

Yeni S. Maddox Secretary for the Design Control Board

DESIGN CONTROL BOARD MINUTES SPECIAL MEETING July 16, 2013

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: None

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

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

Guests Testifying: Gary Adams, Drybar; Jill Peterson, Pacific Ocean Management, LLC; Hannah Hempstead, Next Wave Gallery; Brittany Barker, LA County, Dept. of Public Works (DPW); Richard Shieh, DPW; Mary Ann Bennett, DPW; Aaron Clark, Armbruster, Goldsmith & Delvac, LLP; Jack Hollander, JIH & Associates; Michael Pashaie, Pacific Marina Venture, LLC; Randy Mason, URS Corp.

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 6:32 PM.

Commissioner Wong led the Pledge of Allegiance.

2. Approval of June 19, 2013 Minutes

Postponed for August 21, 2013 meeting.

3. Public Comment

Jon Nahhas spoke about night Design Control Board (DCB) meetings and the Visioning Process.

Nancy Marino spoke about the design review of new construction in the Marina.

4. Consent Agenda

No Items

5. Old Business

A. <u>Parcel 44 – Pier 44 – Consideration of conceptual site redevelopment and DCB Review related</u> thereto – DCB #08-015

Mr. Lopez presented the project staff report.

Mr. Pashaie introduced himself and gave a brief summary of the project.

Mr. Clark added that there will be a full traffic study and traffic improvements. He also mentioned that a scoping meeting will be held pursuant to the California Environmental Quality Act (CEQA) and encouraged everyone to attend.

Mr. Hollander mentioned that changes were made to the architectural plans that the Board members received earlier in the week, and then proceeded to give details of those changes.

Marina del Rey Design Control Board July 16, 2013 Page 2

Mr. Wong asked about the amount of boat storage in the dry boat rack area and the number of levels that the racks will have.

Mr. Hollander replied that the dry boat rack will have four levels and store 76 boats.

Chair Phinney asked about the waterside improvements, specifically the location of the water taxi stops and the slip mix.

Mr. Clark noted that the waterside components had already been approved by the Coastal Commission and currently have a bifurcated permit. He then asked Mr. Mason to address Chair Phinney's questions.

Mr. Mason pointed out the specific locations of the dinghy docks, transient docks and water taxi stops.

Public Comment

Ray Garcia, David Levine, Michael Schneider, Marvin Sachse, Paul Seymour, Barry Davis, Win Weaver, Laura Grillon, Doug Yokomizo, Willie Jorth, Steve Vincent, and Stuart Coleman, expressed their support for this project.

Samantha Carlson, Roslyn Walker and Nancy Marino, expressed their disapproval of the project.

Jon Nahhas discussed what he felt were the pros and cons of the project.

Board Comment

Chair Phinney recommended additional access for boaters to the restaurant, Trader Joe's and West Marine. He spoke about the importance of the water taxis and suggested moving Building V onto Bali Way to increase the view to the water. He also suggested adding seating areas along the promenade and for the Corinthian Yacht Club to work with lessee about their space. Chair Phinney recommended scaling down the Trader Joe's building and giving additional attention to the West Marine building. Lastly, he asked about the availability of public restrooms and secured bike racks/storage.

Mr. Pastucha suggested splitting up Building V or the possibility of relocating it to Bali Way as was suggested by Chair Phinnney and gave additional suggestions on enhancements to the promenade.

Vice-chair Jubany disclosed her meetings and e-mail exchanges with the applicant and asked the Board members for their thoughts regarding the four buildings being distinct in architecture. She also suggested scaling down the Trader Joe's building.

Mr. Pastucha and Chair Phinney encouraged the differentiation of the buildings.

Mr. Hollander suggested splitting up Building V and leaving a 60' wide view corridor in between the buildings. He would rather lose some square footage than move the building onto the mole road.

Mr. Pashaie expressed his gratitude for all the constructive criticism and addressed some of the concerns expressed by the public.

Chair Phinney gave additional design input for the site plan without making specific requirements.

Mr. Clark expressed his appreciation of the Board's feedback and mentioned his dislike of the idea of moving Building VI to the mole road.

Chair Phinney asked staff about the possibility of making a motion for a preliminary site plan approval with suggestions outlined at the meeting.

Mr. Wong stated that the conditions need to be specified in the motion.

Mr. Pastucha suggested a motion with the following conditions: Revise Building V to allow a wide central view corridor along Admiralty Way; provide additional pedestrian enhancements and connections in the second view corridor between Mindanao Way and Admiralty Way; additional landscaping and promenade enhancements; and improved distribution of bicycle parking.

Vice-chair Jubany suggested the scaling down of the Trader Joe's building, increased differentiation between Building VI and the other proposed buildings, and further development of Building VII.

Chair Phinney asked if staff was prepared to read a motion back.

Ms. Miyamoto recommended a Board review at the next monthly meeting, so that staff, lessee, and the Board members would be clear on the specified conditions.

Mr. Pashaie stated that he preferred to obtain a preliminary approval, however his team would continue to work on site plans to incorporate the Board members conditions.

Chair Phinney asked if staff needed to come back next month with the verbiage of the motion.

Mr. Jones replied affirmatively and advised the Board members that they could still vote on the proposed motion.

On a motion of Mr. Pastucha, seconded by Mr. Wong, this item was approved unanimously with the following conditions:

- Revise design, massing and orientation of Building V to allow a wide central view corridor toward Basin G from Admiralty Way;
- Include pedestrian enhancements and improve pedestrian connections throughout the parcel including at the intersection of Admiralty Way at Mindanao Way. Landscaping in view corridors should be kept low to avoid interfering with the view of the Marina;
- Enhance pedestrian promenade and bicycle path with amenities and additional landscaping;
- Distribute bicycle parking stalls in multiple locations and near entry ways throughout parcel, rather than in one centrally located area;
- Reexamine mass and scale of Building II (Trader Joe's);
- Revise building design and orientation of Buildings VI and VII to allow conditions listed above to be accommodated;
- Exploit design differences for the buildings on the property;
- Further develop Building VII. Consider locating the yacht club there; and
- Return for final project review post-entitlement for final colors, materials, building design, landscaping, promenade/site amenities, signage and site illumination.

Ayes: 4 – Chair Phinney, Vice-chair Jubany, Mr. Pastucha and Mr. Wong

6. New Business

A. <u>Parcel 50 – Drybar – Consideration of business identification signage and DCB Review related thereto – DCB #13-002-B</u>

Mr. Lopez presented the project staff report.

Marina del Rey Design Control Board July 16, 2013 Page 4

Mr. Adams requested to change the aluminum plaque originally requested to an acrylic plaque due to concerns about the weather and the salt air.

Public Comment

None

Board Comment

Vice-chair Jubany asked to see the blade sign diagram.

On a motion of Vice-chair Jubany, seconded by Mr. Wong, this item was approved unanimously.

Ayes: 4 – Chair Phinney, Vice-chair Jubany, Mr. Pastucha and Mr. Wong

B. <u>Parcel 56 – Next Wave Art Gallery – Consideration of business identification signage and DCB</u> Review related thereto – DCB #13-005

Mr. Lopez presented the project staff report.

Public Comment

None

Board Comment

Mr. Pastucha commended the applicant on their signage.

Vice-chair Jubany asked if the blade sign was made of wood.

Ms. Peterson responded that the blade sign was actually made of metal.

On a motion of Mr. Pastucha, seconded by Vice-chair Jubany, this item was approved unanimously.

Ayes: 4 – Chair Phinney, Vice-chair Jubany, Mr. Pastucha and Mr. Wong

C. <u>Marina del Rey Roadway Improvement Projects Update – Presentation by the Los Angeles</u> County Department of Public Works (DPW)

Mr. Lopez introduced the project's representatives.

Ms. Barker, Mr. Shieh, and Ms. Bennett presented their report.

Chair Phinney asked about the size of the trees proposed along Admiralty Way.

Mr. Shieh replied that at the time of planting, the proposed trees would be a minimum of 24-inch box trees, which are 3' to 4' wide and between 8' to 10' tall.

Chair Phinney asked if the new color banding and concrete in the median, is setting up a new geometry relating to any particular thing.

Mr. Shieh responded that it is a new geometry just for interest.

Chair Phinney asked if there has been any coordination of the proposed plant palette with the color scheme of the existing identification signage.

Mr. Shieh replied that they have investigated the previously approved plant palettes for Marina del Rey and used some of those plants, along with some new plants, but have not coordinated with Beaches and Harbors (DBH) staff.

Chair Phinney suggested that DPW collaborate with DBH staff to ensure that the proposed plant palette colors coordinate with the existing mole road identification signage.

Mr. Jones stated that the department will work with DPW on the coordination.

Mr. Pastucha asked about the updating of the irrigation system and the maturity of the existing system.

Mr. Shieh replied that the irrigation system will be updated in all three of the major streets and that the existing system is not automated.

Mr. Pastucha pointed out that the new plant palette has more drought tolerant-plants and that the new irrigation system will be more efficient.

Public Comment

Lynn Schapiro spoke about the intersection at Via Marina and Admiralty Way, bike signs along Via Marina and pedestrian signs near the Marriott Hotel.

Jon Nahhas commented on ocean views in the Marina and DPW staff.

Ernest Cowell asked about the illumination of the roadways.

Marvin Saxy asked about curb cuts in the median.

Nancy Marino spoke about the removal of existing trees and street paving.

Board Comment

Chair Phinney asked about the widening of Admiralty Way, run-off and water percolation.

Ms. Barker stated that they are not widening the street but shifting the median island to utilize the shoulder space, for additional travel lanes. She addressed the water run-off/percolation by saying that DPW is installing bio-filtration devices in two locations (Parking lot 7, across from the Ritz Carlton and Parking lot 5 adjacent the library).

Chair Phinney asked for Mr. Pastucha's opinion on the use of Strawberry and New Zealand Christmas trees.

Mr. Pastucha asked DPW staff for the average height of the trees and the width of the median planting area.

Mr. Shieh responded that these trees can be maintained at 20' high by 16' wide and that the planting area in the median is less than 9' wide.

Mr. Pastucha stated that the planting areas limit the size of a tree and he's confident that these trees will work in the medians.

Marina del Rey Design Control Board July 16, 2013 Page 6

7. Staff Reports

All reports were received and filed.

Public Comment

None

Board Comment

None

8. Adjournment Chair Phinney adjourned the meeting at 9:47 PM.

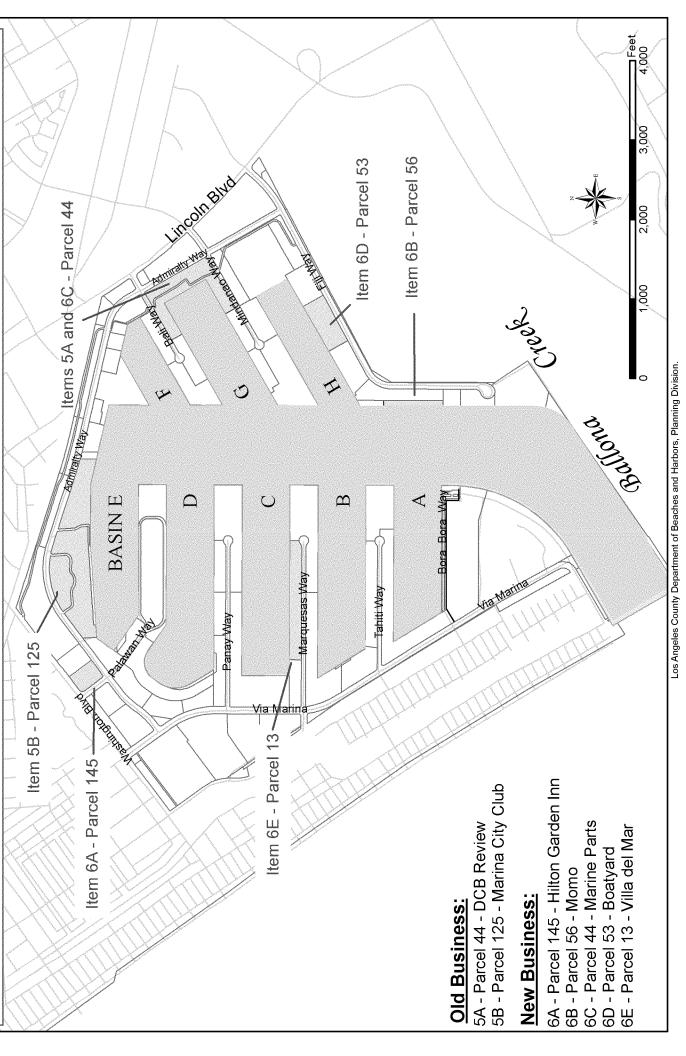
Respectfully Submitted,

Yeni S. Maddox Secretary for the Design Control Board

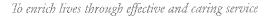


Locations of August 21, 2013 DCB Items

Beaches & Harbors







August 15, 2013



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO:

Design Control Board

FROM: Santos H. Kreimann, Director

SUBJECT:

ITEM 5A - PARCEL 44 - PIER 44 - DESIGN CONTROL BOARD REVIEW

DCB #08-015

Item 5A on your agenda is the Design Control Board review for Parcel 44. It includes the approval of the Parcel 44 redevelopment project with conditions as provided by your Board during the July 16, 2013 meeting. Final approval of this review is required before the project can be submitted to the Department of Regional Planning.

SHK:CM:ms



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DESIGN CONTROL BOARD REVIEW DCB #08-015

PARCEL NAME: Pier 44

PARCEL: 44

REQUEST: Consideration of conceptual site redevelopment

ACTION: Conceptually approved with conditions

CONDITIONS:

Project was allowed to proceed with the entitlement process, but the following design conditions shall be considered by the Applicant:

- 1. Revise design, massing and orientation of Building V to allow a wide central view corridor toward Basin G from Admiralty Way.
- 2. Include pedestrian enhancements and improve pedestrian connections throughout the parcel including at the intersection of Admiralty Way at Mindanao Way. Landscaping in view corridors should be kept low to avoid interfering with the view of the Marina.
- 3. Enhance pedestrian promenade and bicycle path with amenities and additional landscaping.
- 4. Distribute bicycle parking stalls in multiple locations and near entry ways throughout parcel, rather than in one centrally located area.
- 5. Reexamine mass and scale of Building II (Trader Joe's)
- 6. Revise building design and orientation of Buildings VI and VII to allow conditions listed above to be accommodated.
- 7. Exploit design differences for the buildings on the property.
- 8. Further develop Building VII. Consider locating the yacht club there.
- 9. Return for final project review post-entitlement for final colors, materials, building design, landscaping, promenade/site amenities, signage and site illumination.

MEETING DATE: July 16, 2013





August 15, 2013



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO:

Design Control Board

FROM:

Santos H. Kreimann, Director

SUBJECT:

ITEM 5B - PARCEL 125I - MARINA CITY CLUB - DCB #10-016-C FURTHER CONSIDERATION OF FINAL PROMENADE IMPROVEMENTS AND DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 5B on your agenda is a returning submittal from the lessee of Parcel 125I, Essex Property Trust (Applicant), for Final Design Review of proposed renovations to approximately 1,500 feet of pedestrian promenade and fire access lane adjoining the waterfront along the southerly boundary of Parcel 125I.

Background

The landside of Parcel 125I is improved primarily with the Marina City Club (MCC), a 600-unit residential condominium project consisting of six 17-story crescent-shaped towers. There is also the Marina City Promenade Apartments, a 3-story, 101-unit apartment building. On the waterside is a 320-slip anchorage, which is currently undergoing construction. The condominium units are owned by individual homeowners, who are independent of Applicant, while the Apartments and the anchorage are owned by Applicant under a long-term lease.

In March 2011, the final review of the promenade and fire lane designs, which included paving materials, landscape treatments around seating areas, shade structures near seating areas, fencing, and dock gates was before your Board. At this hearing, the project was approved with the sole condition that the Applicant provide staff with updated plans for the record. After the March 2011 meeting, the fire lane and promenade designs and some landscaping materials were amended.

The Applicant returned to your Board in May 2013 for final approval of a revised design. At that meeting, Chair Phinney recommended that Applicant withdraw the application due to issues regarding loss of landscaping and aesthetic quality from the previously-approved plans. No action was taken and the application was withdrawn by Applicant. Since the May 2013 hearing, Applicant has made revisions to the promenade design including modifications to the seating areas, landscaping and hardscape design.

Design Revisions

Promenade Hardscape

The previous design of the promenade hardscape consisted of stamped concrete that included a swirl pattern of earth-tone colors, varying from shades of gray and tan, plus a

dark shade of blue, that spanned the entire length of the Marina City Club fire lane and promenade. The blue stamped concrete hardscape ran from west to east along the southern edge of the promenade (edge of promenade that is adjacent to the Marina), from the Fantasea Yacht Club to the eastern edge of the Marina City Club property. With the proposed redesign, this portion of the stamped concrete has been maintained, but revised to Euroblue (Davis Color 418).

The swirl pattern has also been redesigned so that it now runs in a continuous, horizontal, wave—like pattern along the entire length of the Marina City Club fire lane/promenade. The colors of the swirl have been revised to include only varying shades of brown: Saddle Soap (Proline Dura Color 632) on the section closest to the seawall (and adjacent to the blue stamped concrete); Sage (Dura Color 607) for the middle section; and Mojave (Proline Dura Color 605) on the section closest to the Marina City Club apartments.

The previous hardscape design also included brown stamped concrete areas along the promenade. These areas were located at the gangway access gates (on the waterside edge of the walkway) and at breezeways along the fire lane (on both sides of the gated fire lane). In the proposed redesign, these stamped concrete areas have been maintained, but the color has been revised to Mojave (Dura Color number 605). The one exception is the stamped concrete area located at the gangway access gate closest to the Fantasea Yacht Club (at the western end of the promenade), which has been maintained in the previously proposed color, Pantone Color 7505C.

Seating Areas

As with the previous design, nine seating areas will be located near the seawall, together with a trash receptacle, two benches, concrete paving, and accompanying palm trees. However, the benches and trash receptacles have been revised to have a metallic finish, instead of a wood finish as previously proposed. Further, the revised design includes the addition of three decorative flags in each of the seating areas. The flags would be designed to reflect the theme of the new Marina gangway access gates. These flags would measure 5' tall by 1'-6" wide and would be mounted atop 11', 13', or 15' tall flagpoles. Each seating area would incorporate three flagpoles, one of each height, arranged in a row by increasing height, with the tallest flagpole on the east side. The flagpoles would be arranged onto a 6' long base, with two feet of space between the outer and center flagpoles.

The Applicant is also proposing three alternative designs for the seating areas, which incorporate decomposed granite hardscaping instead of concrete paving. Two of the alternative designs also propose additional landscaping. All three of the alternatives will include a trash receptacle, two benches, two palm trees, and three decorative flags. The first alternative design proposes decomposed granite hardscaping, but with all other elements to remain the same as in the main proposed design.

The second and third alternative designs also include decomposed granite hardscaping, but further incorporate new central landscaped areas. These landscaped areas would

consist of blue- and purple-colored rocks with plantings, arranged into horizontal rows parallel to the promenade. Proposed plants include a variety of succulents such as sedums and aeoniums as well as ornamental grasses such as deer grass and bunny tail grass. The two palm trees would be incorporated into the landscaped areas, on the eastern and western edges of the landscaped area. In the second alternative design, the landscaped area occupies a rectangular portion in the center of the seating area, between the two benches. This rectangular landscaped area would span the entire width of the seating area. The plantings would be arranged into four rows, with two rows of succulents toward the southern edge of the landscaped area and two rows of ornamental grasses near the northern edge. The two benches would sit atop decomposed granite hardscaping, at the eastern and western edges of the seating area.

The third alternative design is similar to the second alternative, except that the proposed landscaped area would occupy a thinner portion of the seating area. The landscaped area would still be located at the center of the seating area between the two benches; however, it would occupy only half the width of the seating area. In addition, the shape of the landscaped area is different, in that the southern edge is curvilinear, rather than straight, giving the area a wave-like shape. The plantings would be arranged into three rows, with the one row of succulents toward the southern edge of the landscaped area and two rows of ornamental grasses near the northern edge. The decomposed granite hardscaping would span the entire length of the seating area, with a thinner portion located adjacent to the southern edge of the landscaped area. As with the second alternative design, the two benches would be located at the eastern and western edges of the seating area, atop decomposed granite hardscaping.

Fencing, Gates, Signs, Entrances, and Lighting

There are no proposed changes with fences, gates, signs, entrances, or lighting to previously-approved design.

STAFF REVIEW

Staff finds the proposed Final Design application consistent with the Marina Walk design guidelines and recommends <u>APPROVAL</u> of DCB #10-016-C, per Section 22.46.1110.D of the Los Angeles County Code. Further, staff recommends that Applicant incorporate Design Alternative 2 or 3 for the proposed seating areas into the final promenade design. These alternative designs incorporate drought-tolerant landscaping that enhance the proposed seating areas and provide a comparable public improvement project design as previously approved. However, the Applicant should consider the potential for the surface material to be displaced over time and interfere with the safety of the promenade.

SHK:CM:ms



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Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO: Design Control Board

FROM: An Santos H. Kreimann, Director

SUBJECT: ITEM 6A - PARCEL 145 - HILTON GARDEN INN - DCB #12-014-B

CONSIDERATION OF ADDITIONAL BUSINESS IDENTIFICATION SIGNAGE AND DESIGN CONTROL BOARD REVIEW RELATED

THERETO

Item 6A on your agenda is a submittal from the Hilton Garden Inn (Applicant), an existing hotel located on Marina del Rey Parcel 145. The hotel recently underwent a complete site renovation, and the Applicant is seeking approval of an additional sign for its new restaurant, which is to be named, "Marina Grill & Bar." The hotel, formerly known as the Marina International Hotel, is located at 4200 Admiralty Way, and is bordered by Washington Boulevard on the north, Palawan Way on west, vacant Parcel 147 on the east (formerly Parcel OT), and Admiralty Way on the south.

Sign Program

During the December 2012 meeting, your Board reviewed and approved the Applicant's sign program, which consisted of five signs dispersed around the hotel's property. The signs varied in shape, design and style, and included façade-mounted, monument, and directional signs. At that time, a restaurant sign was not proposed and the Applicant is now seeking approval of one more sign to add to the approved program.

Restaurant Sign

The Applicant is proposing an awning-mounted, single face, internally-illuminated business identification sign for the new restaurant. The sign will read "Marina Grill" in raceway channel letters, and will measure 19 3/4" high by 11'-1" long. The sign will be made of aluminum, painted in kumquat (orange) color, and will be mounted above an existing metallic flat awning along the front elevation of the restaurant, facing Admiralty Way. The letters "& Bar" will be placed under the word "Grill," and will measure 12" high by 4' long, in customized Arial Bold white acrylic letters, and will be placed along the metallic face of the awning. The overall sign will be located 8' above grade level, and will be internally illuminated with LED lighting.

Hours of Illumination

The Applicant is proposing to have the sign illuminated from dusk until restaurant closing, seven days a week.

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, materials and illumination schedule of the requested permanent sign meet the standards set forth in Sections 4 and 5 of the *Sign Controls*, and in general meet the design and quality standards of the previously approved hotel sign program. The previously approved illuminated hotel signs were approved to be illuminated from dusk till dawn, due to the hotel operating 24 hours a day.

The Department recommends APPROVAL of DCB #12-014-B as submitted, with the following conditions:

- 1) That the Applicant obtains final approval from the Department of Regional Planning before installation; and,
- 2) The new sign shall be illuminated from dusk until 2 a.m., or one hour after closing of the restaurant, whichever is earlier.

SHK:CM:il



To enrich lives through effective and caring service

August 15, 2013



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO:

Design Control Board

FROM: FN Santos H. Kreimann, Director

SUBJECT:

ITEM 6B - PARCEL 56 - MOMO GIFT SHOP - DCB #13-006

CONSIDERATION OF NEW BUSINESS IDENTIFICATION SIGNAGE AND

DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6B on your agenda is a submittal from Momo Gift Shop (Applicant), a new business located on Parcel 56, Fisherman's Village, seeking approval of two signs along the Fiji Way elevation, near the southern portion of the property. The business is located at 13763 Fiji Way.

Façade Sign

The Applicant is requesting approval of one facade-mounted sign to be installed along the Fiji Way elevation (east side) of the building facing the parking lot. The sign will be made of wood, with lettering and background coloration done in oil paint. The sign will identify the name of the Applicant's business. The sign will read "GIFT SHOP?", in 5" tall, blue-colored lettering in Arial Narrow Bold font, above the word "momo", in 8-3/4" tall, red and blue-colored lettering in custom font. Smiling faces will be pictured inside the two letter o's of the word "momo". The lettering will be on a white background. Two 15-1/2" tall multi-colored (blue, white, and red) stick figures will be pictured, on either side of the lettering.

The sign will measure 20" tall by 58" wide, and is proposed to be positioned outside the store's main entry, 2" above a window frame and 2" below the building's gutter. The applicant is proposing to mount the sign on the front (east facing) building wall, approximately 6'-10" above grade. The sign is labeled as "A" in the submittal packet.

Blade Sign

The Applicant's second sign consists of a two-sided blade sign, which will project from the southern building elevation, and will be visible to visitors strolling along the promenade as well as from the parking lot and Fiji Way. The blade sign will hang from an existing wooden sign bracket that is painted red.

The sign design and colors will be identical to the facade-mounted sign, but will be reduced in size. This sign will be 15" tall by 44" wide. The sign will read "GIFT SHOP?", in 3-3/4" tall letters above the word "momo", in 6-3/8" tall letters, with happy faces pictured inside the two o's in the word "momo" and two stick figures depicted on either side of the lettering. Both sides of the sign will be identical. The sign bracket currently projects 56" from the façade and is located approximately 9'-10" above a raised ramp that leads into the side (south facing)

entrance to the building. The sign will hang down 20" from the bracket so that it is positioned 8'-2" above the raised ramp. The proposed signs will not be illuminated. The sign is labeled as "B" in the submittal packet.

STAFF REVIEW

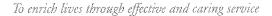
The proposed business identification signage request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations* (*Sign Controls*). Staff finds that the dimensions and materials of the requested permanent signs meet the standards set forth in Sections 4 and 5 of the *Sign Controls*, and the design and quality is consistent with the overall sign design variety within the Fisherman's Village parcel.

However, the proposed blade sign projects too far from the face of the building for its proposed height above grade. The proposed sign projects 51" from the face of the building. According to Section 22.52.900.B (Diagram A) of the Los Angeles County Code, a projecting business sign that extends 51" from a building face would need the bottom of the sign to be at least 14' above grade. The maximum projection from the face of the building that would be permitted, given the Applicant's proposal of having the bottom of the sign measure 8'-2" above grade, would be 1'. Staff recommends that the Applicant reduce the size of the sign, to make it consistent with the Los Angeles County Code.

The Department recommends APPROVAL of DCB #13-006 as submitted for Sign "A", and for a reduced version of Sign "B", with the condition that the Applicant obtains final approval from the Department of Regional Planning.

SHK:CM:ms





August 15, 2013



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO:

Design Control Board

FROM:

(m. Santos H. Kreimann, Director

SUBJECT:

ITEM 6C - PARCEL 44 - MARINE PARTS SUPPLIER, INC - DCB #13-007

CONSIDERATION OF NEW BUSINESS IDENTIFICATION SIGNAGE AND

DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6C on your agenda is a submittal from Marine Parts Supplier, Inc. (Applicant), a new business located on Parcel 44, seeking approval of two signs along the front elevation, near the main entry, facing Admiralty Way. The business is located at 4629 Admiralty Way.

Proposed Hanging Signs

The Applicant occupies two adjacent offices with individual entryways, both facing Admiralty Way, on the first floor of a two-story building. The Applicant is requesting approval of two signs that would hang along the façade of the building above each office entryway. Both signs would be identical in size, materials, colors and font type. They would measure 1'-6" high by 8' long, be made of Medium Density Overlay plywood with an aluminum laminate on both sides, and hang 8' above grade level with an eye hook and chain on each end. The single-sided, non-illuminated signs would have applied Impulse Blue colored vinyl background and lettering in white Helvetica Compact font.

One sign is proposed to be the main business identification sign, reading "MARINE PARTS SUPPLIER" in 8"-high lettering, over the business contact phone numbers in 5"-high lettering.

The second sign is proposed above the second office space and adjacent to the first sign, which would be separated by a façade column. The sign would have a single line identifying the service offered, reading "MARINE ENGINE SERVICE", in 8"-high lettering.

STAFF REVIEW

The proposed business identification signage 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*, and the design and quality is consistent with the overall signage design within the Pier 44 parcel. However, the proposal for two façade signs is not consistent with Section 4 of the *Sign Controls* which provides a business may have one façade mounted business sign for each non-contiguous street or water frontage.

Staff recommends denial of the second proposed sign, which reads, "Marine Engine Service."

The Department recommends APPROVAL of only the primary business identification sign for DCB #13-007 with the condition that the Applicant obtains final approval from the Department of Regional Planning. The Department recommends DENIAL of the second proposed sign, which reads "Marine Engine Service."

SHK:CM:il



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August 15, 2013



Santes H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones
Deputy Director

TO:

Design Control Board

FROM: 🎢

Santos H. Kreimann, Director

SUBJECT:

ITEM 6D - PARCEL 53 - THE BOATYARD - DCB #13-008

CONCEPTUAL CONSIDERATION OF SITE RENOVATION AND DESIGN

CONTROL BOARD REVIEW RELATED THERETO

Item 6D on your agenda is a submittal from The Boatyard (Applicant), an existing boat repair and marine commercial business located on Parcel 53, which is seeking conceptual approval of a site renovation project. The Boatyard is located at 13555 Fiji Way.

Proposed Scope of Work

Applicant proposes to renovate all hardscape around the property, to construct a new storage structure, new boater restrooms, new railings and dock gates, and to convert existing restrooms into marine commercial space. Applicant would also like to install new landscaping and replace an existing pole mounted sign with a garden wall style monument sign. The existing main marine commercial building would remain unchanged with existing colors and materials, which consist of stucco in white and grey colors with blue accents and glazing around the perimeter of the building. The total proposed building square footage for the site would be 24,013 square feet. The proposed parking area includes 147 spaces, which would consist of 5 American with Disabilities Act (ADA) spaces, 85 standard spaces and 57 compact spaces.

Building Improvements

Applicant proposes to construct a new 921 square feet ADA-compliant restroom, which would be located in the center of the site, near the bulkhead. This new facility would include showers, laundry amenities, a fish cleaning area, storage space and vending machines for boaters. The facility would measure 42' long by 23'-4" wide, and would be facing Basin H. The structure would be 14' tall from grade level to the top of the parapet wall. The exterior of the building would consist of white stucco with a smooth finish along columns and parapet and grey light-sanded stucco walls around the perimeter. Accent wave designs would be located around each elevation of the building and would consist of corrugated sheet metal in cobalt blue. The proposed design and colors would be consistent with the existing building's colors and materials.

A new 3,916 square foot structure would also be constructed along the western-most stretch of the parcel, which is currently an asphalt paved open parking area. The structure would provide 14 private garage spaces available for storage of cars, boats, or fishing equipment. The structure would also include a 497 square foot area, specifically for boater

storage, that would have seven private and secure storage spaces. The new structure would measure approximately 203' long by 21' wide and would be 14' tall from grade level to the top of the parapet. The garage doors would face east toward the main building and surface parking area. The exterior of the building would also be consistent with the new restroom facility and main building design, which would consist of smooth-finished white stucco columns and parapet, light-sanded grey stucco walls around the perimeter, roll-up garage doors, and cobalt blue wave corrugated sheet metal as an accent below the parapet around the perimeter of the building.

An existing 770 square foot non-accessible restroom facility, facing Basin H and located along the dockside walkway, would be remodeled for a new commercial use. The facility is located north of the main building and near the parking area. The existing facility measures 35' long along the north and south elevations, and is 22' wide. The facility's interior would be renovated and modified for marine commercial use. The exterior design would include new windows, a main entry facing west toward the parking area, new white stucco columns and parapet, light-sanded grey stucco walls around the perimeter and cobalt blue wave corrugated sheet metal as an accent. The facility would be approximately 14' tall from grade level to the top of the parapet.

One existing restroom facility, near the northeastern corner of the parcel and along the dockside walkway, would be demolished and the area would be repaved to serve as an open boat repair work area.

Dockside Walkway Improvements

The dockside walkway is currently improved with a concrete surface, a chain-link fence. and dock gates. The existing 650' long by 10' wide private dockside walkway would also be repaired. Improvements would consist of new stamped concrete paving, new galvanized aluminum steel railing with metal bar, metal mesh and aluminum plates. The aluminum plates would create a wave-like design along the length of the railing fence. A total of four new dock gates would be installed, which would also consist of galvanized aluminum tube steel borders, tempered glass panels and doors with accessible handles. The dock entryways would also include new fire department water connections, "Boatyard" vinyl logos and dock identification lettering placed on each door. An additional fence would be added on the opposite side of the walkway, facing Fiji Way, and would consist of new chain-link fencing with blue woven fabric screening. The screen would stretch from the new boater restroom facility to the eastern-most corner of the property, around the eastern border of the parcel, and along the south-facing area near Fiji Way. The screened area would consist of a resurfaced concrete open-air boat repair work area.

Hardscape and Landscape Improvements

The site is currently surfaced mostly with concrete and asphalt areas, which serve customer and boater parking and an open-air boat repair work area. The site has landscaping around the perimeter and within the parking islands.

The boat repair work area along the northeast side of the property would be expanded and resurfaced with concrete and asphalt sections. This area would accommodate repair and launch access of large boats and yachts. An existing 20' wide asphalt driveway at the center of the site, running from Fiji Way toward the basin walkway, would be widened by 4' and resurfaced. New 42" tall motorized rolling steel access gates would be installed along both ends of the driveway, which will be open during facility business hours and accessible to emergency vehicles and after-hour secure deliveries at all times.

New automatic barrier lift-up gates would be installed at the southwest corner of the property, which would provide key card access for boat owners, employees and emergency vehicles. The gates would be open during business hours, but key card access would be required after hours.

A new public walking path along the southern perimeter of the site next to the existing sidewalk adjacent to Fiji Way, would be constructed with new colored concrete in a wave pattern. New benches would be placed along the walkway.

Existing landscaping along Fiji Way and in the parking areas would be enhanced with a plant palette that is consistent with the County's Fiji Way Roadway Improvement Project. The landscaping would be drought-tolerant and would meet the requirements of the County's Green Building Ordinance. Landscaping would consist of trees, shrubs, plants and groundcover. Additional details will be provided during the final project review.

Signage

An existing pole sign identifying the business name, which is currently located along a landscaped area facing Fiji Way, would be removed. A new monument sign is proposed to be installed in its place that would identify the main building and additional commercial offices located on the premises. The sign would be located at the southeastern corner of the parcel near an existing driveway to Dock 52, the adjacent parcel, where the existing pole sign is currently located. The monument sign would be the only freestanding sign located on the site, and would measure approximately 6' tall by 15' long.

STAFF REVIEW

The Applicant's conceptual renovation project as proposed would enhance the site's aesthetics, would improve boater amenities, and would expand the boat repair area to accommodate larger boats. The new storage, parking garages and ADA restroom facilities would increase overall boater and customer satisfaction while maintaining and expanding boater-serving uses in the Marina. The maximum height of the new structures (14') is well below the height of the main existing Boatyard building.

The private dockside walkway would be improved with a more aesthetically pleasing design, including new paving, railing and glass paneled gangway gates. The width, quality, and amenities of the proposed public walkway along Fiji Way should be refined to transition smoothly with the approved street-side promenade of the adjacent Parcel 52

(Boat Central) redevelopment. The proposed landscaping plan would also be consistent with the Department of Public Work's Fiji Way Improvement Project.

The Department recommends APPROVAL of DCB #13-008 as submitted, with the condition that the Applicant obtains applicable development approval from the Department of Regional Planning and return for final project review post-entitlement for colors, materials, landscaping, signage and lighting.

SHK:CM:il



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August 15, 2013



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones
Deputy Director

TO:

Design Control Board

FROM:

Santos H. Kreimann, Director

SUBJECT:

ITEM 6E - PARCEL 13 - VILLA DEL MAR - DCB #13-009 - CONSIDERATION OF CONCEPTUAL SITE RENOVATION PLAN AND DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6E on your agenda, is a submittal from Far West Management Corporation (Applicant), seeking conceptual approval of a proposed renovation project for the landside portion of Parcel 13, a rectangular-shaped parcel located on Marquesas Way along Basin C. The existing buildings are located at 13999 Marquesas Way.

Background and Existing Conditions

Parcel 13, which consists of approximately 5 landside acres and 6.5 water acres, is bordered by Basin C to the north, Esprit Apartments to the east, Neptune Marina Apartments to the south, and County Public Parking Lot 12 to the west. Currently, Parcel 13 includes residential and anchorage uses with associated amenities for residents and boat-slip tenants.

Villa del Mar consists of 4 three-story buildings containing 198 apartment units, amenity buildings (leasing office, fitness center, clubhouse, and bathhouses), a 209-slip boat anchorage and a three-story parking structure for guest and boater parking. The marina was constructed in 1962 and the apartments were constructed in 1972. The site contains 572 parking spaces, with 318 located in semi-subterranean open-air parking garages underlying the four apartment buildings, 178 in the three-story parking structure, and 76 in surface parking lots adjacent to three of the residential buildings.

Landside amenities for tenants include a fitness center, recreation building (clubhouse), swimming pool, spa, and barbecue area. A leasing office and two boater "bathhouses" are also located on the site. The existing waterfront pedestrian promenade is approximately 12' wide and runs along the north side of the property.

Proposed Design

The proposed renovation encompasses upgrades and improvements to the exteriors and interiors of the entire existing apartment community. The exteriors of the existing buildings on the site would be refurbished with new materials and architectural details and finishes. The proposed design includes reconfiguration of the roof profiles, improved balconies, and new doors, windows, and building entries. The Applicant aims to achieve a fresh, classically modern aesthetic with subtle textures, clean lines, and muted natural colors. These

modifications would be complemented by new landscaping, hardscaping, and waterfront pedestrian promenade improvements.

Apartment Buildings – Buildings A, B, C, and D

Buildings A through D are arranged linearly along Marquesas Way, with Building A located on the eastern end of the mole road and Building D on the western end. All residential building entrances face Marquesas Way. A three-story parking structure (Building E) is located between Buildings C and D. Entries to each of the buildings are located on Marquesas Way, on the south side of the buildings. The rears of the buildings are located on the north side, facing toward the promenade and Basin C.

The exterior renovation of the apartment buildings would include refurbishment of the facades, roofing, windows, and balcony areas. The facades of the apartment buildings (Buildings A-D) would be entirely resurfaced. Large portions of the existing textured plaster on the buildings would be replaced with modular integrally-colored cementitious plaster with a smooth trowel finish. In accent areas, rough plaster would be replaced with a new skin system of flat textured cement panels in muted earth tones, such as light yellows, browns, or greens, that would reflect the quality of light in the seaside marina environment.

The existing tiled mansard roofs would be completely removed and replaced by lower vertical parapet walls that would have a smooth, integrally-colored cement plaster finish. The parapet wall would measure 4'-6" in height from the top of the roof structure to the top of the parapet, and would match the existing mansard height. Metal trellis awnings would be added as a continuous decorative element along the parapet of each apartment building. The trellis would provide modern detailing as well as cast dynamic shadow patterns across the building facades. This treatment is intended to simplify and reduce the visual mass of the building while extending a higher quality finish and detail to the appearance of the roof lines. In addition, existing rooftop mechanical equipment would be enclosed with new perforated metal screenings and set back from the edge of the roof parapet, further minimizing the height and mass of the buildings.

All windows, sliding doors, and balcony decking would be replaced. The existing wood panels on the balconies would be replaced with grooved cement panel siding and a metal railing. The aim is to improve the visual experience from within the apartment while also preserving the privacy of each unit.

The entry area of each building would be renovated with new large pane windows, entry doors, lighting, and signage to create an elegant, open entrance. Tall metal trellis structures would accent the entry to the lobby areas, creating shade on the south façade of the buildings and enhancing the experience of arrival from the street. The hardscape at the each building entry would be replaced with Charcoal Gray Arto Brick precast concrete pavers that would have an acid wash finish. Large decorative potted plants would be placed outside by the entrance doors.

The planned renovation would also include the phased rehabilitation and remodel of all apartment unit interiors, including complete reconstruction of kitchens and bathrooms. Interior renovation work would include new cabinets, countertops, floors, ceiling and wall finishes, lighting, and plumbing fixtures with contemporary materials and design. The planned rehabilitation would be completed in four phases, each lasting six months, for a total of 24 months. The plan would be to complete one building remodel at a time, so that approximately 70% to 75% of the complex's units would be available for rent throughout the renovation.

Amenity Buildings (Leasing Office, Fitness Center, Clubhouse, and Bathhouses)

Several smaller buildings on the property house amenities for marina tenants and apartment residents at Villa del Mar. These buildings would also undergo substantial interior and exterior renovations intended to better integrate them into the landscaped environment. This would be achieved through extensive green roof gardens, vertical gardens, and trellises.

The leasing office, located at the main entry to the property, would be completely renovated with new cement-panel siding, a new roof with a trellis extending from the roof line, new exterior stairs, and an elevator. This building sits adjacent to the south side of Building C. The entrance is located on the north side of the building. The exterior renovations to the leasing office are intended to achieve a similar aesthetic as the proposed renovations to the apartment buildings. In addition, the south side of the leasing office would be covered with a new "green wall" vertical garden system composed of different plants grown vertically over the exterior wall of the building. The Applicant depicted Greenscreen and Root Pouch systems as examples of vertical garden systems.

The fitness center sits to the east of the Leasing Office and to the south of Building C. Entrances to the building are located at the east and west sides of the building. This building would be remodeled to provide new state of the art equipment. A new locker room facility would be added beneath the leasing office and connected to the fitness center via a new covered arbor structure.

The clubhouse is located to the east of the fitness center and to the west of the barbecue area. The clubhouse would have access to the outdoor grill and fire pit area, which would be upgraded with a new fire pit, seating area, stainless steel gas grills, dining tables, and a pergola shade structure. The clubhouse's roof supports a large terrace entry to Building C. This terrace, which is located at the eastern edge of the rooftop, would be re-paved with new modular concrete pavers. The remaining portions of the rooftop (surrounding the east and west sides of the rooftop terrace) would be renovated with an extensive green roof garden planted with low-maintenance, drought-tolerant sedums and groundcovers. The Applicant depicted a LiveRoof system as an example of a modular green roof system.

There are two existing boater bathhouses located next to the promenade, adjacent to Buildings B and D, respectively. The entrances to the buildings are located on the south sides of the buildings, facing the promenade. Both bathhouses will be renovated with new intensive green roof systems, lattice trellises on the building facades, and smooth finish

cement plaster. Proposed renovations would also include Americans with Disabilities Act (ADA) compliant upgrades to interior fixtures, appliances, and finishes. The areas around each of the bathhouses are currently crowded by parking spaces and narrow planting strips. The proposed design would remove a few spaces in order to create a broader, ADA accessible connection to the promenade and access from the docks. Benches, public drinking fountains, trash receptacles, and bicycle parking would also be added adjacent to the bathhouses.

Parking

Currently, the property provides 572 spaces contained within covered lots underneath the residential buildings, surface lots adjacent to the residential buildings, and the three-story parking structure (Building E). The project proposes to remove 9 covered parking stalls and 16 uncovered stalls, for a total of 25 removed parking spaces. Excess parking spaces in underused areas between the leasing office and Building C as well as along the main entry drive from Marquesas Way, would be removed to create space for courtyard amenity areas. Additional parking spaces would be removed from the bathhouse areas to provide space for other amenities such as benches and drinking fountains. One of the 9 covered stalls that would be removed would be replaced by an Accessible Van stall. Per County Code, the property is required to provide a total of 512 parking spaces. As such, even with the removal of the 25 parking spaces, total parking on site will continue to meet and exceed code requirements. Asphalt paving in the open parking lots would be resurfaced. New accent paving across the driveways would provide the opportunity to integrate permeable paving materials and new subsurface stormwater structures.

Waterside Improvements

The Villa del Mar anchorage was constructed in 1962 and contains 190 boat slips and 19 end-ties. Although the current rehabilitation plan does not involve redevelopment of the anchorage at this time, anchorage replacement would be done no later than January 2029.

Public Access

Currently, each vehicular entry point to the Villa del Mar property is poorly distinguished from the street experience on Marquesas Way and lacking in a sense of arrival onto the property. The renovation would include new low walls and gates, new signage and lighting, and enhanced concrete paving at the entry driveways. At the main entry adjacent to the Leasing Office, the driveway would be fully repaved with concrete paving to improve the connection to the newly renovated promenade. A proposed fountain court, which includes a new fountain and arbor structure, would add a distinctive element to the landscaped areas surrounding the leasing office and fitness center.

Promenade

The waterfront pedestrian promenade, which follows the south edge of Basin C, would be redeveloped to transition with the promenade design of adjacent properties while also reflecting the distinct character of the Villa del Mar property. The paving material and colors would be equivalent to those used on the Esprit promenade; however the rhythm and design of the paving patterns would correspond with the architecture of the proposed Villa del Mar

project. The proposed paving would incorporate Whitacre-Greer permeable concrete pavers in Ivory, Majestic, Cimmerean, and Chocolate. Special finish concrete paving would further accentuate the distinct style of the Villa del Mar. The promenade width of 12 feet would be maintained.

New cable and metal post railings that match the railing along the Esprit promenade would extend along the top of the bulkhead. New post lighting would provide safety and attractiveness and is designed to shield light from the neighboring apartments. Stainless steel drinking fountains (Haws 1011 Hi-Lo Barrier-Free fountains) would be located near the bathhouses and along the promenade.

The environment along the promenade would be shaded by canopies of the existing large eucalyptus trees. It would be further softened by planter areas with turf stone paving and low grasses. Although somewhat limited by emergency access requirements, the proposed project includes new seating areas with wood benches wherever possible. The seating areas would be located primarily at the points of connection from the driveways and at the bathhouse facilities. The new seating areas are intended to create gateways to the promenade and to enhance the connection to the Marina waters.

Existing planting areas between the open outdoor parking lots and the promenade would be retained and re-landscaped. These areas contain many tall mature trees and shrub plantings that provide screening of the parking lots.

Signage, Illumination and Landscape

Proposed hardscape and lighting renovations to the entry gateways, the main entry gate and courtyard, and the outdoor amenity areas would emulate the modern aesthetic of the proposed architectural improvements. New courtyard amenity areas would be created in the areas between the leasing office and Building C and along the main entry drive from Marquesas Way to the leasing office. New hardscape materials and finishes would complement the neutral tones and quality of the materials used in the exterior building renovations.

The simple shape of the existing pool is consistent with the modern aesthetic of the proposed architectural improvements. The pool, which measures about 42 feet by 26 feet, would be refurbished with new cast-in-place concrete coping in Charcoal Gray Arto Brick with an acid wash finish, waterline tile, and plaster. The deck surface around the entire pool area would be enhanced with new planting areas, pool furniture, and decking composed of integrally colored concrete with exposed aggregate bands.

The existing landscaping throughout the property includes well-established plantings and numerous tall eucalyptus, pine, ficus, and palm trees. These trees provide shade and screening. The proposed landscape redesign would seek to retain as many of these existing trees as is feasible. Proposed additional trees and selective removal of existing trees would bring form and structure to their arrangement within the landscape to create a more cohesive composition.

The existing shrub and groundcover were enhanced in 2006 with the addition of drought-tolerant and native species. New plantings would incorporate many of these same species in new arrangements, as well as succulents, sedums, flax, ceanothus, bird of paradise, and ornamental grasses.

The final design, including exterior improvements detail, landscape and hardscape detail, and signage plans will be provided to the Board after receipt of the required approvals for the proposed rehabilitation project by the Department of Regional Planning.

STAFF REVIEW

The Applicant's proposed architectural treatments and outdoor improvements are intended to provide a fresh updated appearance and enhance boaters' and residents' enjoyment of the outdoor environment. The proposed metal trellis awnings on the parapet walls and vertical green wall (on the leasing office) would help detract from the bulk and monotony of standard building exteriors, in conformance with the Marina del Rey Local Coastal Program (LCP) architectural design requirements. The existing balconies and terrace (on the clubhouse roof), two architectural features that are encouraged within the LCP, would be updated and refurbished with higher quality materials.

The proposed promenade improvements would enhance the pedestrian experience, increase disabled access, and improve view areas, in accordance with LCP priorities. The proposed hardscape and railing replacement would provide consistency with the promenade design of the neighboring Esprit Apartments, but would feature patterns and designs unique to Villa del Mar. This would create a sense of continuity and compatibility with the adjacent property, per the LCP architectural guidelines. New post lighting along the promenade would increase pedestrian safety and include shielding to prevent light spillage into neighboring apartments, per the LCP's bird-safe building standards.

Removing parking spaces near the bathhouse facilities would allow for a broader ADA accessible connection to the promenade, which complies with LCP pedestrian circulation requirements for ADA accessibility. Opening up these areas would also allow for the placement of benches, public drinking fountains, trash receptacles, and bicycle parking, also conforming to LCP pedestrian and bicyclist circulation requirements for facilitating public use and enjoyment of the Marina. The addition of these elements will create view areas that serve as points of observation of boats, docks, Marina waters, and regional surroundings, a key community element within the LCP. New concrete paving along the main entry drive would provide an improved connection to the promenade, also meeting LCP pedestrian circulation requirements for smooth continuous paving and enhanced shoreline access.

The removal of parking spaces between the leasing office and Building C would allow for the addition of new courtyard amenity areas, including a fountain and arbor structure, further improving the pedestrian experience on the property. Even with the selective removal of parking spaces, the property would continue to meet and exceed parking requirements as set forth in County Code.

Landscaping between the surface parking lots and the promenade would be of sufficient width and density to shade and screen the parking lot, but still preserve views of the water, per LCP landscaping requirements. The proposed landscape improvements as well as the extensive green roof system (on the clubhouse roof) include the addition of drought-tolerant and native species, which conform to California's water conservation initiatives and the County's Drought-Tolerant Landscaping Ordinance.

The proposed project may be subject to additional requirements with regard to signage. Although the Applicant proposed new signage at the entry driveways, the number or type of signs was not identified. Per the Revised Permanent Sign Controls and Regulations, the Applicant is permitted one vehicular entrance sign per driveway, but can have as many directional signs as needed.

Two letters of support were submitted for this project. The first letter was submitted by David O. Levine on behalf of the Marina del Rey Lessees Association on August 14, 2013. The second letter was submitted by Christina Davis on behalf of the LAX Coastal Area Chamber of Commerce on August 15, 2013. Both letters are included as attachments to the staff report for Item 6E.

The Department recommends <u>APPROVAL</u> of DCB #13-009, subject to the following conditions:

1) Upon returning to your Board post-entitlement for final review, the Applicant is to provide complete design details to include materials and color, promenade improvements (railings, lighting, trash receptacles, etc.), landscape and irrigation, signage, lighting and lighting details.

SHK:CM:ms Attachments

Marina del Rey Lessees Association

C/o Mr. Timothy C. Riley, Executive Director 8537 Wakefield Avenue Panorama City, CA 91402 Telephone: 818-891-0495; FAX: 818-891-1056

August 14, 2013

Design Control Board c/o Department of Beaches and Harbors 13837 Fiji Way Marina del Rey, CA 90292

RE: Parcel 13 (Villa del Mar) Renovation Project Design Control Board agenda, August 21, 2013

Dear Chairman Phinney and Honorable Board Members:

At the August 14, 2013 meeting of the Marina del Rey Lessees Association, David Canzoneri, Vice President, Far West Management Corporation, presented the renovation plans for Villa del Mar Apartments and Marina, a complex with 198 apartment units in need of renovation. Boat slips were replaced with all new concrete docks in 1989, which remain in excellent condition and are not proposed to be replaced until later in the extended lease term.

The Association supports the proposed renovation of the Villa del Mar apartment complex and its landside infrastructure, including the improvement of the promenade with more amenities, upgraded landscaping, installation of energy efficient enhancements, and an all-new fitness center and aerobic room.

The Association is on record supporting renovation projects that add value to leaseholds and that are consistent with the Marina del Rey Local Coastal Program (LCP) in that the proposed improvements do not require any amendment to the existing LCP.

The Villa del Mar Apartments have become somewhat outmoded in today's market. The Lessee has proposed an extensive amount of renovation work that will modernize the building's infrastructure while also upgrading the building's exterior as well as the interior design of every residential unit. A renovated Villa del Mar will make a dramatic new statement from the street with an all new entry pavilion and courtyard which showcases the new fitness center, sauna, leasing office and new aerobic center.

Page 2
 August 14, 2013

The Association believes the renovation of Villa del Mar, in conjunction with other planned improvements of parcels on the western portion of the Marina, will bring a beneficial look to the entire community.

We hope the Design Control Board will look favorably upon a renovation project that enhances Marina del Rey.

Sincerely,

David O. Levine President



9100 S. Sepulveda Blvd., Ste. 210 Los Angeles, CA 90045 www.laxcoastal.com PH 310.645.5151 FX 310.645-0130

August 15, 2013

Supervisor Don Knabe 822 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012

Re: Support For Renovation of Villa Del Mar Apartments in Marina del Rey

Dear Supervisor Knabe:

On behalf of the LAX Coastal Area Chamber of Commerce, which represents nearly 550 businesses and thousands of employees in the areas of Marina del Rey, Westchester, Playa del Rey, Playa Vista and areas surrounding LAX, we strongly support the remodel of Villa Del Mar Apartments located at 13999 Marquesas Way, Marina del Rey, CA 90292.

As a Chamber we have adopted several pillars by which we determine what kind of projects the Chamber will support. The Marina del Rey pillar states that, "The Chamber supports reasonable redevelopment of unincorporated Marina del Rey that is articulated by the certified Local Coastal Program, which establishes the appropriate mix of recreational boating facilities, residential units, visitor-serving facilities, office and commercial space, and open space. The Chamber supports redevelopment projects that serve to revitalize Marina del Rey according to the vision and standards of the certified LCP. The Chamber recognizes that Marina del Rey, which requires a mix of new and renovated improvements, is a vital tourist destination as well as recreational resource for the citizens of Los Angeles County."

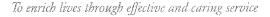
This site is due for a facelift. The lessees of this property have been good neighbors to the community and responsible landlords, addressing the needs of their residents. The new fixtures, green facades, landscaping, rehab, upgrade and development of the new waterside promenade will make wonderful additions to the Marina. These projects are necessary in taking our community to the next step and making a better Marina del Rey.

It is time that the crown jewel of the County of Los Angeles receive these much need improvements. For these reasons and more, the LAX Coastal Area Chamber of Commerce welcomes this project and requests your support of the remodel of Villa del Mar Apartments.

Sincerely,

Christina Davis President/CEO





August 15, 2013



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO:

Design-Control Board

FROM: 🖌

Santos H. Kreimann, Director

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

Item 7A on your agenda is an update on permits that have been issued by the Department of Beaches and Harbors for temporary banners, signs and/or canopies. Since our July 11, 2013 report, one temporary permit was issued by the Department:

TP 13-012

Ritz-Carlton Hotel, Parcel 125H. To place one temporary 40' x 100' x 10'-white vinyl tent on the hotel premises, oriented with the long axis north-south, on the western side of the tennis court area. The tent was permitted from August 2, 2013 through August 8, 2013.

SHK:ms Attachment



To enrich lives through effective and caring service



Gary Jones Deputy Director

July 31, 2013

Eddie Martin So-Cal Tents & Events 1919 Potrero Ave South El Monte, CA 91733

Temporary Tent for Ritz-Carlton Hotel (TP 13-012)

Dear Mr. Martin,

By means of this letter and the appropriate permits from the County of Los Angeles Department of Public Works, Building and Safety Division and the Fire Department, the Marina del Rey Ritz-Carlton and So-Cal Tents & Events are permitted to place one tent on the hotel premises at 4375 Admiralty Way, Marina del Rey. The tent will be sized as follows and placed adjacent to tennis courts according to the attached site plan:

One 40-foot by 100-foot by 10'foot white vinyl tent, oriented with the long axis northsouth, on the western side of the tennis court area.

The tent is permitted from August 2, 2013 through August 8, 2013, and must be removed by noon on August 9, 2013. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at your expense. Please note that public access along the waterfront promenade must be maintained at all times. If you have further questions, please contact Ismael Lopez at (310) 822-4639.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

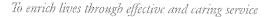
Ismael Lopez, Beaches and Harbors Planner **Planning Division**

SHK:IL

Cc:

Carlos Zimmerman **Seth Curtiss** Ken Edson





August 15, 2013



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO:

Design Control Board

FROM:

Santos H. Kreimann, Director

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

No items relating to Marina del Rey were heard by the Board of Supervisors during meetings for the month of July 2013.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were heard by the Regional Planning Commission during the month of July 2013.

COASTAL COMMISSION'S CALENDAR

No items relating to Marina del Rey were heard by the California Coastal Commission during meetings for the month of July 2013.

FUTURE MAJOR DCB AGENDA ITEMS

A joint DCB/Small Craft Harbor Commission meeting will be held in October or November, where the Department of Regional Planning will provide a report on the Visioning Process.

SMALL CRAFT HARBOR COMMISSION

The May 2013 meeting minutes are attached. The June meeting was cancelled due to lack of new business. The minutes for the July meeting have not yet been approved.

MARINA DESIGN GUIDELINES UPDATE

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

REDEVELOPMENT PROJECT STATUS REPORT

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

MARINA DEL REY VISIONING PROCESS

Gina Natoli of the Department of Regional Planning will provide an update on the status of the Visioning Process at the August 21, 2013 DCB meeting.

SHK:CM:ms

Attachment

SMALL CRAFT HARBOR COMMISSION MINUTES May 8, 2013 – 10:03 a.m.

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

Department of Beaches and Harbors: Gary Jones, Deputy Director; Matthew Kot, Lease Specialist, Asset Management Division; Carol Baker, Chief, Community and Marketing Division; Debra Talbot, Manager, Community and Marketing Division.

County: Amy Caves, Senior Deputy County Counsel; Sergeant Anthony Easter, Deputy Bryan White, Sheriff's Department.

Call to Order and Pledge of Allegiance:

Chair Rifkin called the meeting to order at 10:03 a.m. followed by the Pledge of Allegiance and the reading of the preamble.

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

Item 3 – Communication from the Public:

Jon Nahhas commented on the first meeting for the Marina del Rey visioning process. He noted that information was not provided regarding the parcels that are to be included in the visioning process. Mr. Nahhas inquired as to why surrounding cities were not invited to the meeting.

Mr. Nahhas asked for documents submitted to be made part of the record for SCHC meetings.

John Rizzo commented on the seawall and dredging projects, and commented on the structure of price controls and lease transactions in the marina.

Item 4 - Communication with the Commissioners

Chair Rifkin reported that he attended the Regional Planning workshop held on April 25th and asked staff to contact Regional Planning to provide the commission with a briefing of the visioning process. He also suggests this would be a great opportunity to have a joint evening meeting with the Design Control Board (DCB).

Gary Jones stated he will let Regional Planning know the commission is interested in a joint meeting.

Commissioner Lesser asked when this would take place.

Chair Rifkin stated it would be good to schedule the meeting when they have something to report and suggested to wait for a staff report or preliminary findings to decide on a date.

Commissioner Alfieri agreed and requested a list of items be provided that are being covered in the visioning process for the commission to review in a timely manner.

Mr. Jones reported that Regional Planning is preparing for the next public meeting, and he will work with them on scheduling the joint meeting per the Commission request.

Item 5a - Marina Sheriff

Sergeant Easter gave the Crime Stats report and stated larceny is still an issue, and with recent arrests in the Marina, he hoped for a reduction in theft activity. Deputy White provided the Liveaboard report and apologized that AutoCAD incorrectly transferred the February numbers onto the report, but March and April numbers are correct. The Harbor Master Lieutenant McCray has been promoted to Captain, and a new Harbor Master will be in place shortly.

Small Craft Harbor Commission May 8, 2013 Page 2 of 4

Chair Rifkin asked if Sheriff staff to provide the correct report for reposting.

Item 5b - Marina del Rey and Beach Special Events

Jon Nahhas commended the Department on the line up of performers at the summer concert series.

Carol Baker presented the Special Events report. She informed the commission that the Farmers Market will have expanded hours starting May 16th from 7:30 a.m. to 2:00 p.m. Ms. Baker briefly discussed Beach Eats, Fourth of July activities, and the schedule for the beach shuttle.

Chair Rifkin asked how parking was impacted by the Farmers Market.

Ms. Baker responded that there was ample parking throughout the day.

Item 5c - Marina Boating Section Report

Debbie Talbot gave a report on events within the boating community. She discussed an upcoming Marina Fest Boat Show celebrating National Marina Day to be held on June 8th.

She provided an update on Parcel 77. Storage spaces are in the process of being re-numbered. Additionally the installations of small boat racks are nearing completion. She noted the need to re-locate the SeaScouts and Water programs as well as slip renters during the Parcel 77 re-development.

Ms. Talbot informed the commission that she was contacted by a South Korean journalist and camera crew who expressed interest in the community. She has arranged for them to take a Waterbus tour of the Marina on May 21st.

Ms. Talbot stated there were two illegal charters reported.

Ms. Talbot discussed positive press received by Marina del Rey.

Jon Nahhas suggested the Boating Section also report on events currently occurring in the Harbor and the boating community at large. He also made comments about vacancies in the Marina.

Commissioner Lesser asked to have a report on why some of the vacancies are so far above the average.

Mr. Jones responded that a summary report was made available last year, but he will provide the report again.

Commissioner Lesser stated that the report should show a detailed schedule on all marinas with vacancies showing more than twenty-five percent.

Mr. Jones stated the Department has not done a detailed analysis, and if slips that are underdevelopment are taken out of the equation then the overall impression of the last quarter is that vacancies are slowly going down.

Commissioner Lesser commented there is no easy solution.

Chair Rifkin agreed and stated any recommendation can be made when this matter is further discussed.

Item 5d - Marina del Rey Convention and Visitors Bureau

Chair Rifkin thanked Bev Moore on the wonderful work she has done, and requested that staff prepare a letter for him to sign on behalf of the commission thanking her for the great work.

Small Craft Harbor Commission May 8, 2013 Page 3 of 4

Bev Moore provided a report on an article published in the Wall Street Journal. Ms. Moore noted that Sunset Magazine will come out with a beach article in their July issue mentioning Marina del Rey. She described the progress being made in the Marina's social media efforts.

Ms. Moore shared that the Hop-On, Hop-Off Starline Tours bus commenced operations in Marina del Rey. The bus operator is also starting shuttle operations from the LAX hotel area to the Marina. Once in the Marina they can access most of Los Angeles' popular venues through the hop-on/hop-off routes.

Jon Nahhas commended Bev Moore for her contributions. Mr. Nahhas spoke on increasing opportunities for citizens of Los Angeles and inner-city kids to experience the Marina by providing buses from those areas.

Commissioner Lesser stated that eighty percent of kids growing up east of the Harbor Freeway have never seen the ocean by the time they are 12 years old.

Captain Alex Balian spoke on the value Bev Moore's work.

He requested to see a plan of action, and milestones for Fisherman's Village.

Chair Rifkin requested to receive a progress report at the next meeting.

Mr. Jones responded that a short term plan is a facelift of Fisherman's Village and the Department is waiting for those plans to be submitted to both the Department and the DCB. The long term plan is the redevelopment of Fisherman's Village and that plans will be a priority in the visioning process. When possible, the Department will provide a report to the Commission.

Commissioner Lesser mentioned Fisherman's Village is a key redevelopment in the Marina.

Chair Rifkin stated very little was discussed of Fisherman's Village at the opening of the visioning process meeting. He requested that staff report to the commission any milestones or action plans.

Tim Riley commended Bev Moore for her work and energy, and said she has been an asset to the community.

Chair Rifkin asked everyone to give a round of applause to Bev Moore.

Item 6a – Appointment of Commission Officer and Alternate to Marina del Rey Convention and Visitors Bureau

Chair Rifkin nominated Dave Lumian as liaison to the Marina del Rey Convention and Visitors Bureau.

Commissioner Lesser stated that he had to resign due to the inability to attend.

Chair Rifkin asked County Counsel if the commission can appoint an individual that is not present.

Amy Caves stated the commission can either place this item back on the agenda for the next meeting or go forth with the nomination.

Chair Rifkin suggest that this item be placed back on the agenda for the next meeting.

Item 7 - New Business

No new business

Item 8 - Staff Reports

Mr. Jones delivered the Staff Report.

Small Craft Harbor Commission May 8, 2013 Page 4 of 4

Jon Nahhas spoke on the visioning process meeting. He asked to know which parcels were under review, and shared his experience at the first visioning meeting. He requested that the commission promote the visioning process to the surrounding areas.

John Rizzo inquired about the possibility of the bike path connecting across the sand in Venice to the breakwater. He wanted to know if the court decision regarding the sewer line would be in favor of the County and if so, a tradeoff could be made to get a bike path going down the beach.

Mr. Jones responded it is one of the potential items in the making if there is a negotiated settlement of the Venice dual force main. The County will continue to seek remedy in the courts to try to win the argument to where the pipeline should be constructed. There are a number of issues that could flow into a settlement or discussion, but from experience it would be very difficult to have that as a negotiated item because of the known opposition from the beach-front residents.

Commissioner Lesser stated it is unfortunate that the bike path does not go from the Marina entrance along the beach, and that the City of Los Angeles does not seem to be excited about it.

Commissioner Alfieri commented that perhaps with the new Councilmember it would change, and he asked if the Coastal Commission expressed their opinion on the subject.

Mr. Jones responded that to his knowledge they have not expressed opinion on the subject.

Commissioner Lesser stated that as part of the visioning process Marina del Rey should include a bike path which goes down to the breakwater and out along the beach, and also that the Coastal Commission should be included since it is about access to the beach.

Chair Rifkin stated that since there is a change in the councilmember, and the City of Los Angeles is doing a Westside mobility study, perhaps there is an opportunity to coordinate with Regional Planning to understand what the bicycle access recommendations are in the study.

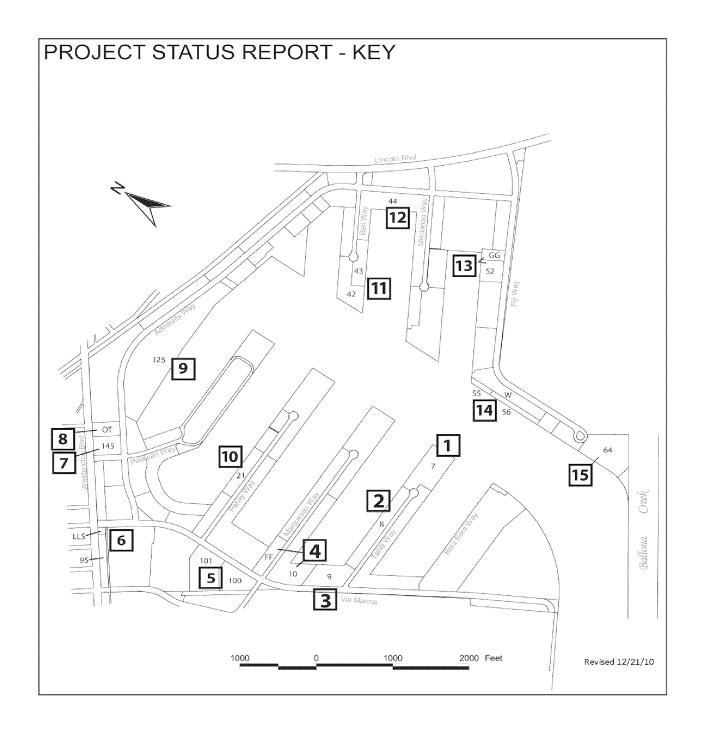
Staff will follow-up with the recommendation.

Adjournment

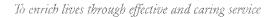
Chair Rifkin adjourned the meeting at 11:18 p.m.

Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of August 8, 2013

Map F.	Parcel No Project	Lessee Name/	Redevelopment Proposed	As of August B, 2013 Mussing and Parking	Satus	Regulatory Matters
				Seeking Approvals		
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+	10/14 (FF) Neptune Marina/ Legacy Pamers		So granulares: 1 (A clin parton) rad diese 2 frien wale waterhour promenade 2 freihe water waterhour promenade 2 freihe water of pulific parking both on and off-tic	parking with view corridor 13 public parking spaces to be	incommentation for extend of replace to stand the least determined approach by Bio'S Again 2016 MCI to support the incommentation for extend of replace to stand the least agreement. It is the support of the support of the least support to the least support to the least support of	
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ac	147 (OT) - Ocean Retrement Parlity/ Goldrich & Next Industries	Jona Onklrich Sherman Gardner	The state of the s	Manday — Not, Sarony rediglioration halfung one ground-flow reals and native; (c) tital mandaya. One site profiting include all regimed representation, 95 public packing space (94 public practing space to be employed out the new Alenina Beach)	Bis son (1941). Bis on (1941)	
9	21 - Indiday Harbor Course Goldrich & Next Industries	Jona Goldrich Sherman Gardner	** Senoy, 20, 3,00 ogane-form mixed-see building (benin cults, yealer Carlo, marine offset) and increases of soft marine ** 92, sit marine	illage gribi-yere curdar-community park. 120 heaves parking.	7	
=	42/43 Marina del Rey Huel/ IWF MDR Hoel	Dale Marquis	* Complete retowation of existing 154-twom bired and new 277-silp marina.		8/83(10): 06.51/11 BCS approved Option in bifurate Parcels 42 and 43 are 64.39 stars. (64.39 stars. (64.39 stars. (62.30 stars.) and 64.30 stars.) are feed of 2020/10. SCHC Parcel marion explanement was included in the County's master was easile stars queried in \$160/12. Parking premit approved by hasting officer to \$73/12. 2013.	No Variance proposed. Parking Tennik frir educed parking.
23	44 - Pier 44/Pacific Marina Venture	Michael Pashaie: David Taban	Bluid 5 new visitor serving commercial and dry storage buildings = 91,090 s.f. visitor serving commercial space = 145 slips: 15 end ties and 234 dry storage spaces	r-seving commercial buildings, maximum 36 'tall and one dry stack storage lineal feet view corolder proposed rking spaces will be provided with stated parking agreement (402 parking		greeneri. oxed
<u>e</u>	52 – Boat Central/ Pacific Marina Development	Jett Pence		Massing. 1st 3 thg beat strongs halfiding metally over water and parking with view corridor. Parking. — All parking required of the project one located on site.		Variance for reduced outside, and Architectural Guidelines requiring that structures beat less (5 ft. from bullbread
=	55/56/W Fisherman's Village/ Gold Coast	Michael Parhaie/ David Tahan	6 (3) come theti (1) come the common of the	Monday — Vice mived to the publishing contribution and contribution and 2 story and 1 (6): all hotels — Vice mived to the publishing contribute with vice correctly is and 2 story and 1 (6): all hotels—(in self-public public and project required public, public protectly for back (a levee (Shanghai Phonosom) Rodo) — Construction in Phonosom Foundation in Phonosom	Monday — Nor mind the bright-intercenting commercial/real introducers (it and 2 carry and 1 de). Proprietory — Lesse tension (principa sproved by BISS Decamber 2016. Options spring Aug. Bis interies. Variance for eath and a project required profess, early introduced in National Engineers. DEST project contained in Plantage. On the propriet profess, early introduced in National Engineers of Project contained in Plantage. On the project contained and project required profess, early information of the engineers (Standard Engineers of Standard Engineers). The engineers of the engin	Named Traching Agreement Variance for reduced setbacks (side and waterfront)
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9	100/101 The Shrees' Del Rey Shores	Jerry Epstein' David Levine	1	. LO public parking spaces	Propriate—Late extension (Diston supported by BIN December 2006. Howards extension of Option approach by BINS on 121509. BINS Variance for enhanced to the content of the	nced signage
p	145 - Marina International Hotel/ Dale Marquis (W.F. Marina View Hotel	/ Dale Marquis	* Complete recovation of 134 rooms		Proprietty — BFNs taken on term scheet on 216/10 and no 28/11, approved options created the base term for 191years. No Variance Propriet Section 2. COS in the Control of the Cost of the	paso.
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	125 Marina City Club	Karen Seemann	28.24 slp main with the recoverable from 12 to 20 feet and free access improvements with new pavers, railing, landscape and prefesting amenities.	Masting No modifications to exting a hildings proposed. Parking - Existing 361 shared parking spaces for boaters and guests will remain unchanged.	Pagingery — Less manners abstrate pa RNs and Teach agreement of the URFUL DRY NR Plan Review application filed 1026/01. Preprint landing Registery — CR is concernal premared degeneries agreemed in CCC (CCC approach strategies manner CD) for dark construction in 1831. Final approach of promotes impromensing practed by ORF final and 1831. Reconstruction of Nation Web and darks is anticipated from sunance approach promotes practed by CFD on 281611. Reconstruction of Nation Web and darks is anticipated from sunance yield.	







August 15, 2013



Santos H. Kreimann Director

> Kerry Silverstrom Chief Deputy

Gary Jones Deputy Director

TO:

Design Control Board

Santos H. Kreimann, Director

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

MARINA DEL REY

MARINA DEL REY WATERBUS

Through September 2, 2013

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets allowed. The fare is \$1.00 per person, one way.

WaterBus Schedule:

Through September 2

Fridays:

5:00 pm - midnight

Saturdays: 11:00 am - midnight

Sundays: 11:00 am - 9:00 p.m.

Marina Summer Concert Schedule

Thursday concert night:

August 22

5:00 pm - midnight

Holiday Schedule

Labor Day: 11:00 am - 9:00 pm

WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the \$1.00 fare.

Boarding locations are:

Marina "Mother's" Beach (ADA accessible)

4101 Admiralty Way

Fisherman's Village 13755 Fiji Way

Burton Chace Park (ADA accessible)

13650 Mindanao Way

Waterfront Walk (ADA accessible) 4433 Admiralty Way, Fire Station #110 Dock

Dolphin Marina (ADA accessible) 13900 Panay Way, Dock Gate #C-200

Esprit (ADA accessible) 13900 Marquesas Way, Dock Gate

Slip #B-602 1/2

Design Control Board August 15, 2013 Item 7C Page 2

Del Rey Landing (ADA accessible) 13800 Bora Bora Way, Fuel Dock Gate Harbor at Marina Bay (ADA accessible) 14015 Tahiti Way, Dock Gate, #B-3100

Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

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

THE MARINA DEL REY SUMMER CONCERT SERIES 2013

Waterside at Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey Through August 31, 2013 7:00 p.m. - 9:00 p.m.

August 22
Rufus Choi, piano
Rimsky-Korsakov, Tchaikovsky

August 31 Rose Royce

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

MARINA DEL REY FARMERS' MARKET

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey Thursdays - 7:30 a.m. - 1:30 p.m.

The Department of Beaches and Harbors, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Thursdays. The Marina del Rey Farmers' Market offers fresh, locally-grown organic and conventionally grown fruits and veggies. Also available are prepared and packaged foods, hand-crafted products and much more! Paid parking is available at beach parking lot #10 for 25 cents for every 15-minutes.

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

"BEACH EATS" GOURMET FOOD TRUCKS

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey Thursdays 5:00 p.m. - 9:00 p.m.

The Department of Beaches and Harbors is sponsoring gourmet food trucks in 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 beach parking lot #10 for 25 cents for every 15-minutes.

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

Design Control Board August 15, 2013 Item 7C Page 3

BURTON CHACE PARK WALKING CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey Tuesdays & Thursdays 10:30 a.m. - 11:30 a.m.

The Department of Beaches and Harbors is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (310) 305-9595.

For more information call: (310) 305-9595

BURTON CHACE PARK FITNESS CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey Wednesdays 9:00 a.m. & 11:00 a.m.

The Department of Beaches and Harbors is offering FREE outdoor group workout sessions. Come get in shape with an experienced instructor in beautiful Burton Chace Park. There are two one-hour sessions each Wednesday. Ages 13 and up. Please RSVP by calling (310) 305-9595.

For more information call: (310) 305-9595

SUNSET SERIES SAILBOAT RACES 2013

Marina del Rey Wednesdays, through September 11, 2013 5:30 p.m. - 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants, Fisherman's Village and the North Jetty 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

Design Control Board August 15, 2013 Item 7C Page 4

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

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

Saturday, August 24 Blue Breeze, playing R&B

Sunday, August 25 2Azz1, playing Urban Jazz Funk

Saturday, August 31 Izmskzm, playing Reggae

Sunday, September 1
Sullivan & Hall, playing R&B

Monday, September 2
Susie Hansen, playing Latin Jazz

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

BEACH EVENTS

BEACH SHUTTLE

Through September 29, 2013
Fridays and Saturdays from 10:00 a.m. - 10:00 p.m.
Sundays and Holidays from 10:00 a.m. - 8:00 p.m.
Concert Thursdays from 5:00 p.m. - 10:00 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Beach Pier, and enjoy the surf, sand and surroundings of Marina del Rey in a hassle-free and relaxing way. The Beach Shuttle operates weekends and during the Thursday Marina del Rey Summer Concerts.

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

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