



Caring for Your Coast

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**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, January 22, 2014, 6:30 p.m.

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

### Audio

1. 🎧 **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. 🎧 **Approval of the October 30 and November 20, 2013 meeting 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 9 – Marriott Courtyard and Residence Inn – Further consideration of site redevelopment and Design Control Board Review related thereto – DCB #04-15-D [Attachment: Applicant Plans](#)
6. **New Business**  
🎧 A. Marina del Rey Farmers' Market Signage – Consideration of seasonal event signage and Design Control Board Review related thereto – DCB #13-016 [Attachment: Applicant Plans](#)
7. 🎧 **Staff Reports**  
A. Temporary Permits Issued by the Department  
  
B. Ongoing Activities Report
  - Board of Supervisors Actions on Items Relating to Marina del Rey
  - Regional Planning Commission's Calendar
  - Coastal Commission's Calendar
  - 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 coordiantor may be reached by email at rstassi@bh.lacounty.gov.

2. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

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

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

Department of Beaches and Harbors  
Administration Building  
13837 Fiji Way  
Marina del Rey, CA 90292

MdR Visitors & Information Center  
4701 Admiralty Way  
Marina del Rey, CA 90292

Burton Chace Park Community Room  
13650 Mindanao Way  
Marina del Rey, CA 90292

Lloyd Taber-Marina del Rey Library  
4533 Admiralty Way  
Marina del Rey, CA 90292

**DESIGN CONTROL BOARD AND  
SMALL CRAFT HARBOR COMMISSION  
JOINT MEETING MINUTES  
\*SPECIAL MEETING**

**October 30, 2013**

**Design Control Board 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)

**Small Craft Harbor Commission Members Present:** David Lumian, Vice Chair (Second District); Vanessa Delgado, Commissioner (First District); Russ Lesser, Commissioner (Fourth District); Dennis Alfieri, Commissioner (Fifth District)

**Members Absent:** Allyn Rifkin, Chair (Third District)

**Department of Beaches and Harbors Staff Present:** Gary Jones, Acting Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yeni Maddox, Secretary for the Design Control Board

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

**Guests Testifying:** Gina Natoli, Department of Regional Planning; Kevin Finkel, Department of Regional Planning.

**1. Call to Order and Pledge of Allegiance**

Chair Phinney called the meeting to order at 6:36 PM.

Simon Pastucha led the Pledge of Allegiance.

**2. Public Comment**

Nancy Vernon Marino expressed her disappointment with the current road projects in the Marina.

Dan Gottlieb stated that the Lessees should contribute more revenue to the County.

Lynne Shapiro spoke about a park on Parcel FF, marina views, and not allowing hotels in residential areas.

Jon Nahhas spoke about more recreational programs for County residents and notifying citizens about development in the Marina.

Douglas Fay expressed disappointment regarding the senior citizen facility proposed for Parcel OT and the clean-up of Marina Beach.

Kimra Bendle expressed disappointment with the traffic congestion in the Marina.

Robert Bruce spoke about the lack of pedestrian access in the Marina and a nature walk on Fiji Way.

Rick Kaplan spoke about the duty of Board members and Commissioners to manage the Marina.

Ernest Cowell expressed disappointment with the new construction and related traffic issues in the Marina.

**3. New Business**

**A. Briefing on the status of the Marina del Rey visioning process and a discussion with Commissioners and Board members to identify their issues, areas of concern, and ideas that should be considered in the Marina del Rey visioning and Local Coastal Program update process.**

Kevin Finkel presented the project staff report.

Gina Natoli welcomed questions, public input, and discussion about ideas and concerns for the future development of Marina del Rey.

Vice Chair Lumian asked if the visioning process report will be specific or if it will contain general principles.

Mr. Finkel replied that the Vision Statement presented to the community will include the ideas from the community, the County's position on specific matters, and other areas of input.

Vice Chair Lumian asked how detailed the report will be.

Mr. Finkel replied that the Vision Statement will be composed of broad principles about the direction that the community and County would like to see the Marina take for the next 15 to 20 years.

Ms. Natoli added that they anticipate the Vision Statement would be used to help guide the update of the Marina del Rey Local Coastal Program (LCP). She further stated that the document could be used by the Design Control Board (DCB) and the Small Craft Harbor Commission (SCHC) for projects as they come forward, such as lease negotiations and design perimeters.

Vice Chair Lumian asked if Regional Planning had produced similar documents for other cities that can serve as an example.

Ms. Natoli replied that there has not been anything done at this level anywhere else in the County.

Commissioner Delgado asked about the community outreach efforts that had occurred thus far.

Mr. Finkel replied that Regional Planning and DBH have hosted a series of outreach opportunities for the public, such as a community outreach meeting in April, and a walking tour and mobility workshop conducted in June. There was also a community focus group on mobility conducted in July, and a Mind Mixer website, which he described as a virtual town hall.

Member Wong asked Regional Planning staff if the visioning process will include traffic considerations.

Ms. Natoli replied that they are only looking at mobility and not at a traffic model or traffic analysis.

**Public Comment**

Alex Balian expressed disappointment with the visioning process, asked about the plan and spoke about the Fisherman's Village project delays.

Willie Jorth spoke about Fisherman's Village and stated that the redevelopment process should continue.

Patricia Younis requested that the Fisherman's Village parcel be excluded from the visioning process.

Jon Nahhas gave a brief presentation on his concerns with the visioning process.

Nancy Vernon Marino spoke about her disappointment with the roadmap approach and its impact on the Marina's land use.

Lynne Shapiro spoke about the promenade and about development, traffic, and environmental issues.

Rachel Horning expressed the LAX Coastal Chamber of Commerce's support of redevelopment of the Marina.

Dan Gottlieb spoke about his concerns regarding the traffic consultant's studies, which were done as part of the 2012 LCP Amendment.

Rick Kaplan spoke about traffic in the Marina and the lack of its consideration in the visioning process.

Heather Lee presented diagrams of a proposed redevelopment of Parcel 33R and Parcel NR.

Keith Lambert spoke about the public's access to the Santa Monica Bay and installing a public temporary dock in front of the Library.

Jessica Kurland expressed concerns regarding the project mentioned on Parcels 33R and NR and traffic congestion.

Patricia Raye spoke about the anchorage.

Patricia KD spoke about the visioning process delaying redevelopment of Fisherman's Village.

Douglas Fay spoke about a land use advisory committee for the Marina and the existing traffic problem.

Fred Weinhart spoke about the visioning process and implementation plans.

Michael Pashaie spoke about the Fisherman's Village redevelopment project.

Aaron Clark spoke about the proposed Fisherman's Village redevelopment.

**Board Comment**

Commissioner Alfieri asked Regional Planning staff for clarification about the timing of the visioning process.

Ms. Natoli answered that a Vision Plan should be ready by the middle of December and stated that it may lead to revisions that will be proposed as amendments to the LCP. The proposed amendments would be presented to the Regional Planning Commission by summer 2014 and then to the Board of Supervisors by September 2014.

Commissioner Alfieri asked if all recommendations need to be submitted to DRP by the middle of December.

Ms. Natoli replied that the creation of the Vision Plan does not stop the public's input from being received and that any proposed changes to the LCP would go through a public hearing process at the Regional Planning Commission, the Board of Supervisors and the Coastal Commission. She further stated that the public is welcomed to provide comments via e-mails, phone calls, and faxes, until the LCP amendments are certified with the California Coastal Commission.

Commissioner Lesser mentioned his confusion about the Visioning Statement and the time frame it will cover. He also stated that he's unsure of what to expect in December.

Ms. Natoli replied that the visioning process plans the next 15 to 20 years for the Marina, without looking at a parcel to parcel basis. She added that Regional Planning will be looking at what the community wants, what the county's goals are, and what the other interested parties such as the lessees would like to see happen.

Chair Phinney stated that he was confused and asked for clarification about the inclusion and exclusion of certain parcels in the visioning process.

Ms. Natoli replied that there is no moratorium on development in Marina del Rey. She also stated that there are some projects that were so far along the development process, that they were continuing to move forward.

Commissioner Lesser stated that at the last SCHC meeting there was a unanimous feeling that the Fisherman's Village redevelopment is a key project for the Marina and that the developers should be encouraged to continue with their project.

Vice Chair Lumian spoke about his concern that the visioning process has created some uncertainty within the business community, particularly with the lessees of Fisherman's Village. He further stated that it is important to keep Fisherman's Village as a tourism and visitor-serving location.

Commissioner Delgado stated that typically when a Vision Plan is presented, because of the California Environmental Quality Act (CEQA) and Environmental Impact Reports (EIRs), there's a comment period right after the document is released. She asked if there would be a comment period for this plan.

Ms. Natoli replied by saying that the visioning process isn't a project under CEQA, but it will be presented to the public and open for public comment. She stated that the comment period will not stop until the Coastal Commission certifies any amendments.

Commissioner Delgado stated that she believes that the retail in the Marina should be regional serving and focused on the visitors. She also suggested a large public use such as Long Beach's Aquarium and mentioned the benefit of having the input from the business owners on what they would like to see on their own parcels.

Ms. Natoli asked Commissioner Delgado for her specific ideas on the regional-serving retail.

Commissioner Delgado answered by stating that she isn't recommending any particular use, just mentioning the type of use such as larger department stores, movie theatres, bowling alleys, and large restaurants. She also offered her assistance with the background information on how retail scale and size are looked at in the industry.

Commissioner Lesser stated that he's not in agreement with Commissioner Delgado, then added that he would like to see more boating services. He also mentioned his approval of the dry-stacked boat storage project.

Commissioner Delgado clarified that she was not suggesting adding retail, only suggesting regional-retail if the opportunities presented themselves.

Vice Chair Lumian stated that he would like recreational boating to be the center of Marina del Rey and suggested having a State-sponsored Boating center. He also suggested a boating center at Chace Park and Marina Beach and mentioned the need for the support of yacht clubs.

Ms. Natoli asked Vice Chair Lumian for his opinion on what makes the other marinas in California successful.

Vice Chair Lumian responded that he measures the success of a marina based on the access that the public has to the boating facilities. He mentioned that he is impressed with the following boating facilities that he has visited in California: the Leeway Sailing Center in Long Beach, the Orange Coast College Sailing Center and Aquatic Center in New Port Beach, the Mission Bay Aquatic Center in San Diego and the Cal State Northridge aquatic center at Lake Castaic. He also mentioned that the public isn't aware of their access to the UCLA aquatic center.

Ms. Natoli asked Vice Chair Lumian what he thought would make a more stable environment for boating.

Vice Chair Lumian stated that most of the businesses, such as the sailing schools and yacht brokers, in the Marina aren't sure of their future next year or the year after due to short-term lease extensions.

Commissioner Alfieri stated that he would like the Fisherman's Village redevelopment to move forward quickly and would like to see more recreational parks and recreational boating. He also said that Marina Beach needs redevelopment and agreed that a dry stack storage facility is needed.

Member Pastucha mentioned the importance of including a review of pedestrian and boater access, as well as a storm water plan into the visioning process. He suggested a better public transportation system in the Marina and mentioned the importance of the implementation portion of the Vision Plan.

Chair Phinney spoke about the importance of evaluating the traffic problems in the Marina. He suggested hiring a firm to create an application, such as an iphone app, that people could use to scan signs for informational purposes. He spoke about importance of including the wildlife in the visioning process.

Member Jubany spoke about her idea of making the Marina a destination point in the County and mentioned that the master plan should take into consideration the experience of the boaters and pedestrians.

Member Wong emphasized the importance of including the mobility aspect into the visioning process. He also mentioned his background as a traffic engineer and offered his services free of charge to help mitigate the traffic situation.

4. **Adjournment**

**Chair Phinney adjourned the meeting at 9:12 PM.**

Respectfully Submitted,

Secretary for the Design Control Board  
Yeni Maddox



**DESIGN CONTROL BOARD MINUTES**  
**November 20, 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 Staff Present:** Gary Jones, Acting Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yeni Maddox, Secretary

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

**Guests Testifying:** Cathleen Hayes, Universal Properties Inc; Aaron Clark, Armbruster, Goldsmith & Delvack LLP; Walt Thomas, Area Architecture; Carol Seitz, Specialty Restaurant Corporation; Adam Wodka, Signs Now; Ron Wolter, Factory Signage & Graphics; Ken Greenberger, Caruso Affiliated

**1. Call to Order and Pledge of Allegiance**

Chair Phinney called the meeting to order at 1:31 PM

Ms. Jubany led the Pledge of Allegiance.

**2. Approval of September 18, 2013 Minutes**

**On a motion of Mr. Wong, seconded by Vice Chair Jubany this item was approved.**

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

**3. Public Comment**

None

**4. Consent Agenda**

No Items

**5. Old Business**

None

**6. New Business**

A. Parcel 61 – Whiskey Red's – Consideration of exterior modifications, business identification signage and Design Control Board Review related thereto – DCB#13-012

Mr. Lopez presented the project staff report.

Ms. Seitz gave a brief history of the restaurant and stated that Mr. Wodka was available to answer any questions regarding signage.

**Public Comment**

None

**Board Comment**

Mr. Pastucha asked the applicant's representative if she had an issue with staff's recommendation that the top of the string lighting be shielded.

Ms. Seitz replied that she did not.

Mr. Pastucha asked if the signage lighting had a timer that turned the lights off an hour after the restaurant's closing.

Ms. Seitz replied that the sign lights were on a timer but was unsure what time they were scheduled to go off.

Mr. Wong asked why the restaurant was changing its name to Whiskey Red's.

Ms. Seitz answered that she believes it was due to the recent popularity of bourbons and whiskeys.

Ms. Jubany asked why the sign appeared more retro than contemporary.

Ms. Seitz replied that she did not know and asked Mr. Wodka to explain it.

Mr. Wodka replied that he did not know why that style was chosen, and mentioned that corporate provided all of the art work.

Chair Phinney expressed his preference for the existing sign, rather than the proposed box like sign and suggested that the applicant return in a month with a revised design.

Ms. Jubany and Mr. Wong agreed with Chair Phinney's recommendation.

Chair Phinney also suggested adding fruit trees or rose bushes to the landscaping along the promenade and asked for Mr. Pastucha's suggestions regarding landscaping ideas.

Mr. Pastucha suggested that the applicant hire a landscaping consultant to help come up with some good ideas, and stated that any plant could work, provided that it was properly maintained.

Chair Phinney crafted a motion which stated that there had been a significant amount of design input by the Board to allow the applicant to return in 30 days with an alternative sign scheme that would incorporate the input received.

Ms. Jubany asked the Chair if the applicant could proceed with the other portions of the project such as the lighting and the windscreen installation.

Chair Phinney asked staff for clarification about splitting the motion.

Mr. Jones replied that there was no problem with splitting the motion to allow the applicants to proceed with the other portions of the project.

Mr. Phinney moved to approve the overhead canopy and the wind screen portion of the application, and asked applicant to return within 90 days with an alternative signage approach and landscaping design.

**On a motion of Chair Phinney, seconded by Mr. Wong, portions of the item were approved as submitted, and the applicant was directed to return within 90 days with a revised signage and landscaping plan.**

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

**B. Parcel 28 – Mariner's Bay – Conceptual consideration of site renovation project and Design Control Board Review related thereto – DCB#13-013**

Mr. Lopez presented the project staff report.

Mr. Clark introduced Ms. Kathy Hayes as the principal property representative for Mariner's Bay and Mr. Walt Thomas as the head architect for the project. He added that they were preparing a Mitigated Negative Declaration for the project and were working with Regional Planning, with the goal of presenting the project to the Small Craft Harbor Commission in a few months.

Ms. Hayes gave a brief background of the property and added that they were completely renovating the exterior, interior, common areas and the promenade. She also mentioned the addition of a pocket park, bike depot and community room.

Mr. Thomas stated that they had tried to simplify the landscaping to maximize the views from all the apartment units. He also mentioned the addition of water features and crosswalks, the repaving of the promenade and the replacement of the bulkhead fence.

**Public Comment**

None

**Board Comment**

Mr. Pastucha stated that he had concerns with the building design details and the general circulation, because the complex was an island surrounded by a mole road. He then asked applicant for the location of the main entrances to the complex.

Ms. Hayes replied that the main entrance was near the leasing office and that visitors would have to be buzzed in by the tenants that they were visiting.

Mr. Pastucha expressed his concern about the use of water fountains and their high level of maintenance. He suggested looking at other options, and that they should be careful not to over simplify the landscaping. He also expressed his concern about the tennis court lighting impacting the units.

Ms. Hayes replied that they would make any changes necessary to the lighting for the benefit of the tennis court and the tenants.

Mr. Wong expressed his concern about the promenade width and the ease of pedestrian and vehicle circulation. He then requested to see an identification signage plan and traffic/promenade circulation plan from the applicant upon their return.

Chair Phinney stated the importance of the promenade width. He also informed the applicant that the railing along the bulkhead must be at least 42 inches in height, and asked the applicant if the community room was free to reserve.

Ms. Hayes affirmed that the community room was free to reserve.

Chair Phinney asked applicant to include the timing schedule for the palm tree up lighting in their next presentation. He suggested that the applicant take into consideration the different types of visitors that use their site and how they use the site. He also requested to see the details of how the public transitions from the promenade to the site, and encouraged the applicant to keep some of the existing

trees. He expressed his appreciation for the opening of the pool, and suggested adding some cabanas to the pool area.

Ms. Jubany suggested that the applicant treat the fire lane to create a visual connection and suggested connecting the dock gate's design to the architecture of the building.

Ms. Hayes replied that the replacement of their docks would be following the landside improvement project, and that they haven't looked into the design of the gates yet. She also stated that the gates may be moved due to configuration changes of the docks.

Ms. Jubany expressed her concern about the bike depot potential becoming a mess.

Ms. Hayes assured Ms. Jubany that the bike depot would be organized.

**On a motion of Mr. Wong, seconded by Ms. Jubany, the project was approved as submitted.  
Ayes: 4 – Chair Phinney, Vice-chair Jubany, Mr. Pastucha and Mr. Wong**

C. Parcel 50 – Waterside Shopping Center – Consideration of new business identification sign and Design Control Board Review related thereto – DCB#13-014

Mr. Lopez presented the project staff report.

**Public Comment**

None

**Board Comment**

Ms. Jubany asked if new monument signs were allowed in the Marina.

Mr. Lopez answered that they were allowed, but required the Board's approval and that generally freestanding pole signs had not been preferred by the Board.

Ms. Jubany asked if this sign would require a variance.

Mr. Lopez replied that the sign would require a variance and that the previous freestanding signs located on the site were also approved through a variance.

Mr. Pastucha asked if other businesses on Lincoln Boulevard had rear signage.

Mr. Lopez answered affirmatively.

Mr. Pastucha asked why the proposed panel advertising the Waterside Shopping Center was the same size as the other tenant's panels on the freestanding sign.

Mr. Greenberger stated that the purpose of the main sign was to satisfy the requests from the tenants.

Ms. Jubany expressed her personal dislike of monument signs and stated that she did not want to set a precedent with the approval of the proposed sign.

Chair Phinney also expressed his dislike for monument signs and stated that the existing signage compliments the site while the new signage does not. He also mentioned that the Board had been asking the Caruso Corporation to develop a signage program for about the past 10 years.

Mr. Lopez replied that they came in a few years ago with a proposal which included the location the signage along the front and rear of the parcel and blade signs. The proposal included freestanding kiosks and sign holders.

Mr. Greenberger stated that they wanted the opportunity to promote the businesses on their property to passersby on Lincoln Boulevard. He also stated that he would like to return with a proposal for a monument sign that the Board would be willing to approve.

Chair Phinney stated that a monument sign may not be approved and asked staff from Regional Planning for their input, because he was quite certain that Regional Planning Commission would also deny the request for approval.

Ms. Gutierrez stated that recently another freestanding sign proposal along Lincoln Boulevard was denied.

Chair Phinney stated that he would be more inclined to support eight identical monument signs that were low in the landscaping yet still visible by automobiles and are aligned down the property; similar to what was approved by the Board on the parcel located just north of the Waterside Shopping Center.

Mr. Pastucha suggested having the signs in clusters of three.

Chair Phinney suggested adding architectural features to the signs that were cohesive with the center.

Mr. Wong suggested a motion to continue this item, subject to the applicant returning within 180 days.

**On a motion of Mr. Wong, seconded by Mr. Pastucha, the applicant was directed to return to the Board within 180 days, with a revised sign package.**

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

**D. 2014 Design Control Board Meeting Schedule**

Mr. Lopez stated that there was a correction on the Meeting Schedule; the correct meeting date was January 15<sup>th</sup> at 1:30pm, not January 14<sup>th</sup>, as was shown in the Board Package.

Mr. Jones stated that the confusion on the meeting date was due to the possibility of a special night meeting in January.

**Public Comment**

None

**Board Comment**

Mr. Wong moved to approve the draft schedule with the modification of January's meeting date to January 15<sup>th</sup> at 1:30 pm.

**On a motion of Mr. Wong, seconded by Ms. Jubany , the item was approved with the modification suggested by Mr. Lopez.**

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

**7. Staff Report**

All reports were received and filed.

Mr. Gutierrez announced that the Environmental Impact Report Scoping meeting for the Mariner's Village project would be held on December 10, 2013 at 6:30 p.m.

**Public Comment**

None

**Board Comment**

None

**8. Adjournment**

**Mr. Wong adjourned the meeting at 3:41 p.m., in memory of President John F. Kennedy's assassination anniversary.**

Respectfully Submitted,

Yeni S. Maddox  
Secretary for the Design Control Board



# Locations of January 22, 2014 DCB Items

Item 6A - Farmers' Market Location

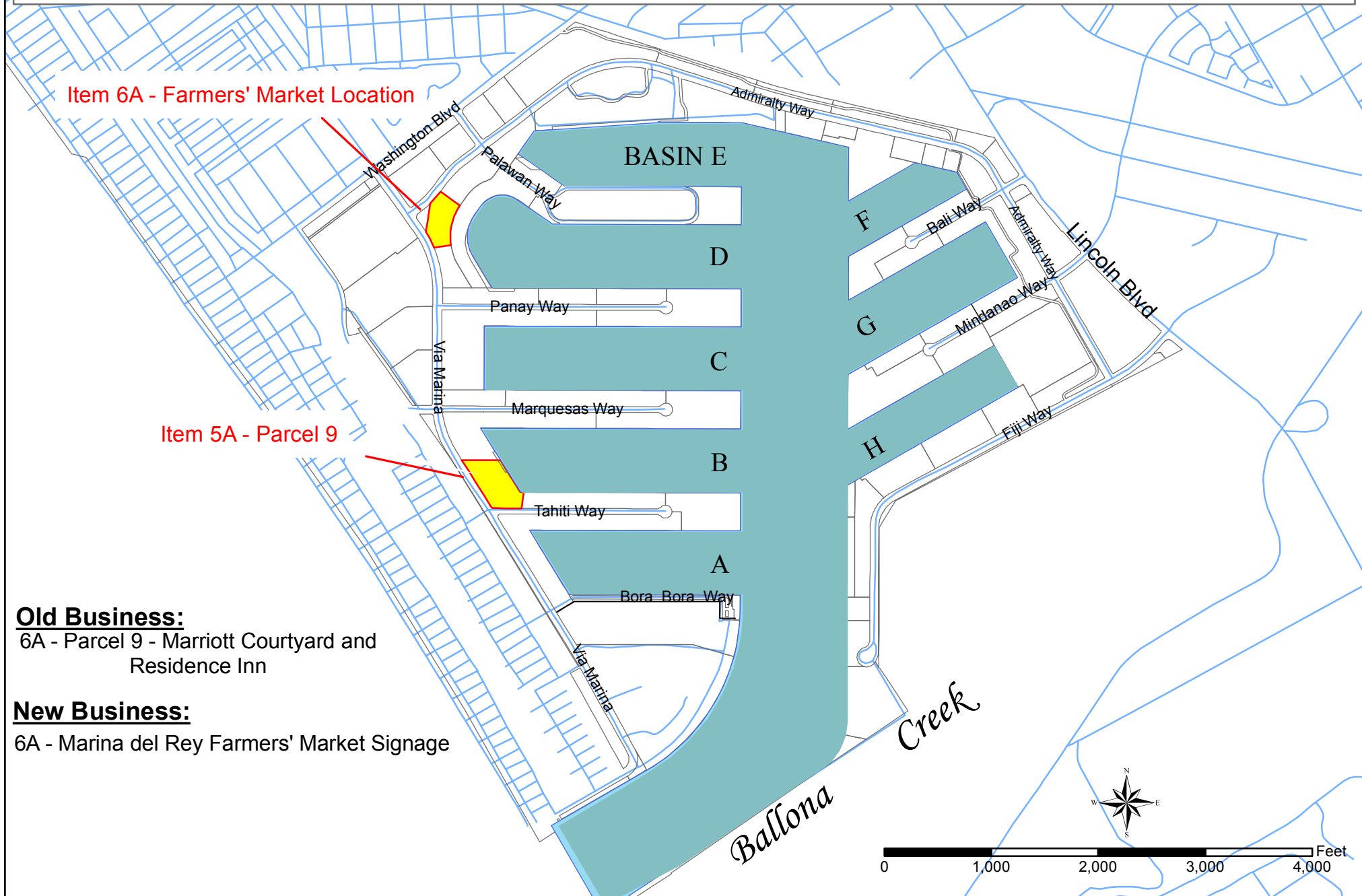
Item 5A - Parcel 9

## Old Business:

6A - Parcel 9 - Marriott Courtyard and  
Residence Inn

## New Business:

6A - Marina del Rey Farmers' Market Signage





Caring for Your Coast

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**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

January 16, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director

**SUBJECT: ITEM 5A – PARCEL 9U – MARINA DEL REY MARRIOTT COURTYARD AND RESIDENCE INN HOTEL – DCB #04-15-D – CONSIDERATION OF CONCEPTUAL SITE DEVELOPMENT PLAN AND DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 5A on your agenda, is a returning submittal from MDR Hotels, LLC (Applicant), seeking conceptual approval of a proposed development project for the landside portion of Parcel 9U, a rectangular-shaped parcel located along Via Marina and Tahiti Way, adjacent to Basin B. The existing site is a vacant parcel.

### **Background and Existing Conditions**

Parcel 9U, which consists of approximately 3.7 landside acres, is bordered by Parcel 10 to the north, Basin B to the east, Tahiti Way to the south, and Via Marina to the west. Parcel 9U is vacant, however, there are approximately 50 steel I-beams located along the north and west sides of the parcel from an abandoned hotel development.

Two different conceptual plans for a hotel on Parcel 9U have been before your Board; first in 2004 and then in 2006. Both of these concepts included a 225' high hotel building. The 2006 version received Regional Planning Commission (RPC) approval. However, RPC's approval was appealed and in 2011, the Board of Supervisors remanded the project back to the RPC, with the direction to consider a lower-in-height hotel alternative.

### **Proposed Design**

The proposed project has been redesigned to a lower-in-height concept, in accordance with the Board of Supervisors' directive. The proposed project would still consist of a hotel and waterfront promenade. However, the hotel is now proposed to be a dual-brand hotel with a 5-story wing and a 6-story wing, connected by a single-story structure, built over one level of subterranean parking.

The promenade design is consistent with the design the DCB conditionally approved in December 2009, which included colored concrete pavers, planters, palm trees, bicycle





parking, a water taxi stop, and pedestrian amenities such as trash bins, ash urns, drinking fountains, lighting, and shade structures. The revised design, as currently submitted, would comply with the DCB's conditions for transitional paving designs adjacent to Parcels 8 and 10 and shading for the water taxi stop. Additionally, a pet fountain has been proposed for the northerly portion of the promenade.

### **Hotel**

The proposed Marriott hotel would be situated on the northerly 2.3 acres of the site and would be comprised of two wings connected by a single-level structure. This single-level structure would measure about 25' in height and would serve as the main entry to the hotel from Via Marina. The main entryway to this building would feature Thompson Building Materials stone cladding in Rainbow Beige Brushed color.

The main entry building would accommodate dual lobbies, common areas, meeting spaces, the hotel's "On the Water" restaurant/bar, and an outdoor dining terrace. The rooftop of the building would feature a gas-fired pit, barbecue grills, a pool, and a fitness center. Mechanical equipment located on the pool deck would be enclosed. The pool and spa areas would be enclosed by 5' tubular steel pool safety fencing and a gate.

The restaurant/bar would be open to hotel guests and the public. It would feature indoor and outdoor dining, and an indoor/outdoor bar on a tiered terrace that would face the promenade. The outdoor dining area would be located at the promenade's edge, along the length of the hotel building. The terrace would have a glass guardrail, with 1" clear insulated glazing and stainless steel railings. The entry from the promenade to the terrace would include a "sail" canopy shade structure. Direct stair access would be provided from the promenade to the restaurant and bar.

One of the hotel wings would be a 6-story Marriott Residence Inn (Residence Inn), located along the northern property line of the site. This building would measure approximately 72' in height. The other hotel wing would be a 5-story Marriott Courtyard (Courtyard) hotel, located south of the Residence Inn and main entry building. The Courtyard wing would measure approximately 61' in height, and would be located in the central portion of Parcel 9U. The long ends of both hotel wings would be oriented perpendicular to Via Marina. The north sides of both hotel wings would face toward Parcel 10, whereas the south sides would face toward the wetland park. The west sides of both buildings would face toward Via Marina and the east sides toward the promenade and the marina.

The exteriors of both buildings would consist of stucco clad with smooth painted plaster in SW7049 Nuance color. Both buildings would include wall recesses and accent trims finished with smooth painted plaster in SW7501 Analytical Gray. The ground floor of the Residence Inn building would feature smooth painted plaster in SW7024 Functional Gray color.

Both buildings would feature energy efficient clear glazing (1" clear insulated glazing) on all windows and anodized aluminum Atlas Steel in Bone White color on all storefronts. The guest suites located on the ends of each hotel wing would have large walk-out terraces with clear glass railings comprised of 1" clear insulated glazing with stainless steel rail and supports. Mechanical units on the roofs of the building would be visually shielded on four sides.

The entry court to the hotel would include integral color concrete or decorative pavers. It would also feature a planter with a focal element such as a fountain or sculpture at the center.

A loading dock and a shielded trash enclosure would be located at the street level on the west side of the Residence Inn building. Both would be accessible from Via Marina. A delivery driveway would be located on the west side of the property and would be accessible from Via Marina. A shuttle stop would be located near the entrance of the delivery driveway and would feature sail canopies for shading. Planters comprised of cast concrete in David Colors Outback #677 color would be located on the garage deck. Concrete cladding where the parking level protrudes above grade would be comprised of the same material and color

### **Parking**

The code requires 170 parking spaces for this project. There are 236 spaces provided within the hotel's subterranean parking lot and one small at-grade surface parking lot. Of these, 216 spaces be managed by the hotel's 24-hour valet service. There will be 21 parking spaces reserved for wetland park visitors.

### **View Corridors**

The wetland park, which would occupy over one third of the parcel, would allow for uninterrupted views of the harbor from Via Marina and Tahiti Way. This area meets the open space and view corridor requirements of the project.

### **Promenade**

The current design of the 28' wide public promenade located on the east side of the property conforms to the plan that was conditionally approved by the DCB in December 2009. The existing promenade's asphalt paving and chain link fence would be replaced with new colored concrete pavers and a new metal safety fence. The decorative paving would include transitions from the adjacent parcels' paving patterns. The fence would have 4"- wide pickets and would integrate decorative accents at regular intervals and at a new proposed gangway entry. The promenade would also include benches, trash containers, bicycle parking, drinking fountains, a pet fountain, and planters in front of the hotel. Some of the seating areas would also have sail-shaped shade structures.

The promenade would extend in front of the hotel and the wetland park and would join with the neighboring parcels. Public access from Via Marina to the promenade would

be provided along the northern perimeter of the wetland park as well as through the hotel.

The proposed gangway would be comprised of stainless steel and would be located opposite the hotel's promenade level entry. A water taxi stop is proposed with the gangway and would include a shelter comprised of sail-shaped canopies, per the DCB's previous conditions. The promenade paving would feature a sailboat design in the area next to the gangway and water taxi shelter.

### **Landscape**

Landscaping around the hotel would include various palm, evergreen, and deciduous trees as well as a variety of drought-tolerant shrubs and flowering groundcovers. Tree species include *Tristania confertus* (Brisbane Box), *Melaleuca quinquinervia*, *Eriobotrya deflexa* (Bronze Loquat), *Lagerstroemia* species (Crape Myrtle), *Arbutus marina* (Strawberry Tree), *Archontophoenix cunninghamiana* (King Palm), *Howea forsteriana* (Kentia Palm), *Trachycarpus fortune* (Windmill Palm), *Washingtonia filifera* (California Fan Palm), *Phoenix dactylifera* 'Medjool' (Date Palm), *Podocarpus* 'Maki' and *Cupressus sempervirens* (Italian cypress) trees.

Shrubs proposed for the site would include *Aeonium* species, *Anigozanthos* species (Kangaroo Paws), *Canna* species (Canna Lily), *Clivia miniata*, *Dianella caerulea*, *Dietes bicolor*, *Echeveria* species, *Juniperus* species (Junipers), *Kniphofia uvaria* (Red Hot Pokers), *Lavandula angustifolia* (English Lavender), *Liriope gigantea*, *Philodendron* 'Xanadu', *Phoenix roebelenii* (Pygmy Date Palm), *Phormium* species, *Pittosporum* species, *Raphiolepis* species, *Rosemarinus* species (Rosemary), *Salvia* species, *Sanseveria trifasciata*, *Strelitzia* species (Bird of Paradise), and *Westringia fruticosa* (Coast Rosemary).

Flowering groundcovers proposed for this site would include *Carex* species, *Liriope* species, *Pelargonium peltatum* (Ivy Geranium), *Sedum* species, and *Senecio mandraliscae*.

The northerly and southerly edges of the parcel would be lined with Brisbane Box, *Melaleuca*, and Bronze Loquat trees. In addition, a variety of small shrubs and flowering groundcovers, as listed above, would be planted in between the trees. However, all planting adjacent to the wetland park would be comprised of non-invasive species approved by Los Angeles County.

Alongside Via Marina at the western edge of the parcel, the Applicant proposes to plant palm trees, shrubs, and groundcovers. A variety of tree, shrub, and groundcover species, as listed above, would be planted within the interior areas of the parcel, near the entry and service driveways and around the surface lot.

Planters filled with Italian Cypress, Podocarpus 'Maki', and various palm trees, as well as the above-listed shrubs, would be placed around the restaurant entry court, dining terrace and pool areas.

### **STAFF REVIEW**

The Applicant's proposed hotel project provides a destination for visitors and local residents, and creates a sense of place for the community. The design of the building exteriors and the placement of the buildings conform to Marina del Rey Local Coastal Program (LCP) requirements.

All buildings proposed for the site are in conformance with the LCP's height requirements for Parcel 9 (not to exceed 140' with a 20% view corridor, or not to exceed 225' if a 40% view corridor is provided). The tallest building proposed for the site, the Residence Inn hotel wing, would measure approximately 72' in height. This is significantly shorter than the 225'-tall hotel tower previously approved.

The hotel's recessed exterior walls and accent trimming help to reduce the bulk and monotony of the buildings in conformance with LCP requirements. Balconies and terraces, design elements that are encouraged in the LCP, would allow hotel patrons to take advantage of scenic views of the harbor and wetland park. The Applicant should ensure that the glazing proposed for the windows and glass railings complies with the LCP's Bird Safe Building Standards. The front and side-yard setbacks (a minimum of 10') are in conformance with the LCP's Hotel Development Standards except along the promenade. Because there is no setback from the promenade, the Applicant has applied for a variance from the Department of Regional Planning.

The proposed 28'-wide promenade complies with the LCP's requirements for new development. The promenade design incorporates pedestrian amenities and a water taxi stop, in line with the LCP's requirements for Public Improvements. The inclusion of smooth continuous paving as well as the benches, drinking fountains, and bicycle racks also conform to the elements of the pedestrian and bicycle circulation systems listed in the LCP. The promenade also conforms to the LCP's requirements for Key Community Identity Elements in terms of view areas and pedestrian walkways. Further, the location of the hotel's outdoor dining terrace, adjacent to the promenade, is in line with the LCP's encouragement of outdoor dining patios along pedestrian trails.

In addition to the promenade, the hotel's "On the Water" restaurant/bar, would encourage public access of the property. The outdoor dining terrace, an Architectural Design element encouraged by the LCP, would allow for patrons to take advantage of water views and scenic vistas such as the wetland park and the harbor. Direct stair access from the promenade to the restaurant would further encourage public access.

The hotel would provide 216 valet-serviced parking spaces, exceeding the Los Angeles County Code parking requirement of one space per two guestrooms and one space per each suite. In addition, the 21 parking spaces provided for the wetland park exceed

Code requirements of one parking space per each half acre of developed park land. The proposed public parking spaces for the wetland park would require a conditional use permit and the valet service would require a parking permit, which the Applicant is seeking from the Department of Regional Planning.

The proposed landscaping conforms to the LCP's Communitywide Design Guidelines for Landscaping. Proposed landscaping would include trees and shrubbery, with adequate ground cover to protect the soil. Landscaping located at the site's perimeters would measure at least 8' feet in width and would allow for visual access into the parcel. The proposed shrubbery and groundcover would include drought-tolerant species, which would conform with California's water conservation initiatives and the County's Drought-Tolerant Landscaping Ordinance.

**The Department recommends APPROVAL of DCB #04-15-D, subject to the following conditions:**

- 1) The Applicant obtains further review and approval from the Department of Regional Planning. This includes obtaining a variance for the zero setback from the promenade, a conditional use permit for the 21 wetland park parking spaces and a parking permit for the 24-hour valet service.**
- 2) 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.**

GJ:CM:ms



Caring for Your Coast

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**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

January 16, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director

**SUBJECT: ITEM 6A – MARINA DEL REY FARMERS' MARKET SIGNAGE – DCB  
#13-016 – CONSIDERATION OF TEMPORARY EVENT SIGNAGE AND  
DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from the Department of Beaches and Harbors' Community and Marketing Services Division (CMSD), seeking conceptual approval of proposed temporary event signage for the Marina's Farmers' Market.

### **Background**

The Marina del Rey Farmers' Market is held every Thursday year-round in parking lot #10 at Marina "Mother's" Beach, currently from 9 a.m. to 2 p.m. Market vendors provide a variety of fresh organic and conventionally-grown produce, flowers, honey, prepared and packaged foods, crafts, and other goods

Over the past several months, CMSD initiated promotional efforts, such as distributing flyers, displaying ads in a local newspaper, and posting announcements on social media. CMSD also pursued temporary sign requests that have now exhausted the Department's approval period of 60 days. CMSD believes that the public Farmers' Market event is in need of further outreach and advertising in order to continue to grow. CMSD is requesting review and approval of six existing temporary banners in various locations within the Marina, twelve temporary event day-only wind banners, plus forty new light standard banners in multiple locations.

### **Temporary Banners**

Six temporary informational banners are currently placed throughout the Marina to promote the Farmers' Market. The banners are made of white vinyl and include the name of the market, its location and hours of operation. The banners are placed in wooden frames attached to 7' high support posts, which have been staked into dirt or grassy areas. The wooden frames and posts have been painted with a dark brown matte paint. The back of the vinyl banners are supported with wooden beams. The height from grade level to the bottom of each sign is approximately 4' tall.



The white vinyl banners include the name of the market, "Marina del Rey Farmers' Market", the day and hours of operation, "Thursdays from 9am -- 2pm", and the market's location, "Marina 'Mother's' Beach 4101 Admiralty Way", in Tekton Pro bold, green (Pantone 348C) lettering. There are five 3' high by 12' long vinyl banners with a tomato graphic in Pantone red 200C and green 3435C. There is one 3' high by 6' long vinyl banner that displays the same tomato graphic, as well as a strawberry graphic in Pantone red 207C, red 208C and green 363C.

The signs are at the following locations:

Site #1: Parcel 51 – 3' high by 12' long banner facing the Lincoln Boulevard and Fiji Way intersection.

Site #2: Parcel 49M – 3' high by 12' long banner on the grass in front of the Marina del Rey Visitor's Center, diagonally facing the Admiralty Way and Mindanao Way intersection.

Site #3: Parcel 150 – 3' high by 12' long banner on the grass in front of the vacant building, facing Lincoln Boulevard.

Site #4: Parcel IR – 3' high by 6' long banner on the grassy area off sidewalk near the entrance of parking lot #10, facing Admiralty Way.

Site #5: Parcel JS – 3' high by 12' long banner on the grassy area off sidewalk, facing Admiralty Way.

Site #6: Parcel JS – 3' high by 12' long banner on grassy area near utility box and fire hydrant, facing Via Marina.

#### Temporary Event Day Wind Banners

Approval for continued use of twelve temporary informational wind banners is requested. The wind banners are placed each Thursday morning at 8 a.m., prior to the Farmers' Market start time, and are removed by 3 p.m., following closing time of the event. The banners are placed in multiple locations along Admiralty Way, within public parcels, where maximum visibility is available.

The temporary wind banners are made of woven polyester in orange (Pantone 021), and are double-layered to accommodate double-sided banners. The banners measure approximately 12'-8" high by 2'-6" wide, are affixed to 15' high poles and are securely pinned to the ground.

The wind banners include the name of the market, "Marina del Rey Farmers' Market", the day and hours of operation, "Thursdays" from "9am – 2pm", and market's location, "Marina 'Mother's' Beach", in Tekton Pro bold in white and green (Pantone 348C) text,

with a cherry (Pantone red 200C and green 348C) and bell pepper (Pantone green 348C) included as graphics.

The temporary event-day only wind banners are at the following locations:

Site #1: Parcel 49S (Admiralty Way at 13477 Fiji Way), in planter area, near corner of the Fiji Way and Admiralty Way intersection. The banner would face Fiji Way

Site #2: Parcel 49M (4701 Admiralty Way), in front of the Visitor's Center, on the grass near the driveway. The banner would be parallel to Mindanao Way

Site #3: Parcel UR (4545 Admiralty Way), at Public Parking Lot #5 near the intersection with Bali Way. The banner would be parallel to Bali Way

Site #4: Parcel UR (4545 Admiralty Way), at Public Parking Lot #5 near the cordoned off lot entrance, of the Lloyd Taber – Marina del Rey Library. The banner would be parallel to Bali Way

Site #5: Parcel SS (4500 Admiralty Way), at Burke Park across from the Lloyd Taber - Marina del Rey Library. The banner would be perpendicular to Admiralty Way

Site #6: Parcel SS (4500 Admiralty Way), at Burke Park across from the California Yacht Club. The banner would be perpendicular to Admiralty Way

Site #7: Parcel RR (4500 Admiralty Way), at Burke Park across from the eastern edge of the Tony P's Dockside Grill parcel. The banner would be perpendicular to Admiralty Way

Site #8: Parcel RR (4500 Admiralty Way), at Burke Park across from the western edge of the Tony P's Dockside Grill parcel. The banner would be perpendicular to Admiralty Way

Site #9: Parcel Q (4350 Admiralty Way), across from the Ritz-Carlton Hotel and near Public Parking Lot #7. The banner would be perpendicular to Admiralty Way

Site #10: Parcel Q (4350 Admiralty Way), across from the Marina City Club and near Public Parking Lot #7. The banner would be perpendicular to Admiralty Way

Site #11: Parcel GR (14101 Panay Way), at Public Parking Lot#11. The banner would be parallel to Panay Way

Site #12: Parcel 14 (14151 Via Marina), at Public Parking Lot #12. The banner would be parallel to Marquesas Way

#### Light Pole Informational Banners



In addition to the informational vinyl and wind banners, CMSD would like to install informational banners on twenty-six center median light poles along Admiralty Way from Fiji Way to Via Marina, as well as on fourteen poles located in Public Parking lot #10, the Marina "Mother's" Beach lot, where the Farmers' Market takes place.

The light pole banners would measure 6' high by 3' wide, would be double-sided, and would be made of vinyl, secured to the light poles with banner pole sockets. The light pole banners would include the name of the market, "Marina del Rey Farmers' Market", the day and hours of operation, "Thursdays" from "9am – 2pm", and the market's location, "Marina "Mother's" Beach", in Tekton Pro bold in white and green (Pantone 348C) text, with a cherry (Pantone red 200C and green 348C) and bell pepper (Pantone green 348C) included as graphics.

CMSD has been actively working on advertising and public outreach in an effort to make the Marina del Rey Farmers' Market a successful and recurring event. The temporary event signage proposal before you should increase awareness of the weekly Farmers' Market along the heavily used Admiralty Way roadway, for visiting tourists, and residents of Marina del Rey or adjoining communities. Following this date, they will determine whether revisions are needed for the Spring and Summer 2014 seasons.

#### **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)*. The purpose of the proposed temporary signage is to continue to advertise the Marina del Rey Farmers' Market via temporary event advertising, in order to increase exposure to the newly implemented community event. As time progresses and the Farmers' Market gains popularity, less signage should be needed. In the interim, CMSD is proposing three types of temporary signage to achieve maximum exposure along the length of Admiralty Way, between Fiji Way and Via Marina.

The Sign Controls currently allow the Department to issue temporary sign permits for up to 60 days for any particular special event. For continued use subsequent to 60 days, your Board's review and approval is required. The temporary banners and wind banners were originally approved by the department as temporary signage in May of 2013. That approval has since expired. CMSD is requesting reapproval of those signs, plus the approval of the light pole informational banners, until September of 2014.

**The Department recommends APPROVAL of DCB #13-016.**

GJ:CM:il



(310) 305-9503 • 13837 Fiji Way, Marina del Rey, CA 90292 • beaches.lacounty.gov

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**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

January 16, 2014

TO: Design Control Board

FROM: Gary Jones, Acting 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 November 20, 2013 report, one temporary permit was issued by the Department:

TP 13-015 Saponi Restaurant, Parcel 56. To place one temporary 20' x 21' x 13' white canopy style tent on their patio. The canopy was permitted from December 2, 2013 through January 2, 2014.

GJ:CM:il





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**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

November 12, 2013

Ms. Jill Peterson  
Pacific Ocean Management  
13723 Fiji Way  
Marina del Rey, CA 90292

**TEMPORARY TENT AT SAPORI RESTAURANT (PARCEL 56)  
(TP 13-015)**

Dear Ms. Peterson,

By means of this letter, Satori Italian Restaurant is permitted to place one tent on their patio area at 13723 Fiji Way, Marina del Rey, provided that the required permits from the County of Los Angeles Department of Public Works Building and Safety Division (310-534-3760) and the Fire Department (310-358-2380) are obtained prior to the erection of the tent. The tent will be 20-foot by 21-foot in size and will be a white canopy-style with one transparent sidewall on the east side. It will be 13 feet high at the center and 8 feet high at the edges, secured with 70-pound bases at each leg. The tent will be located according to the attached site plan.

The tent is permitted from December 2, 2013 through January 2, 2014. The tent must be removed by noon on January 3, 2014, unless a permit extension is obtained. Please note that public access along the waterfront promenade must be maintained during the timeframe of this permit. If you have any further questions or requests, please contact me at (310) 822-4639.

Very truly yours,

GARY JONES, ACTING DIRECTOR

Ismael Lopez, Beaches and Harbors Planner  
Planning Division

GJ:IL





Caring for Your Coast

♦ ♦ ♦  
**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

January 16, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director 

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

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

On December 3, 2013, the Board of Supervisors adopted a Mitigated Negative Declaration (MND) for the proposed Oxford Retention Basin Multiuse Enhancement Project and authorized the Director of Public Works to proceed with the preconstruction phase of the project.

On January 7, 2014, the Board of Supervisors passed a motion opposing the Los Angeles Regional Water Quality Control Board's proposed changes to the Marina del Rey Harbor Toxic Pollutants Total Maximum Daily Load (TMDL). The Board of Supervisors further moved to direct the Department of Public Works, in collaboration with the Department of Beaches and Harbors, Office of County Counsel, and the Chief Executive Office, to collectively provide written comments on the proposed revisions to the TMDL, to the Regional Board by January 15, 2014.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

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

**FUTURE MAJOR DCB AGENDA ITEMS**

The Parcel 113 Mariner's Village site renovation project will be presented to the DCB for conceptual approval, early in 2014. Due to the likely community interest in this project, this item will be scheduled for an evening DCB meeting.

**SMALL CRAFT HARBOR COMMISSION**

The minutes for the September and December 2013 meetings are attached. The October minutes have not yet been approved, and the November 2013 meeting was cancelled.



**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**

During the joint meeting of the Small Craft Harbor Commission and the Design Control Board on October 30, 2013, Gina Natoli from the Department of Regional Planning briefed the Commissioners and Board members on the status of the Marina del Rey visioning process. Ms. Natoli's presentation included a discussion with Commissioners and Board members to identify their issues, areas of concern, and ideas that should be considered in the Marina del Rey visioning and Local Coastal Program update process. Approximately 85 members of the public attended the meeting. The Department of Regional Planning is continuing to work on the Vision Plan, and expect to release it in early 2014.

GJ:CM:il

Attachments (2)

# **SMALL CRAFT HARBOR COMMISSION MINUTES**

## **December 11, 2013 – 10:05 a.m.**

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

**Department of Beaches and Harbors:** Gary Jones, Acting Director; Steve Penn, Chief, Asset Management Division; Alexandra Nguyen-Rivera, Real Property Agent II, Asset Management Division; Charlotte Miyamoto, Chief, Planning Division; Carol Baker, Chief, Community and Marketing Division; Debra Talbot, Manager, Community and Marketing Division.

**County:** Amy Caves, Senior Deputy County Counsel; Deputy Bryan White, Sheriff's Department; Lieutenant Chris Perez, Sheriff's Department; Deputy Nova Simone, Sheriff's Department.

Chair Rifkin called the meeting to order at 10:05 a.m. followed by the Pledge of Allegiance and read the Commission's policy on public comments.

### **Approval of Minutes:**

Jon Nahhas asked for the status of the October 30, 2013 DCB/SCHC Joint Meeting minutes.

Chair Rifkin asked Mr. Jones for the status of the minutes for the October 30<sup>th</sup> meeting.

Mr. Jones replied that the October minutes are currently being drafted and the delay is due to the length of the meeting and the topics covered. He mentioned that the minutes will be presented at the next meeting.

Chair Rifkin requested that Mr. Jones comment on the summary of the Visioning Process when he presents the staff report for Item 8.

**Motion to approve by Commissioner Lesser, seconded by Commissioner Lumian, unanimously approved.**

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

Capt. Alex Balian expressed his concern about the lack of public notification in the local newspaper about public meetings.

Jon Nahhas commented about the boat slip vacancy rates in Marina del Rey (MdR).

Capt. Paul Miller expressed his concerns about the increase of apartment complexes in Marina del Rey.

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

Commissioner Lesser reported that he met with Gary Jones to discuss Fisherman's Village and the Visioning Process. He also mentioned his attendance at MdR's 50<sup>th</sup> Anniversary Steering Committee meeting.

Commissioner Lumian disclosed meetings he had with certain individuals.

Chair Rifkin reported that he signed a letter on behalf of the Small Craft Harbor Commission (SCHC) regarding their position on Fisherman's Village and asked that staff make a copy of the letter available to the public.

### **Item 5a – Marina Sheriff**

Deputy White introduced Lieutenant Chris Perez as the new Harbor Master and Deputy Nova Simone as the new Lead Deputy for the Ladera Community Relations Center. He then presented the Liveaboard and Crime Stats.

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

Ms. Talbot announced the following:

- 51<sup>st</sup> Annual MdR Holiday Boat Parade taking place on December 14<sup>th</sup> beginning at 6pm
- Burton Chace Park Dock Replacement Project
- Demolition of the Fantasea Yacht docks scheduled for January 2, 2014
- 2014 Progressive Insurance Los Angeles Boat Show
- MdR Total Maximum Daily Load meeting
- Additional boating and recreational activities

Ms. Baker commented on the success of the Thanksgiving Camp and announced the upcoming Winter Camp and Polar Plunge events.

Jon Nahhas commented about recreational boating programs not being promoted.

Chair Rifkin asked staff about their promotional efforts in regard to recreational boating activities and meeting announcements.

Ms. Baker responded that activities are promoted via social media, e-mail notifications, and the Department of Beaches and Harbors website. She also mentioned that meeting announcements are purchased in the Argonaut when necessary.

**Item 5d – Marina del Rey Convention and Visitors Bureau**

Janet Zaldua spoke about the promotion of Dine Zone, Warmest Winter Welcome Sale, and the MdR 50<sup>th</sup> Anniversary Steering Committee.

**Item 6a – Old Business**

None.

**Item 7a– Presentation on Marina del Rey Total Maximum Daily Load (TMDL)**

Ms. Charlotte Miyamoto provided the staff report.

Ms. Jenny Newman and Ms. Shana Rapoport from the Los Angeles Regional Water Quality Control Board (Regional Water Board) provided a presentation.

Richard Winderbank spoke about anti-fouling and the willingness of boaters to cooperate with the plan so long as it's over a reasonable period of time. He also urged for a cautious implementation to prevent undue financial burden on boaters or Marina managers.

Tim Riley urged for an extension of the comment period for another six months before presenting to the Regional Water Board.

Capt. Alex Balian spoke about the importance of having a solution before implementing the TMDL requirements.

Jon Nahhas spoke about the lack of proper notification to boaters about meetings.

Cleve Hardaker mentioned his involvement with Shelter Island's TMDL and stated that it has failed in San Diego. He opined several critical studies needed to be referenced in the TMDL report.

Commissioner Lesser asked Mr. Hardaker to elaborate on the failure of the TMDL in Shelter Island.

Mr. Hardaker responded that there have been several studies that demonstrated no toxicity, yet the Port of San Diego decided to proceed with compliance with TMDL.

Steve Curran cautioned against devastating the already fragile boating industry in MdR.

Greg Schem spoke about the importance of properly identifying the problem, identifying alternative solutions, and creating an implementation plan. He also mentioned a study that indicated lower toxicity levels of copper paint than suggested by the TMDL.

Commissioner Lumian asked for the name of the study.

Mr. Schem replied that it's entitled "Monitoring For Indicators Of Antifouling Paint Pollution In California Marinas" by Nan Singhasemanon.

Raynor Tsuneyoshi stated that eliminating the use of preventative vectors that make it difficult for organisms to attach to the bottom of the boats promote a rapid transmission of marine invasive species.

Simon Landt commented about the unrealistic expectations of the TMDL timeline and mentioned that it would take about ten years to physically strip and repaint all the boats in the Marina.

Peter Glick stated that he doesn't believe that Newport Harbor has implemented TMDL and mentioned that the only harbor he's aware of that has implemented TMDL is Shelter Island.

Commissioner Lumian stated that the public has expressed a large amount of valid concerns and asked Ms. Newman if they would support an extension of the public comment period.

Ms. Newman replied that she would take the extension request back to management and mentioned the public comment period has already been extended from December 10, 2013 to January 15, 2014. She further noted that the public comment period is normally 45 days.

Commissioner Lumian asked Beaches and Harbors staff for their concerns about the impact on the MdR population and boaters if the TMDL goes into effect

Mr. Jones responded that the department fears the unknown such as, the cost of dredging, the marketability of the 21 anchorages in the Marina, and the impact a dredging project throughout the harbor may have on the residents.

Commissioner Lumian expressed his concerns about the environmental impact dredging may have in the Marina and asked about the calculations of invasive species.

Ms. Newman stated that the invasive species has been calculated and that all the necessary environmental reviews have been conducted, which can be found on their website.

Commissioner Lumian noted the fish cages in MdR and asked if there has been any testing of these fish for copper contamination.

Mr. Jones replied that the department does not test them but does communicate with the operators of the fish cages; there has been no report that the fish are contaminated.

Ms. Newman added the study Mr. Schem referenced earlier did conduct a Toxicity Identification Evaluation (TIE) and found the toxicity is likely attributed by copper and is the reason for the TMDL implementation in the Marina.

Commissioner Lesser asked about the negative effects of the failed implementation of TMDL in San Diego.

Ms. Newman responded that the implementation schedule required a 10% reduction in copper by 2013 and they have achieved it.



Commissioner Lesser asked if Regional Water Board is the only agency that believes there's a problem and expressed his opinion that the TMDL program is unrealistic.

Chair Rifkin asked about the best management practices for strategies in the future.

Ms. Newman replied TMDL is a plan and over the next few years Regional Water Board will come up with the regulatory mechanisms, such as a waiver or permit, to implement. Through the regulatory process, the Regional Water Board will do more outreach and discuss potential ways of compliance. She also mentioned that the Regional Water Board is precluded from specifying the manner of compliance.

Commissioner Lesser asked about other harbors that are required to comply with TMDL.

Ms. Newman responded that Los Angeles Harbor is also being required to comply with TMDL.

Commissioner Lumian requested to pass a resolution asking to: (1) oppose the current TMDL proposal (2) examine the issue on a state-wide basis, fleet by fleet (3) extend the comment period and (4) complete all studies. **Moved by Commissioner Lumian; seconded by Commissioner Lesser; unanimously approved.**

#### **Item 7b–Strategic Plan for Boating Resources in Marina del Rey**

Mr. Jones gave a brief overview of the Strategic Plan for Boating Resources in Marina del Rey and requested input from the commissioners.

Raynor Tsuneyoshi suggested a more user-friendly harbor and mentioned the importance of outreach to the schools.

Jon Nahhas commented on the need for better promotional efforts in regard to recreational boating activities.

Commissioner Lumian expressed his support of the strategic plan for boating resources in the Marina; he mentioned the importance of public awareness and the support for strengthening recreational water programs.

Commissioner Lesser spoke about new development proposals and gave three items to consider before approving: (1) when residential units are remodeled it should not result in an increase in the number of units, (2) when retail use is considered it should be boating related, (3) when buildings are added or remodeled, if there is any chance it will affect boating due to changing wind patterns, there should be no increase in the existing building heights. Commissioner Lesser further commented that he would like to place on a future agenda, a discussion with the rest of the commission establishing guidelines for future development.

Chair Rifkin asked staff if the Board of Supervisors allocated resources to create the strategic plan.

Mr. Jones replied that they have not.

Chair Rifkin suggested having a minor allocation of resources for a facilitator to help with the strategic plan.

Mr. Jones stated that he will discuss with staff, come back with ideas, and will report back to the commission in February or March 2014.

#### **Item 7c– U.S. Coast Guard Proposal to Discontinue Certain Aids to Navigation Lights.**

Mr. Jones reported that the comment period ends December 16, 2013.

Peter Glick requested the commission express their opposition to the proposal and mentioned that on behalf of ASMBYC club he is sending an opposition e-mail to Lt. Smith of the Coast Guard.

Raynor Tsuneyoshi encouraged the commission to voice concern about the lessening of safety for boaters.

Capt. Alex Bailan added that the discontinuation of the navigation lights by the Coast Guard is unsafe.

Jon Nahhas spoke about the lack of notification to the stake holders about safety issue.

Commissioner Lumian asked to pass a resolution sending a letter to District 11 of the Coast Guard advising them of the commission's position and going on record during the public comment period making clear that boaters in MdR rely on the navigational aids.

Commissioner Lesser agreed with Commissioner Lumian and stated that it affects recreational boating.

Chair Rifkin also supported the opposition and pointed out that the SCHC's primary value is safety.

**Moved by Commissioner Lumian; seconded by Commissioner Lesser, unanimously approved.**

#### **Item 7d– Proposed 2014 Commission Meeting Schedule**

Commissioner Lesser pointed out that the November 11, 2014 falls on a Tuesday and needs to be changed to Wednesday, November 12, 2014.

Chair Rifkin mentioned the commission's strong support of night meetings when there are important items on the agenda. **Moved by Chair Rifkin; seconded by Commissioner Lesser; unanimously approved.**

#### **Item 8 – Staff Reports**

Chair Rifkin requested to have staff report on Fisherman's Village and the Visioning Process before providing the full staff report.

Mr. Jones reported on the DCB/SCHC Joint Meeting, Visioning Process, and Fisherman's Village.

Jon Nahhas spoke about the Visioning Process and opined that the process is being conducted backwards.

Capt. Alex Bailan spoke about Fisherman's Village and the lack of action and milestones for the project.

Chair Rifkin asked staff if a letter was sent to the Department of Regional Planning (DRP) on behalf of the commission requesting to fast track Fisherman's Village.

Mr. Jones replied that the letter was sent and will provide a copy in the next meeting packet for public availability.

Commissioner Lesser requested a monthly update on the progress of Fisherman's Village project.

Mr. Jones reported that the motion introduced by Supervisor Knabe opposing the proposed name change of the MdR freeway (SR-90) to Ballona freeway was continued and will keep the Commission updated with the status.

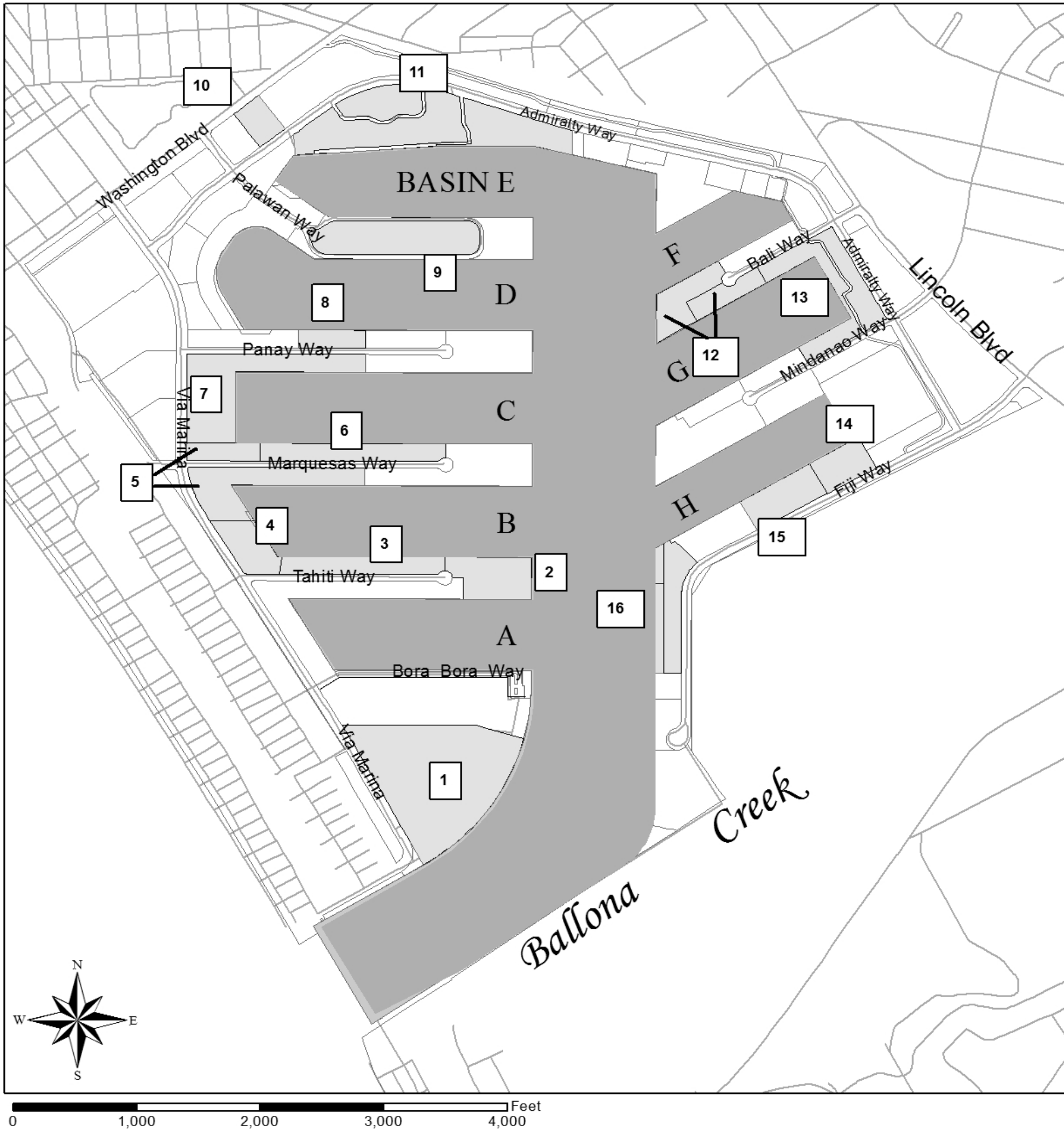
#### **Adjournment**

Chair Rifkin adjourned the meeting at 1:18 p.m.

Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of December 31, 2013						
Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
4	<b>9</b> -- Proposed Hotel on northern portion of Parcel 9U	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. * Previously: 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites). * Wetland public park project (1.46 acres)	<b>Massing</b> -- Revised project will be resubmitted at a later date. <b>Parking</b> -- Parking plan will be resubmitted at a later date.	Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/29/08. On 10/14/09, the RPC requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that the modified hotel design return to RPC and DCB for reconsideration. The appeal of the park project was denied by the BOS. The park was appealed to the CCC on 06/07/12. On 12/12/12 the CCC found that the appeal raised a substantial issue. The CCC then approved a revised project (permit A-5-MDR-12-161). Hotel redesign will return to DCB in January 2014.	
5	<b>10/14 (FF)</b> -- Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. LPC Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/1/11; on April 26, 2011, the BOS indicated its intent to approve the project and resubmitted the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCFA & CDP on 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals.	
6	<b>13</b> -- Villa del Mar		* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated * Improved pedestrian promenade and public amenities will be renovated.	<b>Massing</b> -- Four existing buildings up to 3 stories high <b>Parking</b> -- Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary -- The Lessee initialed the term sheet 6/1/12. On 8/1/12, the Board provided instruction to proceed with negotiations for an option agreement and revised lease document based on a term sheet initiated by lessee. Regulatory -- DCB conceptual approval obtained on 8/21/13. MND public review period from 12/19/13 through 1/20/14.	
7	<b>15</b> -- Esprit II		* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-parking space garage	<b>Massing</b> -- Six buildings up to 5 stories and 70' high <b>Parking</b> -- All parking to be provided on site within new 1,271-space parking garage.	Proprietary -- The Board of Supervisors approved the assignment of the lease on December 17, 2013. Regulatory -- DCB conceptual approval on 2/17/00. On 12/6/00 project obtained CDP/CUP/Parking Permit/Variance No. 98-134 from DRP. On 2/13/01 CCC determined that appeal failed to raise substantial issue. On 10/9/01 the CCC issued permit No. 5-01-0143 for 241-slip marina. Final DCB approval on 2/21/02 and 3/21/02.	
8	<b>21</b> -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied the appeal of the BOS 10/17/11 determination and approval is final. Final DCB approval granted on 4/18/12. Anticipated construction date will be early 2014.	
9	<b>28</b> -- Mariners Bay		* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities	<b>Massing</b> -- Seven buildings up to 3 stories high <b>Parking</b> -- Existing subterranean parking structure contains 947 parking spaces.	Proprietary -- The lessee initialed a term sheet in August 2013. Regulatory -- DCB conceptual approval obtained on 11/20/13.	
13	<b>44</b> -- Pier 44/Pacific Marina Venture	Michael Pashale/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,760 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building. 65' tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated. Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Conceptual project approved by DCB on 7/16/13.	Shared Parking Agreement No Variance proposed
14	<b>52</b> -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County Boatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease Option Agreement and extension for 6 months approved on 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting. Regulatory -- DCB review continued on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCFA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/8/12 in Chace Park, MdR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Project was approved by RPC on 4/24/13.	Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
15	<b>53</b> -- The Boutyard		* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	Massing -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. Parking -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary -- On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. Regulatory -- DCB conceptual approval obtained on 8/21/13.	
16	<b>55/56/W</b> -- Fisherman's Village/ Gold Coast	Michael Pashale/ David Taban	* 132-room hotel * 65,709 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screen check DEIR in review. Lessee has indicated intent to submit a revised project.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
1	<b>113</b> -- Mariner's Village		* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities	<b>Massing</b> -- Thirty existing buildings varying from 1 to 4 stories high <b>Parking</b> -- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary -- A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension. Regulatory -- EIR Scoping meeting held on 12/10/13. NOP for EIR public review from 11/19/13 through 12/19/13. Anticipated DCB conceptual review in February 2014.	
10	<b>147 (OT)</b> -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR. LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCFA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. The BOS approved the project on 06/12/12.	
Construction in Process						
8	<b>7</b> -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height. <b>Parking</b> -- 465 spaces.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. Construction started March 2012 and still on schedule to complete the project in early 2016.	No Variance proposed
2	<b>8</b> -- Marina Club	Latosha Brunson	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	<b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48'. <b>Parking</b> -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS authorized the renewal of the option to amend lease agreement and extension of option for 18 months to 12/8/12. Regulatory -- DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10. DCB final design for site renovation was approved on 1/18/12. Dock replacement project commenced 9/10/12. Renovation project is currently under construction.	No Variance proposed
12	<b>42/43</b> -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	<b>Massing</b> -- One 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. On 8/29/13 BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years at Parcel 42. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Regulatory -- MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Final DCB design was approved on 5/16/12. Parking permit approved by hearing officer on 7/3/12. Last day to appeal was 7/17/12. Renovation began August 2013.	No Variance proposed. Parking Permit for reduced parking.
11	<b>125</b> -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Waterfront promenade of varying widths from 12 to 20 feet and fire access improvements with new pavers, railing, landscape, ADA restroom and pedestrian amenities.	<b>Massing</b> -- Expansion of existing boater restroom is proposed <b>Parking</b> -- Existing 361 shared parking spaces for boaters and guests will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement was included in the County's master waterside CDP application to CCC. CCC approved waterside master CDP for dock construction on 11/3/11. Final approval of promenade improvements granted by DCB on 3/16/11. Reconstruction of Marina Walk and docks is anticipated from January 2013 through April 2014. Final promenade improvements approved by DCB on 8/21/13.	



# Project Status Report - Key Map





(310) 305-9503 ♦ 13837 Fiji Way, Marina del Rey, CA 90292 ♦ beaches.lacounty.gov

Caring for Your Coast

♦ ♦ ♦

**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

January 16, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director 

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

**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 (Department) 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  
11:30 a.m. – 12:30 p.m.

The Department is offering FREE outdoor group workout sessions. Come get in shape with an experienced instructor at beautiful Burton Chace Park. Ages 13 and up. Please RSVP by calling (310) 305-9595.

For more information call: (310) 305-9595

**BURTON CHACE PARK SENIOR RECREATION PROGRAM**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey  
2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month  
10:00 a.m. – 12:00 p.m.

The Department is offering a new recreational program for senior citizens at Burton Chace Park. Come join fellow seniors for bingo, dancing, art projects, exercising and more.



For more information call: (310) 305-9595

**MARINA DEL REY FARMERS' MARKET**

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey  
Thursdays  
9:00 a.m. – 2:00 p.m.

The Department, 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

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

Sponsored by Pacific Ocean Management, LLC  
All concerts are from 12:00 p.m. – 3:00 p.m.

Saturday, January 4

Kid & Nic, playing contemporary

Sunday, January 5

Sullivan & Hall, playing R & B

Saturday, January 11

Blue Breeze, playing R & B

Sunday, January 12

Jimmy Nelson & The Drifting Cowboys, playing country

Saturday, January 18

Jimbo Ross & The Bodacious Blues Band, playing Blues

Sunday, January 19

Susie Hansen's Latin Jazz, playing Latin Jazz

Saturday, January 25

Friends, playing R&B

Sunday, January 26  
2 Azz 1, playing Jazz/Funk

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

**57<sup>th</sup> ANNUAL LOS ANGELES BOAT SHOW (IN THE WATER PORTION)**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

February 6 – 7, 2014, Noon – 5 p.m.

February 8 – 9, 2014, 10am – 5 p.m.

Adults: \$12 (16 & older)

Kids: Free (15 & younger)

Active Military: Free with Military ID

The Los Angeles Boat Show is the ultimate destination for boating and outdoor lifestyle enthusiasts, featuring sport fishing vessels, brokerage yachts, performance boats, sailboats, ski boats, cruisers, jet skis, pontoons, motorboats, catamarans, cabin cruisers, inflatables, canoes, kayaks, stand up paddleboards and more. With the addition of the in-water portion of the show at Burton Chace Park in Marina del Rey, visitors can also find super-sized new and brokerage yachts — both power and sail — available for on-board tours and cruising “test drives.” Complimentary round trip shuttle transportation will be available to and from the LA Convention Center and Marina del Rey.

**HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP**

Saturday, February 22, 2014

9:00 a.m. – 3:00 p.m.

Dock 52 Parking Lot ♦ 13483 Fiji Way ♦ Marina del Rey

The County of Los Angeles Department of Public Works and the Sanitation Districts of Los Angeles are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information call: Los Angeles County Sanitation District at (800) 238-0172 or visit their website at [www.lacsd.org](http://www.lacsd.org).

GJ:CB:cml

