



Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy








John Kelly
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, February 19, 2014, 1:30 p.m.

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

Audio

1.  **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the October 30, 2013 and January 22, 2014 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 61 – Whiskey Red's – Further consideration of exterior modifications, business identification signage and Design Control Board Review related thereto – DCB #13-012-B [Attachment: Applicant Plans](#)
6. **New Business**
 A. Parcel 12 – Esprit Marina del Rey – Consideration of exterior modifications and Design Control Board Review related thereto – DCB #14-001 [Attachment: Applicant Plans](#)
 B. Parcel 15 – AMLI Residential – Further conceptual consideration of site redevelopment renovation project and Design Control Board Review related thereto – DCB #14-002 [Attachment: Applicant Plans](#)
 C. DCB Review Process – Staff Overview
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 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 entities 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.

Chair Phinney stated that he had personally submitted an idea to the Mind Mixer website.

Member Wong asked Regional Planning staff if the visioning process will include traffic and quality of life considerations.

Ms. Natoli replied that they are focusing on improving mobility in the Marina. She further stated that she is not concentrating on traffic, but it is part of her analysis.

Member Wong asked for specifics about what Regional Planning is proposing to improve mobility. He then inquired if a people mover or buses would be included as part of the plan.

Ms. Natoli responded that she would like to hear from the Board Members and Commissioners about their ideas on improving mobility.

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 Weinhardt 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

Ms. Natoli stated that she would be happy to take questions from the Board and Commission, but she would really like to hear their input on what they would like to see in the Vision Plan

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 stated that the marina needs redevelopment but that it does not mean expansion, more building, more people, or more residents and 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, the residents, and the neighbors would like to see happen. Ms. Natoli further stated that visioning meant finding the right mix of uses in the right places, to make the kind of sustainable community that we are hearing people want.

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 the developer should be encouraged to continue with their progress on 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 and the process should be expedited.

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 lessees on what they would like to see on their own parcels. She believes that the marina should cater to the County as a whole so the feedback provided by the residents should also be balanced out and consideration be provided to opening up the marina to the public.

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 and businesses. 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 Newport 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 believes

that there's plenty of development in the marina and he doesn't believe more development is needed because there is no infrastructure to support it. He also said that Marina Beach needs redevelopment to become a working beach and a dry stack storage facility is needed.

Member Pastucha stated that the circulation plan for the Marina needs to look at how pedestrians, boaters, and motorists get around and interact. He further mentioned the importance of the waterbus for getting people out of their cars, and the need for a storm water plan into the visioning process. He stated that the Marina was a regional resource, and needed a better regional public transportation system and better connections with the City of L.A.'s bikeways. Lastly, he stressed the importance of implementing the Vision Plan, and the need for the plan to be continually evolving.

Chair Phinney spoke about the importance of evaluating the traffic problems in the Marina and the need to make it easier for the 10 million County residents who own the Marina to get into the Marina. He stated that the Marina is a great recreational resource, but most people in the County don't know about it. He suggested hiring a firm to create an application that would provide visitors information about the Marina, while advertising local businesses. He stated that the waterbus should run 24 hours a day 365 days a year, and should have a landside jitney service incorporated into it. He further stated that developers should be required to include waterbus stops as part of the projects, and that the stops should be easily identifiable from the land. Lastly, he spoke about importance of including the wildlife in the visioning process and reiterated the need to find a better way to get people into and out of the Marina.

Member Jubany stated that many people don't see the Marina as a destination point, because they consider it outdated. She said that we need to examine how the Marina is accessed regionally, and consider multi-modal forms of transportation and connectivity. She further stated that the master plan should take into consideration the experience of 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. He described the City of Los Angeles' Dash system, and Disneyworld's public transportation system, and asked why we don't have something similar to shuttle people into and around the Marina. Member Wong closed by reiterating that the traffic problems in the Marina could be mitigated in five years' time, and again offered his services to help solve the problem.

Chair Phinney closed by describing what he thought the visioning process was. He stated that it was his understanding that we would be looking at the Marina as a whole, and not excluding any sites. He further stated that we would be looking at big ideas, and then using them to form an implementation plan.

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
January 22, 2014

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

Members Absent: Peter Phinney, AIA, Chair (Fourth District);

Department Staff Present: Gary Jones, Acting Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Catrina Love, Sr. Marketing Analyst; Angela Mahone, Secretary

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

Guests Testifying: Aaron Clark, Armbruster, Goldsmith & Delvack LLP; Dennis Rogers and Scot McGill, ACM-Architects; John Patterson, Gillespie Moody Patterson Landscape Architect for Marriott

1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 6:33 PM

On a motion of Mr. Wong, seconded by Mr. Pastucha the absence of Chair Phinney was excused.

Ayes: 3 – Vice Chair Jubany, Mr. Pastucha and Mr. Wong

Vice Chair Jubany led the Pledge of Allegiance.

2. Approval of October 30, 2013 and November 20, 2013 Minutes

Mr. Wong stated that the date of the minutes for the November meeting was incorrectly listed in the agenda. He explained that the correct date was November 20th, not November 19th.

Jon Nahhas spoke about the October 2013 night meeting where the Visioning Process was discussed and about the meeting minutes.

Nancy Marino spoke about the October 2013 minutes and the small font size of the Redevelopment Project Status Report.

Mr. Wong responded that the minutes only summarize meeting items and added that audio recording of the meeting was available.

Mr. Wong and Mr. Pastucha suggested that the October 2013 minutes return for approval with more detail of the discussions by Board Members that occurred during the Visioning Process item. Both Members stated that comments that they made during the October meeting were not adequately reflected in the minutes.

Mr. Jones replied that staff would make corrections to address the Board's comments.

Ms. Gutierrez added that Regional Planning also has a recording of the meeting.

Vice Chair Jubany commented that the October and November 2013 minutes could be approved individually, and agreed that staff should add more content to the October 2013 minutes.

On a motion by Mr. Wong, seconded by Mr. Pastucha, the November 20th minutes were approved. The October 30th minutes were continued and shall include additional detail on the Board's discussion of the Visioning Process item.

Ayes: 3 – Vice Chair Jubany, Mr. Pastucha and Mr. Wong

3. Public Comment

Nancy Marino commented on the DCB meeting date change process and keeping the Post Office in Marina del Rey open.

Jon Nahhas commented on his concerns about special night meetings and proper noticing efforts.

Lynne Shapiro stated her agreement with Mr. Nahhas' comments.

Jessica Kurland stated that she did not receive a notice regarding the project proposed for Parcel 9.

Dan Gottlieb praised staff members' efforts to stop rent increases during the lease renewal process.

Board Comment

Vice Chair Jubany commented that Ms. Marino made a good point about the accuracy of notices, and asked if any changes were made to the notice for the January meeting.

Mr. Lopez responded that staff sent meeting date change notices in early December for the January night meeting. He added that both Parcel 9 and Parcel 113 projects were anticipated for review at the January meeting, but thereafter the Parcel 113 project was not ready for the meeting. Revised notices were released that removed reference to the Parcel 113 project for the January meeting.

Vice Chair Jubany stated she received an additional notice about the meeting the day prior to the meeting, and asked staff to elaborate on that notice.

Mr. Lopez replied that all materials and notices were made public on Thursday, January 16th. He added that notices were posted on the website and hard copies of all meeting materials were available for review at four public viewing locations. He explained that the Agenda and all staff reports were posted on the Department's website, but that the electronic copies of the project submittals failed to upload correctly because of technical issues. He reiterated that hard copies of the project submittals were made available for review on Thursday night. Staff was informed about the website technicalities on Tuesday, January 21st, fixed the problem and uploaded the project submittals. Mr. Lopez further explained that staff then informed the DCB members that the link had been fixed.

Vice Chair Jubany agreed with Mr. Nahhas, that one day is an inadequate amount of time to review plans for a project.

Mr. Wong suggested that the project be continued to a later date, and asked staff if their project review and noticing procedures needed to be changed.

4. Consent Agenda

Public Comment

Nancy Marino commented on the consent agenda.

Mr. Wong clarified that the Board decides at the beginning of a meeting which items would be placed on the consent agenda.

Mr. Pastucha added that the Board does not hear any items on consent, unless they have been previously discussed.

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

Mr. Lopez presented the project staff report.

Aaron Clark made a brief statement in support of the staff report.

Public Comment

Lynne Shapiro stated that neither natural nor created wetlands could be built on and that The Hardage Group was a non-union employer.

Jon Nahhas stated that he had concerns about the project.

Bruce Russell stated that there was a legal challenge to this project.

Dan Gottlieb asked when Marriott became involved with the project.

Nancy Marino commented on a wetland being present on Parcel 9.

Jessica Kurland raised concerns about the hotel and the seawall.

Mr. Clark stated that the wetlands litigation was ongoing and that the Coastal Commission had approved the Wetland Park.

Mr. Jones stated that the potential developer of the hotel has not changed.

Mr. Wong wanted to clarify the project was previously approved by the DCB in 2006 with a high rise hotel, then asked if the project had proceeded to Regional Planning with an Environmental Impact Report.

Mr. Lopez confirmed that the original project was approved by DCB and subsequently approved by the Regional Planning Commission.

Mr. Jones added that a timeshare component was originally contemplated for the project.

Ms. Gutierrez stated that the project would need to return to the Regional Planning Commission for review and a public hearing. She noted that staff would determine whether additional environmental concerns were raised due to the proposed design change.

Vice Chair Jubany and Mr. Wong asked if the current applicant, The Hardage Group, was the same applicant that brought a project to the DCB in 2006.

Mr. Jones replied affirmatively.

Mr. Clark stated that the Board of Supervisors requested that the project be reduced in scale, and remanded it back to the DCB and the Regional Planning Commission for further review.

Board Comment

Mr. Pastucha asked for clarification that only the conceptual project design was before the DCB for approval, not an environmental document or a Coastal Development Permit. He further stated that a hotel had always been envisioned for Parcel 9.

Mr. Jones confirmed that Mr. Pastucha's statement was accurate.

Mr. Pastucha praised the applicant for reducing the scale of the project and commented on the landscaping aspects of the project, including at the entry point, near the public view points and open areas, and along the promenade.

Vice Chair Jubany commented on the architectural design, exterior materials and promenade details. She noted that the promenade design shown was different than the previously approved version. She asked that design details be explained in more detail during the final design review.

Mr. Clark stated that the project is only being considered for conceptual review and that the applicant would return with specific details on promenade for final approval post entitlement.

Vice Chair Jubany asked the applicant to show adjacent development and connection points when the project returns for final review. She then stated that she agreed with Mr. Pastucha's comments regarding improvements that could be made along the promenade.

On a motion by Mr. Wong, seconded by Mr. Pastucha, item was conceptually approved unanimously, with design recommendations and conditioned to return for final design review.

Ayes: 3 – Vice Chair Jubany, Mr. Pastucha and Mr. Wong

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

Mr. Lopez presented the project staff report.

Vice Chair Jubany asked for clarification on existing banners, proposed temporary signs and the proposed approval period.

Mr. Lopez identified existing signs, proposed temporary wind banners, and proposed light standard banners. He confirmed that the Department provided a 60-day approval for six existing temporary banners and added that approval for all temporary signs is being requested through the end of September 2014.

Mr. Pastucha asked which signs would be erected 24 hours a day, 7 days a week, and which signs would only be used during events.

Mr. Lopez explained that proposed wind banners would be erected each Thursday, while the Farmers' Market was in effect, and that proposed light standard signs were proposed to stay in place 24 hours a day, 7 days a week, through September 2014.

Mr. Wong asked for clarification on the location of the Farmers' Market, the number and locations of proposed light standard signs, and for justification of total number signs being proposed.

Mr. Lopez identified the location Parcel IR, known as Marina Beach, and pointed out the locations of the proposed 14 light standard banners on Parcel IR and the 26 light standard banners proposed within the Admiralty Way road medians.

Catrina Love stated that the Department's Community & Marketing Services Division was deploying many efforts to keep the Farmers' Market in business.

Public Comment

Nancy Marino spoke about the number and effectiveness of the signs for the Farmers' Market event.

Jon Nahhas stated the community does not support this Farmers' Market.

Board Comment

Mr. Wong stated that too many signs along the street are distracting. He requested a revised plan that considers the number of signs and their design. Also, Mr. Wong suggested way-finding type signage and to consider methods of advertising other than signs.

Mr. Pastucha questioned the effectiveness of the number of temporary signs being proposed to find the market. He recommended removing the ground-mounted signs and using only pole-mounted signs. He also noted his preference for the wind banner graphic and color design and asked for a comprehensive sign package. He also said that signs shouldn't be the only type of marketing.

Vice Chair Jubany stated the banner sign is not of the quality that should be in the Marina and there should not be a banner on every light pole on Admiralty. She did not feel comfortable approving the temporary signs for 6 months and asked Ms. Love what direction she would like to take. Vice Chair Jubany requested a signage plan.

Mr. Wong suggested that Applicant tell the sign designer to develop way-finding signs, not advertising signs.

Ms. Love thanked the Board for their input and stated the temporary sign proposal would be revised.

Mr. Jones stated that staff will return with a more comprehensive Farmers' Market sign submittal, but would like to keep the existing 6 temporary banners in place, and continue to erect the 12 temporary wind banners each week on the day of the Farmers' Market, until a revised package was approved.

Mr. Wong suggested an approval period of 60 days for the existing banners. He directed that staff should return within that 60-day period with a new sign program that does not cause a proliferation of signage on Admiralty Way and not include advertising signs.

Mr. Pastucha suggested the looking at the more colorful signs.

Vice Chair Jubany agreed with the 60 day suggestion and clarified that if DCB approval was not granted by the end of the 60-day period, the signs would have to be removed. She suggested focus on framing the banner.

Mr. Jones agreed to the conditions.

On a motion of Mr. Wong, seconded by Mr. Pastucha, the item was granted a 60-day extension period for existing signs; and, was conditioned to return with a comprehensive temporary sign program before the 60 day period expires.

Ayes: 3 – Vice Chair Jubany, Mr. Pastucha and Mr. Wong

7. Staff Report

All reports were received and filed.

Public Comment

Jon Nahhas stated his displeasure with the public noticing procedure.

Nancy Marino commented on the Ongoing Activities Report.

Board Comment

None

8. Adjournment

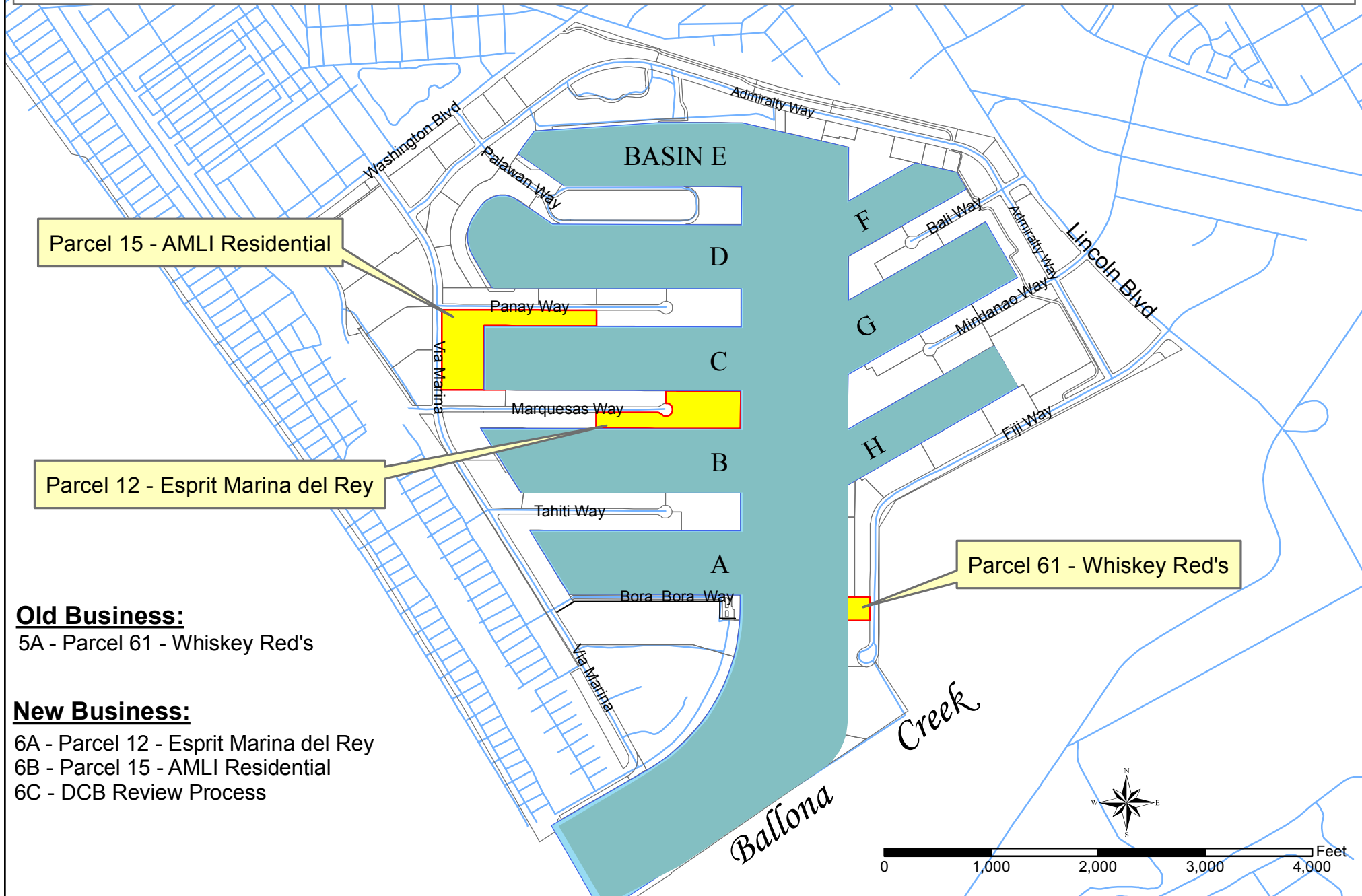
Mr. Wong adjourned the meeting at 9:37 PM.

Respectfully Submitted,

Angela Mahone
Secretary for the Design Control Board



Locations of February 19, 2014 DCB Items





Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

February 13, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director 

SUBJECT: ITEM 5A – PARCEL 61 – WHISKEY RED'S – DCB #13-012-B – FURTHER CONSIDERATION OF EXTERIOR MODIFICATIONS, NEW BUSINESS IDENTIFICATION SIGNAGE, AND DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 5A on your agenda is a returning submittal from Specialty Restaurants Corporation (Applicant), seeking conceptual approval of proposed exterior modifications and signage for Parcel 61, Whiskey Red's Restaurant (previously Shanghai Red's Restaurant), a square-shaped parcel located on Fiji Way, along the main channel of the Marina del Rey Harbor. The existing building is located at 13813 Fiji Way.

Background and Existing Conditions

Parcel 61, which consists of approximately 1.08 landside acres, is bordered by Parcel 56 (Fisherman's Village) to the north, Fiji Way to the east, Parcel 62 (Department of Beaches and Harbors' (DBH's) Administration building) to the south, and the main channel of the Marina del Rey Harbor to the west. Parcel 61 consists of the Whiskey Red's Restaurant, a parking lot, and several landscaped areas. The restaurant includes outdoor patios, dining rooms, and a kitchen.

On November 20, 2013, the Applicant presented to your Board a name and brand change of the existing restaurant from "Shanghai Red's" to "Whiskey Red's." The proposal included new signage and exterior modifications to three outdoor areas. Your Board conceptually approved proposed canopies over exterior dining areas and a glass windscreen proposed adjacent to the public promenade, facing the main channel. The previously proposed overhead lighting, landscaping along the windscreen and restaurant signage were conditioned to return to the Design Control Board (Board) within 90 days for further review. The Applicant was instructed that the proposed string lighting needed to be shielded to reduce upward glare, signs alternatives must be considered, and landscaping along the glass windscreen must be provided. This submittal addresses the Board's previous comments and requests approval of the project.



Outdoor Patio Improvements

The existing restaurant has three outdoor patios; one is located on the north side of the building and two are located on the west side, facing the Marina waters. The north side patio measures 800 square feet and sits to the west of the main entrance to the restaurant, adjacent to a walkway that leads to the front door. The two patios on the west side of the restaurant are located adjacent to the promenade and are separated by a dining room. The larger main patio, south of the dining room, measures 2,486 square feet and includes two small stairways that lead down to the promenade. The smaller patio measures 760 square feet in area, and exits into the restaurant.

Lighting

The Applicant is proposing to install commercial grade, "market-style" string lighting over all three patio areas. The market style lighting would replace the existing hanging lights and post lights. The lighting would be anchored to the existing restaurant building and to existing 2" galvanized steel pipes in concrete base footings. All bulbs would include standard lighting discs shields to reduce glare toward the night sky. The proposed shields are commonly used to reduce glare when string lighting is proposed.

Landscaping

In response to your Board's comments the Applicant is proposing to install round and rectangular terra cotta planters along the windscreen for patios 1 and 2. Four new potted Azalea trees would be installed on the promenade side, just outside of the main patio's windscreen wall. Three new rectangular planters, approximately 2' wide by 4' long by 30" tall, would also be positioned between the potted trees along the windscreen wall, facing the main channel. The planters would include low shrubs and trailing plants. The trees would match the existing potted Azalea trees within patio 2, which also faces the main channel. The base of each potted tree would be planted with perennial flowering ground cover. The proposed potted plants and trees would help provide a visual relief to the brick wall with glass windbreaker of the main patio, and would replace existing planted areas, which are currently located above the brick wall where the glass panels would be installed.

The existing 47" wide, brick planter between the two promenade-adjacent patios holds several small plantings. Existing plantings consist of perennial and succulent species that are ornamental in nature. The proposed planting palette will be consistent with plantings along the existing brick planter.

Signage

As previously proposed, the Applicant is rebranding the name of the restaurant. This proposal includes modification to three existing signs. One sign is currently located by the main valet entrance to the Whiskey Red's restaurant, one is located at the Fisherman's Village southernmost driveway entry, and one is located along the promenade.

Sign 1 – Monument Sign

Applicant proposes to install a new “light box” style sign face that would bear the restaurant’s new name and logo face on the existing monument sign located at the restaurant’s main valet drop-off, perpendicular to Fiji Way. The sign would have a 1-½” wide white frame around its perimeter, with a 5” deep sign box, and .040” thick white aluminum returns. Sign 1 would measure 68” wide by 66-½” tall and would be mounted onto an existing concrete monument sign, which measures 12’ wide by 6’ tall. The sign would be back-lit with energy compliant LED lighting. The “wood-style” panel design of the sign would not be illuminated.

The proposed sign face is similar in design, colors and materials as the sign previously presented, with vinyl graphics mounted onto 3/16” Plexiglass faces. The sign would read, “Whiskey” in 24” tall, red (Pantone Color 1807C) lettering in custom font. The word “Whiskey” has been modified to be individually illuminated with aluminum border and plexi face, above the word “Red’s” in 28” tall, white lettering in custom font. The word “Whiskey” would be positioned against a tan “wood panel” (Pantone Color 663C) background and the word “Red’s” would be positioned against a blue (Pantone Color 285C) background. The words “Whiskey Red’s” would be positioned above the words “on the water bar and patio” in 8” tall, black lettering in custom font.

Sign 2 – Blade Sign

The Applicant proposes to replace the existing promenade blade sign that is positioned on the outside wall of the dining room, on the west side of the building in between the two outdoor patios above a 47” wide, brick planter that holds several small plantings. The blade sign would be composed of printed vinyl graphics mounted onto both sides of a ½” thick medium-density fiberboard (M.D.F.) wood sign. The sign would measure 27” wide by 28-½” tall, and would hang down from an existing, 68” long, wood beam that projects out from the building wall. The sign would hang down approximately 30” from the wood beam, giving the bottom of the sign a 9’-8” clearance from the ground (promenade) level. In addition, the sign is proposed to be positioned at the center of the wood beam, so that it would project out approximately 47-½” from the dining room wall. There is no illumination proposed for this sign.

Sign 2 would read, “Whiskey” in 10” tall, red (Pantone Color 1807C) lettering in custom font, over the word “Red’s” in 12” tall, white lettering in custom font. The word “Whiskey” would be positioned against a tan (Pantone Color 663C) background and the word “Red’s” would be positioned against a blue (Pantone Color 285C) background. The words “Whiskey Red’s” would be positioned above the words “on the water bar and patio” in 8” tall, black lettering in custom font. Your Board did not request changes to this sign at the previous meeting.

Sign 3 – Directional Monument Sign

The existing directional monument sign, measuring 5' wide by 3'-6" tall, located at the southernmost entrance to Marina del Rey Public Parking Lot #1, and perpendicular to Fiji Way, is proposed to be refinished on both sides with a flat logo directional sign. Two design options are proposed (option A and B) and your Board's approval is requested for either.

Both of the Sign 3 options would be composed of printed vinyl graphics mounted onto a ½" thick M.D.F. wood sign. This sign would read, "Whiskey" in 16" tall, red (Pantone Color 1807C) lettering in custom font, over the word "Red's" in 20" tall, white lettering in custom font. The word "Whiskey" would be positioned against a tan (Pantone Color 663C) background and the word "Red's" would be positioned against a blue (Pantone Color 285C) background. The word "Red's" would be positioned above the words "on the water bar and patio" in 2" tall, black lettering in custom font, for option A sign only.

Sign 3 option A would include a directional arrow graphic below the signage wording and would measure 26" long by 29" tall overall. Option B has the directional arrow, that itself would measure 12-½" long by 14" tall, located just left of the proposed business identification signage, next to the word "Red's". Option B would measure 39" long by 27" tall overall. The existing monument sign structure currently has an existing spotlight that focused upon the sign.

STAFF REVIEW

The Applicant's revised exterior modifications and signage changes are intended to give the restaurant a fresh, new look. The exterior modifications are consistent with the *Specifications and Minimum Standards of Architectural Treatment and Construction*. The design of the exterior modifications appear to be consistent with other Marina del Rey restaurants with outdoor dining patios that feature windscreens and "market-style" lighting, such as the Cheesecake Factory and Tony P's Dockside Grill restaurants. The lighting would include low-wattage lights and would be shielded to reduce upward glare against the night sky.

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 prime purpose of the proposed signage is to furnish information regarding the name of the business. Staff finds that the dimensions and materials of the requested permanent signs meet the standards set forth in Sections 4 and 5 of the Sign Controls.

The proposed blade sign, however, projects too far from the face of the building for its proposed height above grade. The proposed sign projects 27" from the face of the building. According to Section 22.52.900.B (Diagram A) of the Los Angeles County Code, a projecting business sign that extends 27" from a building face would need the bottom of the sign to be a minimum of 10' above grade. The maximum projection from the face of the building that would be permitted, given the Applicant's proposal of having the bottom of the sign measure 9'-8" above grade, would be 18". However, because the

sign is 27" wide, and there is a 47"-wide brick planter wall located beneath the sign, the sign could be hung in such a way that it only overhangs the brick planter wall, and not the promenade. Staff, therefore, recommends that the blade sign be hung as close as possible to the wall, so that it only overhangs the brick planter wall, and not the promenade. This would prevent pedestrians from walking underneath the sign.

For the main valet drop-off and parking lot entrance signs, staff recommends signage hours of illumination from dusk until the closing of the restaurant – at 10:00 p.m. from Sundays through Thursdays, and 11:00 p.m. on Fridays and Saturdays.

The Department recommends APPROVAL of DCB #13-012-B with the condition that the Applicant obtains further review and approval from the Department of Regional Planning.

GJ:CM:il



Caring for Your Coast


Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

February 13, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director 

**SUBJECT: ITEM 6A – PARCEL 12 – ESPRIT MARINA DEL REY – DCB #14-001 –
CONSIDERATION OF EXTERIOR MODIFICATIONS AND DESIGN
CONTROL BOARD REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from Parcel 12, Esprit Marina del Rey (Applicant), a residential community, requesting three exterior fire pits and new low profile planters. Parcel 12 is a flag-shaped parcel located at the terminus of Marquesas Way, at 13900 Marquesas Way.

Existing Conditions

Parcel 12, which consists of approximately 7.76 landside acres, is bordered to the west by the Parcel 13 (Villa del Mar) and Parcel 10 (Neptune Marina) residential communities, to the east by the main channel, and to the south by Basin B. Parcel 12 is improved with an apartment complex consisting of 437 units, 2,000 s.f. of visitor-serving commercial space, a 969-space subterranean parking garage, and a 28'-wide public promenade. The parcel's public promenade runs along the perimeter of the property, facing Basins B and C, and the main channel. The eastern-most end of the property contains residential lofts with direct access to the promenade, and has no features or structures separating them from the promenade area.

Proposed Loft Planters

The Applicant is requesting approval of low-profile planters, to serve as delineators outside of the residential loft units located on the main channel. This improvement would separate the tenant's private area and the public promenade. The planters do not require permanent attachment to the promenade. Additionally, the 28'-width and design of the public promenade would not be jeopardized.

A series of single and multi-sectional low-level planters would be installed along the promenade perimeter facing the main channel. The pre-manufactured planters would be made of 100% recycled plastic lumber planks, painted Ipe Brown color, would have marine-anodized aluminum legs, an aluminum liner support frame, stainless steel fasteners, and non-scuff feet. Overall length dimensions of the planters would vary, depending on the single or multi-sectional design type. All planter sectionals would be 18-½" wide and 21-½" tall, and potentially up to 32" high, to the top of proposed decorative



plantings. Single-sectional planters would be between 42" and 63" long. Multi-sectional planters would be more abundant, and would vary between 126" and 224" long.

A total of 6 gates would be installed, facing the main channel, for entry access points to each promenade level unit. Each gate would be made of the same plank material and colors, would open toward the building, and would measure approximately 43" long by 36" tall.

The planting proposed would include a decorative low-level ornamental palette, with perennial and succulent species, including: Agave (blue flame), agave (mediopicta white), Echeveria, Pacheveria, Sempervivum, Kalanchoe, Aeonium (sunburst), Aeonium (garnet green), Deschampsia Cespitosa, and Crassula. The landscaping materials would complement the existing plant palette on the site.

Proposed Fire Pits

The Applicant is also proposing to install three above-grade, pre-manufactured fire pits. One would be located in the poolside lounge facing the Marquesas Way round-about, and two would be located in the individual courtyard spas facing Basin B.

The poolside lounge cylindrical fire pit would measure 76" in diameter and would be 27" tall. The fire pit would be made of concrete and would be light grey (Shark or Shadow color). The fire pit would have all-weather electronic ignition hardware for natural gas, stainless steel burners, fire rated lava "Ash", and Ipe Wood slat-style pit covers.

A rectangular fire pit, or spa fire table, would be installed in each of two spa lounge areas facing Basin B. Similarly to the pool lounge fire pit, the concrete fire tables would be grey in color, with all-weather electronic ignition hardware for natural gas, stainless steel burners, and fire rated lava "Ash". The fire table would be painted Brilliant White and would include tempered glass partitions with metal corner cleats to encase the fire area. Both fire tables would be 27" wide by 51" long and would be 16" tall. Each glass partition would rise approximately 12" above the fire table surface.

STAFF REVIEW

The Applicant's exterior improvements are intended to improve the aesthetic design of the residential community, and in the case of the planters, provide more privacy to the Esprit tenants. The exterior modifications are consistent with the *Specifications and Minimum Standards of Architectural Treatment and Construction*. The designs of the exterior modifications are also consistent with other Marina del Rey residential complexes. The proposed planting palette would be ornamental in nature and would be consistent with the County's Drought-Tolerant Landscaping Ordinance.

The Department recommends APPROVAL of DCB #14-001 with the condition that the Applicant obtains further review and approval from the Department of Regional Planning.



Caring for Your Coast


Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

February 13, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director 

**SUBJECT: ITEM 6B – PARCEL 15 – AMLI-MDR – DCB #14-002 –
CONSIDERATION OF CONCEPTUAL SITE REDEVELOPMENT PLAN
AND DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6B on your agenda, is a returning submittal from PPF AMLI DevCo, LLC (Applicant), seeking approval of significant design revisions for the redevelopment project slated for the landside portion of Parcel 15, an “L”-shaped parcel located along Via Marina and Panay Way, adjacent to Basin C. The existing buildings are located at 4242 Via Marina.

Background and Existing Conditions

Parcel 15 consists of approximately 10.44 landside acres and 6.66 waterside acres. The landside portion has frontages on Via Marina and Panay Way. The parcel is bordered by Panay Way to the north, Basin C and Parcel 18 (Dolphin Marina) to the east, Parcel 14 (Marina del Rey Public Parking Lot 12) to the south, and Via Marina to the west. The site is currently developed with the Bar Harbor Apartments & Anchorage complex, which includes 288 apartment units, a private anchorage with 252 boat slips, parking, landscaping, and other appurtenant facilities.

In December 2013, the lease for Parcel 15 was acquired by the Applicant and significant changes to the design of the redevelopment project are now proposed. The revised project plan still conforms to the previously approved project permits and maintains the same number of residential units, boat slips, retail square footage, and associated parking allocation. However, the proposed design includes substantial revisions to building exteriors and structures. In addition, parking garages and outdoor courtyards have been reconfigured and view corridors and public pedestrian access have been increased.

The redevelopment plan for Parcel 15 was last presented to and approved by your Board in March of 2002. The project proposed to demolish the existing facilities on Parcel 15 and develop new residential units, as well as a new anchorage, commercial facilities, and enhanced amenities with water features, promenade details, exterior



finishes, and landscaping. The design of the project essentially mirrored the design of the apartment buildings constructed at Esprit I on Parcel 12, with interlocking townhomes constructed over flats and organized around single-loaded catwalks.

Proposed Design

The proposed project is intended to reflect a maritime theme inspired by waterfront “boathouse” structures. The use of wood siding, stone bases, sloping roofs, and glass throughout the site is meant to project this theme. The project consists of six new buildings (referred to as Buildings 1 through 6) that incorporate residential units and commercial spaces, a new resident amenity building, new parking garages, landscape and hardscape improvements including new courtyard areas, and promenade improvements.

Buildings

Buildings 1 through 6 would be comprised of stacked flats organized around double-loaded corridors, with courtyards and pool decks oriented toward the anchorage. These buildings are proposed for the same locations as in the previous plan, however with a smaller footprint. This would allow for increased view corridors and open space throughout the site. In addition, some units that had been proposed for the top floor of the buildings have been eliminated from the current plan. This allows for the addition of several new top floor decks on the roofs of the buildings.

The exterior walls of Buildings 1 through 6 would be clad with both lapped and board and batten fiber cement siding with wood finishes. Interspersed between the siding would be sand-finished plaster walls, which would project outward from the surface plane of the building.

Residential units would include balconies and vinyl windows, as well as roof overhangs on the top floor units. Each balcony would include a face-mounted cable rail system with metal railings. The roof overhangs would include multi-ply roofing material, roof sheathing and framing, sheet metal fascia, and cementitious siding.

Concrete masonry unit (CMU) walls would form the base of each building. These CMU walls would include stone veneers in white and gray tones, which would be secured with bed mortar. Garage wall openings at the bases of the buildings would be screened with vertical wood slats. Ground floor spaces, such as building lobbies and retail stores, would be fronted with aluminum storefront window systems. Built-in benches and planters would be installed at the ground level of the buildings, adjacent to the landward edge of the promenade.

Mole Road Buildings (Buildings 1, 2, and 3)

Buildings 1, 2, and 3 would be located along Panay Way (mole road), with Building 1 situated toward the east end of Parcel 15 and Building 3 toward the intersection of Panay Way and Via Marina. Building 2 would be located in between Buildings 1 and 3. These three buildings would measure about 64'-5" in height and would consist of

residential units, ground floor resident lobbies, and parking garages. Each building would be comprised of a podium structure with two levels of garages, one below grade and one at grade, and five stories above the parking garages. All three buildings would be set back 10' from the street.

The ground floor lobbies would be a point of entry for building residents. The lobbies would be located at the southwest corners of Buildings 1 and 3 and the southeast corner of Building 2. Upper and lower level garage access would also be provided at each building. Upper level garage entries would be provided on the north side of each building, along Panay Way. In addition, there would be designated loading zones on Panay Way, in between Buildings 1 and 2 and in front of Building 3. Lower level garages could be accessed from two driveways that lead into the property from Panay Way. One of these driveways would be located to the east of Building 1 and the other driveway would be located in between Buildings 2 and 3.

The mole road buildings would also include private outdoor areas for residents. Each building would have two private courtyard spaces located on its podium level. These courtyards would be configured to face out toward the promenade, with glass railings over the sides. One of the courtyards in each building would contain a view deck, lounge furniture, and architectural mounded landforms. The second courtyard would have a barbeque, synthetic lawn, a double-sided fireplace, and dining and lounge furniture. In addition, Building 2 would include a roof deck at the southeast corner of the building.

Non-Mole Road Buildings (Buildings 4, 5, and 6)

Buildings 4, 5, and 6 would be located along Via Marina (non-mole road). They would include residential units and amenities, as well as visitor-serving commercial spaces. Buildings 4 and 6 would measure about 64'-5" in height whereas Building 5 would measure about 54'-4" in height. All buildings would be set back at least 10' from Via Marina (and the north side of Building 4 would be set back 10' from Panay Way). The proposed locations for the buildings correspond to those of the previously proposed plan. The interior courtyard spaces, however, have been reconfigured to face outwardly.

Although these buildings form three separate structures at and above grade, they would share the same parking garage below grade. Buildings 4 and 6 would also include an additional story of at-grade parking at the ground floor of both buildings. In the previously approved plan, Building 5 also included a level of at-grade parking. However, this parking has been relocated to the below-grade parking structure, reducing the overall height of Building 5 by one story from what was previously proposed.

The lower garage (below-grade) levels of Buildings 4 and 6 would include resident lobby rooms. At the ground floor (at-grade) level, Building 4 would incorporate a retail space, a lobby with mail room, and residential amenity space on the south side of the building.

The ground level of Building 6 would contain retail space, a lobby with mail room, a bicycle maintenance shop, and a bicycle storage room located at the north side of the building. Both buildings would include two resident entry points at the ground level. Roof decks would be constructed atop both buildings.

Buildings 4 and 6 would each include an activity courtyard and a pool deck at its podium level. The activity courtyards would face outward, toward Panay Way for Building 4 and toward Public Parking Lot 12 for Building 6. Each of these activity courtyards would include a barbeque, synthetic lawn, and dining and lounge furniture. The pool decks in each building would face out toward Building 5. Both pool decks would include a pool and spa, a double-sided fireplace, fire pits, synthetic lawn, lounge furniture, and an entertainment terrace with a barbeque. Both the pool decks and the activity courtyards would include glass railings along the edges.

Building 5 would be located at the main entry point to the property from Via Marina, in between Buildings 4 and 6. This building would include residential units and amenities as well as visitor-serving retail. It would feature a ground-level central courtyard in the middle of the building, which would be open at its east and west sides. This would allow for pedestrian access through the building's central court to the promenade, and would serve as a public access path during business hours.

The central court would connect with a stairway at the east end of the property, which would lead down to the promenade. The bottom of this stairway would be flanked by a two-story resident lounge structure to the south and two small retail spaces to the north. These structures would be located at the promenade level, which is also at the same grade as the lower level parking garages in Buildings 4 and 6. Outdoor seating areas would be set up adjacent to the lounge building and retail spaces.

An elevated "Bridge" structure would be built above the central courtyard of Building 5. This structure would be on-axis with the primary entrance to the site from Via Marina. It would connect the north and south sides of Building 5. The Bridge would be positioned about 22' above ground level. It would be comprised primarily of steel and glass, with aluminum storefront window systems on its east and west sides. A fitness room would be located inside the Bridge, and a roof deck with glass railing would be constructed atop the structure.

At the ground level, Building 5 would include a resident lobby and mail room, leasing office, a business lounge, and a model unit at the northerly end of the building. A resident entry point would be included in this area of the building. A ground-floor retail space would be located at the southwest corner of the building.

Parking

The project proposes to provide a total of 1,225 parking spaces, which would be located in parking garages, as well as in a small surface lot adjacent to main entry driveway.

There will be 859 resident spaces (includes 24 senior spaces), 163 slip tenant spaces, 116 guest spaces (includes 6 senior guest spaces), and 80 commercial use spaces.

View Corridors

View corridors from the street to the promenade and anchorage would be provided in between the buildings, as well as along the east side of Building 1 and the south side of Building 6. The view corridors currently proposed along Panay Way are wider than those provided in the previously proposed plans. A 69'-wide view corridor would be provided in between Buildings 1 and 2 and a 50'-wide view corridor would be provide in between Buildings 3 and 4. These spaces would also allow for at-grade connections from Panay Way to the promenade, and would serve as public plazas that incorporate architectural mounded landforms, public seating, and lawn areas. A third view corridor would be provided along Panay Way, in between Buildings 2 and 3. This 63'-wide space would include an entry driveway to those buildings' lower parking garages.

Along Via Marina, 88'-6"-wide view corridors would be provided in between Buildings 4 and 5 and Buildings 5 and 6. Both of these view corridor spaces would also include fire lanes. The view corridor space between Buildings 4 and 5 would serve as a Marina view park, and would include public seating, lawn areas, sculptural planting, access to private amenity space, and "boardwalk" access to the promenade. The view corridor space in between Buildings 5 and 6 would serve as a passive park, and would incorporate depressed decomposed granite paths, architectural mounded landforms, public seating, a lawn, access to private amenity space, sculptural planting, and "boardwalk" access to the promenade.

A third view to the Marina would be provided along Via Marina, through the center court space in the middle of Building 5. This area would also include park-like amenities, including seating, landscaping and concrete paving.

Public Access

Along Panay Way, the public can access the promenade and the Marina through the open space areas in between Buildings 1 and 2 and in between Buildings 3 and 4, as well as from the driveway on the east side of Building 1. The space between Buildings 3 and 4 would also facilitate pedestrian connections to adjacent parcels and water taxi stops to the north and south of the property.

Along Via Marina, visitors could access the promenade and Marina through the open space areas on the north and south sides of Building 5, as well as from the driveway on the south side of Building 6. The public could also access the promenade through the central court area in the middle of Building 5. In terms of vehicular access, visitors can access the guest parking spaces beneath Buildings 4 and 6 via the main entry driveway along Via Marina. The guest parking would be situated near the open space areas and pathways that lead down to the promenade, further increasing the ability of the public to access the site.

Promenade

A 28'-wide promenade would run along the east sides of the property, parallel to Via Marina and Panay Way. It would be accessible by the public from both Via Marina and Panay Way, via the open spaces between buildings and the driveways along the east and south sides of the property. Residents would be able to access the promenade from the building lobbies and the two-story lounge building to the east of Building 5, as well as from stairs provided at all the elevated courtyard areas.

The promenade would be improved with precast concrete pavers and colored concrete in an interlocking fabric pattern, with accent paving at key nodes. The paving would be comprised of similar materials as the adjacent property's promenade, which would provide a transition between the two properties' promenades. The promenade would include an 8'-wide pedestrian zone running adjacent to the seawall. This area would be surfaced with linear pavers, reminiscent of boardwalk slats. It would be lined with California Fan Palms and intermittent shade structures, benches, trash receptacles, pottery, and drinking fountains. New tandem pole and bench lighting would also be installed in this area. The other 20' of promenade width would be paved with three-color concrete pavers.

Signage

Proposed signage for the site would include pedestrian and vehicular way-finding signs throughout the site. Pedestrian access signage would consist of small signs positioned at or below eye level in corridor and park areas. These signs would include simple maps and/or arrows that would inform pedestrians of where they can access the promenade. One pedestrian way-finding sign is proposed along Via Marina, on the west side of Building 6. Two other pedestrian way-finding signs are proposed for Panay Way, in the lawn area between Buildings 3 and 4, and adjacent to Building 1 at the northeast corner of the property. Public parking (vehicular way-finding) signs would be incorporated into the entrance signage for the parking lots. The material, color, and size of the way-finding signs will be submitted to your Board for review at a later date.

Landscape

All existing landscaping on the site would be removed. New landscaping would be comprised of locally adapted water-conserving trees, shrubs, grasses, succulents, and earth forms. Proposed landscaping for the site is listed below:

Proposed Landscaping	Botanical Name
Trees	Acacia stenophylla, Aloe bainesii, Arbutus 'Marina', Chitalpa x Trashkentensis, Dracena draco, Geijera parviflora, Melaleuca nesophila Metrosideros excelsus, Olea eureopaea 'Swan Hill', Parkinsonia x 'Desert Museum', Pinus pinea, Rhus lancea, Washingtonia filifera
Shrubs	Agave attenuata, Agave vilmoriniana, Aloe maculate, Bougainvillea Sp. Callistemon 'Little John', Coprosma repens, Cotoneaster 'Lowfast', Dietes bicolor,

	<i>Festuca mairei</i> , <i>Festuca</i> 'Molate', <i>Furcraea macedougallii</i> , <i>Grevillea</i> 'Coastal Gem', <i>Kalanchoe beharensis</i> , <i>Phormium</i> 'Yellow Wave', <i>Raphiolepis clara</i> , <i>Raphiolepis umbellate</i> , <i>Rosemarinus officinalis</i> , <i>Senecio serpens</i> , <i>Westringia fruticosa</i>
Coastal Shrubs (transition spaces between street and promenade)	<i>Aloe arborescens</i> , <i>Aloe striata</i> , <i>Arctostaphylos</i> 'Sunset', <i>Artemesia californica</i> , <i>Ceanothus</i> Sp., <i>Eriogonum fasciculatum</i> , <i>Heteromeles Hybrid</i> , <i>Heuchera</i> Sp., <i>Knifophia</i> 'Little Maid', <i>Lomandra</i> 'Breeze', <i>Ribes integrifolia</i> , <i>Rhus ovate</i> , <i>Romneya coulterii</i> , <i>Salvia clevelandii</i>
Grasses (adjacent to landward edge of promenade)	<i>Archillea millefolium</i> , <i>Carex pansa</i> , <i>Clarkia amoena</i> , <i>Dianella tasmanica</i> , <i>Iris Pacific Coast Hybrid</i> , <i>Juncus patens</i> , <i>Lomandra</i> 'Breeze', <i>Lygeum spartium</i> , <i>Lymus condensatus</i> , <i>Muhlenbergia</i> 'Pink Flam', <i>Sesleria autumnalis</i> , <i>Stachys byzantine</i>

The Via Marina and Panay Way streetscapes would consist of canopy tree groupings planted above low shrub species, as listed in the above table. Landscaping along Panay Way would include Hybrid Strawberry trees in front of Buildings 2 and 3, Shoestring Acacia trees in front of Buildings 1 and 4, and Italian Stone Pine trees in front of Building 4. Tree species along Via Marina would include Shoestring Acacia and New Zealand Christmas trees in front of Buildings 4 and 6 and Italian Stone Pine and Pink Melaleuca trees on the south side of Building 6.

Landscaping at the main vehicular entrance along Via Marina would include large, singular massings of grasses, succulents, and low shrubs, as listed in the table above, with specimen trees added in key areas. The main entry driveway would be flanked with Hybrid Palo Verde trees. A single Pink Melaleuca tree is proposed for the front entry court, near the surface parking spaces. The entry driveway and court would be paved with three-color concrete pavers. Two walkways that lead into the property from Via Marina would flank the entry driveway. These walkways would be surfaced with large module concrete pavers.

The grade difference from the street to the waterfront promenade would be tied together with landscaped, publicly accessible open space corridors and landscaped terraces, which would be adapted to an array of uses including informal seating and gathering areas and outdoor dining. These spaces would include perimeter plantings adjacent to the sidewalk, coastal shrubs within the "transition" spaces between the street and promenade, and grasses near the landward edge of the promenade. Sloping earth forms and shrubs would screen the exposed portions of the parking garages.

The view corridors in between Buildings 1 and 2 and Buildings 3 and 4 would include lawn areas and architectural mounded landforms comprised of coastal shrubs and grasses, as listed in the above table. Hardscape in this area would include linear concrete pavers with a "wood" finish ("wood" linear concrete pavers) and decomposed granite paths. The driveway between Buildings 2 and 3 would include lawn areas adjacent to the buildings, which could also serve as public promontories. The entry to

the lower-level parking garages (in Buildings 2 and 3) would be improved with large module concrete pavers and colored concrete pavers.

The open space areas flanking Building 5 would consist of landscaping and hardscaping that would encourage public access of the site. Both of these open space areas would incorporate passive, park-like spaces and public plaza areas adjacent to the retail spaces. At their westerly edges, these spaces would include the same type of massed singular plantings as proposed for the main entry driveway along Via Marina. Seating areas outside of the retail spaces would include “wood” linear concrete paving and planters filled with *Dracena draco* trees.

The easterly portion of these open space areas (flanking Building 5) would incorporate passive, view-parks, planted with California Fan Palm trees and mounded architectural landforms. Hardscape would consist of “wood” linear concrete pavers, decomposed granite fire lanes and paths, and large module concrete pavers. These areas would also include a strip of “wood” linear concrete pavers, located adjacent to the landward edge of the promenade.

The center court in the middle of Building 5 would be planted with Shoestring Acacia trees and lawn. This area would incorporate decomposed granite paths, large module concrete pavers, and a path comprised of “wood” linear concrete pavers that connects the entry court to the promenade.

To the east of Building 5, seating areas would be set up outside the two-story resident lounge and the two retail spaces, adjacent to the promenade. These areas would include “wood” linear concrete paving and planters filled with *Dracena draco* and Fruitless Olive trees. Architectural mounded landforms, lawn areas, and pathways paved with “wood” linear concrete pavers would be positioned to the north and south of these seating areas. New Zealand Christmas trees would also be planted along the east side of Building 6, adjacent to the promenade.

The interior courtyards and pool decks in Buildings 1, 2, 3, 4, and 6 would feature a similar plant palette and hardscape as the rest of the site. Planters filled with various tree species, such as Pink Melaleuca, Tree Aloe, African Sumac, Hybrid Strawberry Tree, Fruitless Olive, *Dracena draco*, and Hybrid Palo Verde trees, would populate these areas. Other plantings would include agaves, succulents, bamboo, and ornamental grasses. These areas would also incorporate architectural mounded landforms and synthetic lawn areas. Hardscape would consist of “wood” linear concrete pavers, large module concrete pavers, colored concrete paving, and decomposed granite paths.

Illumination

New pedestrian bollard lights and round tapered pole lights would be installed at walkways within the open space areas, as well as within the courtyards and pool decks. Round tapered pole lights would also be installed in these areas as well as near the

main entry driveway. Tandem benches that incorporate lighting would be installed in the open space areas flanking Building 5 and along the promenade. Tandem pole lighting with dual lights and single lights would also be installed along the promenade. Down lights, mounted inside trees, would illuminate the trees and the surrounding ground areas while also preventing up light “sky glow”.

All new light fixtures would include cut-offs to eliminate light spillage onto adjacent parcels. Building exterior lighting, including lights over egress stairs and parking garage entries, would incorporate full cutoff, flat-lens fixtures to eliminate stray light into neighboring residences. Up-lights would be used only where they would not contribute to sky glow. Exterior lighting controls would be designed to turn off approximately half of the lights in the late evening.

STAFF REVIEW

The proposed project design has been updated to reflect a maritime theme influenced by waterfront ‘boathouse’ structures. The property would incorporate features and amenities that serve both residents and visitors to the Marina. The proposed design conforms to the Marina del Rey Local Coastal Program (LCP) requirements with respect to building design, pedestrian and promenade improvements, landscaping and hardscaping, and view areas and corridors.

The planes of the exterior building walls would vary in depth, which would help reduce bulk and monotony. The placement of the residential lobbies adjacent to the promenade allows the buildings to relate closely to the pedestrian promenade. Further, the private courtyards within Buildings 1 through 3 face out toward the Marina, thereby strengthening these buildings’ connection to the promenade. Balconies, terraces, and patios, incorporated throughout the site allow residents and visitors to take advantage of scenic views of the harbor and promenade. The promenade design incorporates landscaping and pedestrian amenities such as shade structures, benches, trash receptacles, pottery, and drinking fountains on the seaward-most eight feet of the promenade.

The promenade, accessible from both Panay Way and Via Marina via the open spaces in between the buildings, would allow for pedestrian and bicycle access of the Marina. The open space area between Buildings 3 and 4 would enhance pedestrian and bicycle access to adjacent parcels and to other travel modes such as the water taxi stops on neighboring properties.

The view corridors along Panay Way have been increased in width from the previously approved plan. In addition, the Bridge structure on Building 5 provides a framed view of the Marina from Via Marina, which was not provided in the originally approved plan. The view corridors along both streets would allow for uninterrupted views of the harbor from the road to the waterside, at ground level. In addition, these view corridors provide an unobstructed view of the bulkhead edge and masts for pedestrians and passing motorists.

The proposed landscaping would include trees and shrubbery, with adequate ground cover to protect the soil. The sloping earth forms, shrubs, and other landscaped borders are used to shield obtrusive uses, such as the exposed portions of the parking garages. The proposed trees, shrubbery, and grasses would include drought-tolerant species, which would conform to California's water conservation initiatives and the County's Drought-Tolerant Landscaping Ordinance. The new planting design would be more water efficient, low maintenance, and adapted to the micro-climate of the property.

The proposed lighting for the site would be shielded and directed downward. However, proposed up-lighting for the project should be reconsidered.

The Department recommends APPROVAL of DCB #14-002, subject to the following condition:

- 1) The proposed landscaping must comply with the County's Drought-Tolerant Landscaping Ordinance.**
- 2) The Applicant should revise the proposed lighting design to remove the use of up-lighting.**
- 3) The Applicant should return at a later date to provide complete design details, including materials and color, for all signage proposed for the site.**

GJ:CM:ms



Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

February 13, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director 

SUBJECT: ITEM 6C – DCB SUBMITTAL REVIEW PROCEDURES

Item 6C on your agenda is an overview of DCB project submittal review procedures from intake to meeting presentation. During the January 2014 meeting, your Board raised questions about project review and public noticing of meeting business items. Below is an outline of staff's duties prior to each DCB meeting:

- Staff receives a submittal package from the applicant. Each month's deadlines are attached (as approved by your Board), but typically the submittal deadline is noon, four Wednesdays prior to the meeting day.
- The submittal is reviewed for completeness.
- A staff report is prepared.
- Meeting materials are mailed to Board members on the Thursday before the scheduled meeting.
- Meeting materials are delivered the Thursday before the scheduled meeting to the Visitors Center, Chace Park and the Marina del Rey Library, where they are available to be viewed by the public. This information can be found in every agenda.
- The meeting agenda is posted on windows near the main entry to the Chace Park meeting room, the Visitor's Center, and the Department's Administration Building, on the Thursday before the scheduled meeting.
- The meeting agenda and reports, including concept plans, are posted online on the Thursday before the scheduled meeting and generally have been available for viewing by 10:00 pm on Thursday evening.
- An email with a link to the meeting agenda, reports and concept plans is sent to all interested parties on the Department's public notice contact list on the Thursday before the scheduled meeting.

The Brown Act requires that meeting agenda postings occur a minimum of 72 hours prior to the meeting. The above procedures comply with (or exceed the minimum requirements of) the Brown Act.

Attachment





Caring for Your Coast

♦ ♦ ♦

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD

2014 MEETING AND SUBMITTAL FILING DEADLINES

The Design Control Board (DCB) will meet on the dates listed below. The filing deadline for any DCB meeting submittal is noon, four Wednesdays prior to the date of the meeting. Accordingly, the 2014 filing deadlines are as follows:

Meeting Date

January 15, 2014 @ 1:30 p.m.
February 19, 2014 @ 1:30 p.m.
March 19, 2014 @ 1:30 p.m.
April 16, 2014 @ 1:30 p.m.
May 21, 2014 @ 1:30 p.m.
June 18, 2014 @ 1:30 p.m.
July 16, 2014 @ 1:30 p.m.
August 20, 2014 @ 1:30 p.m.
September 17, 2014 @ 1:30 p.m.
October 15, 2014 @ 1:30 p.m.
November 19, 2014 @ 1:30 p.m.
December 17, 2014 @ 1:30 p.m.

Filing Deadline

December 18, 2013
January 22, 2014
February 19, 2014
March 19, 2014
April 23, 2014
May 21, 2014
June 18, 2014
July 23, 2014
August 20, 2014
September 17, 2014
October 22, 2014
November 19, 2014





Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

February 13, 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 January 16, 2014 report, one temporary permit was issued by the Department:

TP 14-001 County of Los Angeles Sanitation District, Parcel 49. To place two temporary 10' long by 4' tall banners placed side by side at the corner of Fiji Way and Admiralty Way to advertise the free household hazardous and e-waste round up event at Dock 52. The signs are permitted through February 23, 2014. The event takes place on Saturday, February 22.

GJ:CM:il





(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 28, 2014

Mr. Alex Couchman
Industrial Strength Advertising
23564 Calabasas Road, Ste 105
Calabasas, CA 91302

**Temporary Banners for Annual Household Hazardous and E-Waste
Collection Event
(TP 14-001)**

Dear Mr. Couchman,

By means of this letter, Industrial Strength Advertising is permitted to install two temporary public service announcement banners on behalf of the County of Los Angeles Sanitation Districts, as follows:

- | | |
|------------|---|
| Banner 1 - | "Free Household Hazardous And E-Waste Roundup
www.888CleanLA.com
1(888) Clean-LA" |
| Banner 2 - | "Los Angeles County & Marina del Rey
Saturday, February 22, 2014
9:00am – 3:00pm
Dock 52 Parking Lot
Fiji Way" |

Each banner will measure 4'-high by 10'-wide. The banners will be mounted side-by-side on Parcel 49S at the corner of Fiji Way and Admiralty Way via u-channel poles.

The banners are permitted from February 8 through February 23, 2014. The banners



Household Hazardous and E-Waste Collection Event
January 28, 2014
Page 2 of 2

must be removed by noon on February 24, 2014. Failure to remove the banners by this time will result in their removal and storage by the County of Los Angeles at your expense. Should you have any further questions, please contact me at (310) 822-4639.

Very truly yours,

GARY JONES, ACTING DIRECTOR

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

Ismael Lopez
Planning Division

GJ:IL



Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

February 13, 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 January 21, 2014, the Board of Supervisors (BOS) approved Phase IIIB of the project to replace the 18-inch waterline in the Marina del Rey.

On January 28, 2014, the BOS presented the Marina del Rey Maintenance Dredging Team with a scroll honoring them as LA County **STARS!** The team was composed of members of the Department of Beaches and Harbors, the Chief Executive Office, County Counsel, the Fire Department, and the Sheriff's Department.

On February 4, 2014, the BOS approved a Mitigated Negative Declaration for the Villa del Mar Apartments and Docks lease extension and renovation project on Parcel 13R. The BOS authorized its Chairman to sign an Option to Amend Lease agreement to extend the term of the parcel's existing ground lease by 39 years, upon fulfillment of stated conditions of the option.

REGIONAL PLANNING COMMISSION'S CALENDAR

On January 22, 2014, the Regional Planning Commission received a briefing on the status of the Marina del Rey visioning process and a discussion with the Commissioners was held seeking input on their ideas and areas of concern for the future of Marina del Rey.

COASTAL COMMISSION'S CALENDAR

No items relating to Marina del Rey were heard by the California Coastal Commission during the meeting for January 2014.

FUTURE MAJOR DCB AGENDA ITEMS

The Parcel 113 Mariner's Village site renovation project will be presented to the DCB for conceptual approval during the March 26, 2014 meeting. Due to the likely community interest in this project, this item will be scheduled for an evening meeting to begin at 6:30 p.m.



SMALL CRAFT HARBOR COMMISSION

The January 2014 meeting minutes have not yet been approved.

MARINA DESIGN GUIDELINES UPDATE

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

REDEVELOPMENT PROJECT STATUS REPORT

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

MARINA DEL REY VISIONING PROCESS

Department of Regional Planning will present the Visioning Statement to the Marina del Rey community on February 15, 2014 from 10 a.m. to noon, and on February 18, 2014 from 6 p.m. to 8 p.m. The Visioning Statement can be viewed at <http://planning.lacounty.gov/marina/visioning>

GJ:CM:il

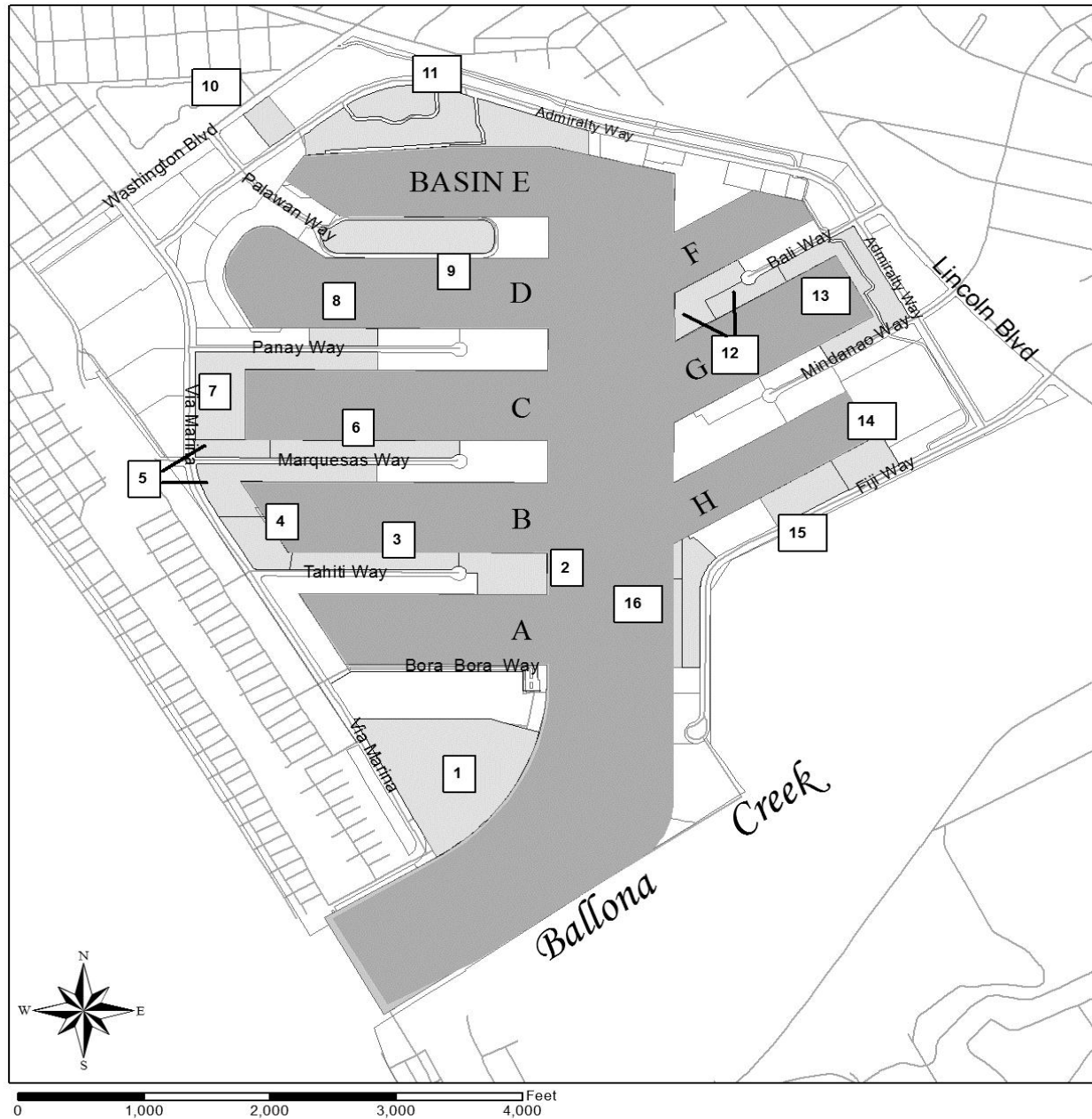
Attachment

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of February 4, 2014

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
4	9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 225'-high, 288-room hotel (152 hotel rooms and 136 timeshare suites). *Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. *Wetland public park project (1.46 acres).	Massing -- Revised project will be resubmitted at a later date. Parking -- Parking plan will be resubmitted at a later date.	Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC 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. On 1/15/14, a new dual building hotel design project obtained conceptual approval by DCB. Hotel project will return to RPC at a future date.	
5	10/14 (FF) -- 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	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. 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 recertified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 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	13 -- Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated. * Improved pedestrian promenade and public amenities will be renovated.	Massing -- Four existing buildings up to 3 stories high Parking -- Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary -- The Lessee initiated 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. An option to extend the lease is scheduled to be at the Board of Supervisors on 2/4/14. Regulatory -- DCB conceptual approval obtained on 8/21/13. MND public review period from 12/19/13 through 1/20/14.	
7	15 -- AMLI Residential	Michael Sondermann	* 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	Massing -- Six buildings up to 5 stories and 70' high Parking -- 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. A redesign of the residential community project will return to the DCB for final design approval on 2/19/14.	
8	21 -- 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	Massing -- One 56' tall commercial building with view corridor/community park Parking -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied 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	28 -- Mariners Bay	Cathleen Hayes	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing parking promenade and dock gates and public amenities	Massing -- Seven buildings up to 3 stories high Parking -- Existing subterranean parking structure contains 947 parking spaces.	Proprietary -- The lessee initiated a term sheet in August 2013. Regulatory -- DCB conceptual approval obtained on 11/20/13.	
13	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ 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	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated. Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Conceptual project approved by DCB on 7/16/13.	Shared Parking Agreement No Variance proposed
14	52 -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County Boatwright facility	Massing -- 81.5' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. 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 LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/8/12 in Chace Park, MdR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 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	53 -- The Boatyard	Greg Schem	* 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 initiated a term sheet for an extension of the leasehold. Regulatory -- DCB conceptual approval obtained on 8/21/13.	
16	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. 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	113 -- Mariner's Village	Michael Sondermann	* 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	Massing -- Thirty existing buildings varying from 1 to 4 stories high Parking -- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary -- A term sheet was initiated 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 meeting for conceptual review on March 19, 2014.	
10	147 (OT) -- 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	Massing -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. The BOS approved the project on 06/12/12.	
Construction in Process						
8	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	Massing -- 3 stories, 36'-7" in height. Parking -- 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	8 -- Marina Club	Latosha Brunson	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	Massing -- Two 3-story residential buildings over parking; 41' and 48'. Parking -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS authorized the renewal of the option to amend lease agreement and extension of option for 18 months to 12/8/12. Regulatory -- DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10. DCB final design for site renovation was approved on 1/18/12. Dock replacement project commenced 9/10/12. Renovation project is currently under construction.	No Variance proposed
12	42/43 -- Marina del Rey Hotel/ TWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	Massing -- One 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheets initiated; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. 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. Dock replacement will be phased during a 5-year period beginning late 2014.	No Variance proposed. Parking Permit for reduced parking.
11	125 -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Waterfront promenade of varying widths from 12 to 20 feet and fire access improvements with new pavers, railing, landscape, ADA restroom and pedestrian amenities.	Massing -- Expansion of existing boater restroom is proposed Parking -- Existing 361 shared parking spaces for boaters and guests will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement was included in the County's master waterside CDP application to CCC. CCC approved waterside master CDP for dock construction on 11/3/11. 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. Anticipated RPC hearing in April 2014 for promenade and ADA restroom improvements.	



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

February 13, 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 in 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
2nd and 4th 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, February 15
Blue Breeze, playing R & B

Sunday, February 16
Brasil Brazil, playing Bossa Nova/Salsa

Saturday, February 22
Friends, playing R&B

Sunday, February 23
2 Azz 1, playing Jazz/Funk

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

2014 POLAR PLUNGE

Marina Beach ♦ 4101 Admiralty Way ♦ Marina del Rey
Saturday, February 22, 2014
10:00 a.m. – 12:00 p.m.

Participate in the Polar Plunge to benefit Special Olympics Southern California athletes. Brave men, women and children will take the plunge to raise money, win awards, and have a good time. Registration begins at 8:30 a.m.

For more information call: Brandon Tanner at (562) 502-1041, email at btanner@sosc.org, or visit: www.sosc.org/laplunge

HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP

Dock 52 Parking Lot ♦ 13483 Fiji Way ♦ Marina del Rey
Saturday, February 22, 2014
9:00 a.m. – 3:00 p.m.

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.

GJ:CB:cml