



Caring for Your Coast

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**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

### \*SPECIAL NIGHT MEETING\*

Wednesday, March 26, 2014, 6:30 p.m.

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

#### Audio

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the February 19, 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](#)
  - B. Marina del Rey Farmers' Market Signage – Consideration of seasonal event signage and Design Control Board Review related thereto – DCB #13-016 [Attachment: Applicant Plans](#)
6. **New Business**
  - A. Parcel 12 – Esprit Marina del Rey – Consideration of additional business identification signage and Design Control Board Review related thereto – DCB #08-017-C [Attachment: Applicant Plans](#)
  - B. Parcel 113 – Mariners Village – Conceptual consideration of site renovation project and Design Control Board Review related thereto – DCB #14-003 [Attachment: Applicant Plans](#)
7. **Staff Reports**
  - A. Temporary Permits Issued by the Department
  - B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Coastal Commission's Calendar
- Future Major DCB Agenda Items
- Small Craft Harbor Commission Minutes
- Marina Design Guidelines Update
- Redevelopment Project Status Report
- Marina del Rey Visioning Process

C. Marina del Rey Special Events

8. **Adjournment**

**PLEASE NOTE**

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9538 (Voice) or (310) 821-1734 (TDD). The ADA coordiantor may be reached by email at rstassi@bh.lacounty.gov.

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

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

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

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

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

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

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

**DESIGN CONTROL BOARD MINUTES**  
**February 19, 2014**

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

**Members Absent:** Simon Pastucha, Member (Third District)

**Department Staff Present:** Charlotte Miyamoto, Planning Division Chief; Ismael Lopez, Planner; Angela Mahone, Secretary

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

**Guests Testifying:** Carolyn Ingram Seitz, Carolyn Ingram Seitz and Associates; Ellen Morrow, Esprit Apartments; Shem Streeter, Kennedy Wilson; Aaron Clark, Armbruster, Goldsmith and Delvac LLP; Mark Schattinger, MJS Design Group.; Aram Chahbazian, TCA Architects; Jason Armison, AMLI Residential, Inc.

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

Chair Phinney called the meeting to order at 1:35 PM

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

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

Mr. Wong led the Pledge of Allegiance.

**2. Approval of October 30, 2013 and January 22, 2014 Minutes**

**On a motion by Chair Phinney, seconded by Mr. Wong, the October 30, 2013 revised minutes were approved.**

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

**The January 22<sup>nd</sup> minutes were held to the next meeting because Chair Phinney did not attend the January meeting, and Mr. Pastucha, who did attend the meeting, was not present to vote.**

**3. Public Comment**

Jon Nahhas stated his concerns about the Special Night Meeting.

Nancy Marino asked about expiration dates for Environmental Impact Reports and why Fisherman's Village had not been allowed to move forward.

Bethany Gorfine expressed her concerns about development.

Penny Akashi expressed concerns about development in an area subject to tsunami inundation.

Gary Robinson stated his concerns about traffic.

Sandra Starr stated that the legal mandate for the DCB, Regional Planning Commission and Board of Supervisors is to improve and maintain the Marina for recreational use.

Michael Greenberg stated his concerns about traffic and the capacity of the Marina street system.

Patrick Day stated his concerns about traffic and development.

Cassie Hermiston stated her concerns about development and emergency evacuation from the Marina.

**Board Comment**

None

**4. Consent Agenda**

None

**Public Comment**

None

**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

Mr. Lopez presented the project staff report.

Carolyn Seitz provided additional information about the proposed landscaping.

**Public Comment**

Jon Nahhas commented on the proposed sign and that the proposed trees would hinder pedestrian flow along the promenade.

Nancy Marino commented on the restaurant's new name and that the proposed windscreen and landscaping would have a negative impact on views.

**Board Comment**

Mr. Wong stated that he did not believe the Board had the authority to not allow a business to choose their own name. He was also concerned about possible encroachment of the landscaping onto the promenade and recommended that any encroachment should be toward the patio.

Vice Chair Jubany asked how wide the existing promenade was. She voiced her agreement with Mr. Wong that the promenade should not be narrowed. Vice Chair Jubany asked the applicant's representative how the proposed sign was different from the previous sign that was submitted.

Carolyn Seitz described the changes made to the sign with this submittal.

Chair Phinney asked Ms. Seitz if she worked for the signage company or was a representative for Whiskey Red's.

Carolyn Seitz responded that she is a representative for Specialty Restaurants, the owners of Whiskey Red's.

Chair Phinney asked for clarification if the existing restaurant was proposing to change its name.

Carolyn Seitz replied affirmatively. She further stated that Specialty Restaurants was the original owner of the restaurant and that this was the third name change.

Chair Phinney stated that this is a corporate branding decision and not within the purview of the Board. He also stated that the Board had previously requested that potted plants be used to replace the landscaping that would be lost because of the proposed windscreen.

Carolyn Seitz confirmed that the Board had previously suggested potted plants to replace lost landscaping and break up the vertical flow.

Chair Phinney stated that the Board understood the public's desire to maintain the promenade width, but a balance was needed to break up the width and to keep the promenade from looking like a landing strip. Chair Phinney asked about the possibility of putting the pots on the restaurant side of the wall, but recognized that it would encroach into the seating area.

Carolyn Seitz confirmed that putting the plants on the restaurant side of the wall would limit table space.

Chair Phinney suggested to the Board that they come up with a motion that would limit the landscaping encroachment onto the promenade. He further stated that the sign's design was not there yet and suggested adding more realism to the sign.

Vice Chair Jubany asked about the possibility of eliminating the box sign.

Chair Phinney asked County Counsel and Regional Planning staff if there was a precedent for not allowing box signs.

Ms. Gutierrez stated that Title 22 did not have any prohibition on box signs, but the Board did have the authority to deny the sign based on aesthetics.

Mr. Wong stated that he was more concerned about the potted plants encroaching onto the promenade than he was about the box sign.

Ms. Gutierrez stated that Regional Planning had in the past required landscaping to be located off of the main pedestrian promenade.

Chair Phinney suggested that the windscreen be moved toward the restaurant so that the landscaping such as rosemary or a flowering plant could be placed within the wall.

Chair Phinney stated that he would like to reject the proposed signage.

Carolyn Seitz asked for clarification that the DCB did not want trees used as part of the landscaping.

Chair Phinney answered affirmatively, but followed that a pot on each side of the stairway would be acceptable if it were 24" or less in diameter. He then suggested that the item be tabled until March.

**On a motion of Mr. Wong, seconded by Vice Chair Jubany, the item was continued to the next regular meeting.**

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

## **6. New Business**

A. Parcel 12 – Esprit Marina del Rey – Consideration of exterior modifications and Design Control Board Review related thereto – DCB #14-001

Mr. Lopez presented the project staff report.

Mr. Wong requested clarification as to the proposed location of the planters.

Mr. Lopez stated that the proposed planters would be located outside of the 28-foot pedestrian promenade.

Shem Streeter reiterated that the planters would be located outside of the public promenade.

**Public Comment**

Jon Nahhas expressed concern about the public process and the conflict of interest that existed because LACERA was a co-owner of this project with Kennedy Wilson.

**Board Comment**

Vice Chair Jubany stated that the proposed planters would soften the edge of the building. She asked the applicant about the purpose of the proposed planters.

Shem Streeter replied that the planters would give a level of privacy to the tenants whose apartments have doors that open up onto the promenade.

**On a motion of Vice Chair Jubany, seconded by Mr. Wong, the item was approved as submitted.  
Ayes: 3 – Chair Phinney, Vice Chair Jubany and Mr. Wong**

B. Parcel 15 – AMLI Residential – Further conceptual consideration of site redevelopment project and Design Control Board Review related thereto – DCB #14-002

Mr. Lopez presented the project staff report.

Ms. Gutierrez stated that the Department of Regional Planning had worked closely with applicant in the time preceeding their submittal to the DCB, and had deteremined that the revised project was in conformance with the previously approved entitlements.

Chair Phinney asked for clarification on where the project was in the approval process.

Ms. Gutierrez replied that the original project was approved in two phases. She explained that Esprit I, which was Phase 1, had been completed, and that the project before the Board now was Phase 2. She reiterated that even though the design of the building had changed, the project was still in substantial conformance with its approved entitlements. She stated that the project was before the DCB today for final approval.

Aaron Clark gave a brief history of the project, and stated that the proposed design was superior to the one that was previously approved.

Jason Armison thanked DCB staff and stated that AMLI was excited to be working in the Marina.

Aram Chahbazian provided additional details about the proposed project.

Mark Schattinger provided additional details about the design concept and the landscaping.

**Board Comment**

Mr. Wong asked why the lobbies were being placed on the promenade side of the property.

Aram Chahbazian replied that the lobbies were sited to encourage residents, guests and boaters to walk on the promenade.

**Public Comment**

Rick Caplan expressed concerns about increased traffic in the Marina, and asked the Board to slow down development.

Sandra Starr stated that recently approved projects restrict views of the Marina and need more cohesiveness in their designs.

Bethany Gorfine expressed concerns about increased density, view obstruction, and construction noise.

William Boyd asked if any of the proposed projects had provisions for construction worker parking.

Jon Nahhas gave a brief history of the project, stated that it was not part of the visioning process, and spoke about the distance between the docks and boater parking.

Patrick Day stated concerns about the infrastructure and its ability to support additional traffic.

Margo Hartman stated concerns about traffic and increased building height.

Nancy Marino stated that the previous design provided better views of the water and that the new project would appear like a solid wall.

### **Board Comment**

Vice Chair Jubany acknowledged the traffic concerns raised during public comment but that it wasn't under the purview of the Board. She then asked the applicant to clarify where the boater parking would be located.

Aram Chahbazian described boater and resident parking in the garage. He stated that boaters are assigned the spaces nearest the slips, and that resident parking is located deeper in the garage.

Jason Armison added that the dock plan was the same as was previously approved by the Coastal Commission, except for an additional access point.

Chair Phinney asked the applicant if there was a plan to minimize the impact of construction worker parking on the nearby residential areas.

Jason Armison replied that they had been discussing options with their general contractor to limit impacts of construction worker parking.

Aaron Clark stated that the project did have an approved Environmental Impact Report (EIR) and a mitigation monitoring program, that would help minimize impacts.

Chair Phinney asked about the EIR and the project entitlements, and if they ever expire.

Ms. Gutierrez replied that this was a two-phase project, and the first phase had already been built, so the Coastal Development Permit is considered used.

Vice Chair Jubany stated for the record that she had previously met with the developer in her office to discuss the plans. She further stated that she considered the new design elegant, and liked it much better than the previous design, but wanted to challenge the architect to redesign the centerpiece.

Chair Phinney asked for clarification from Vice Chair Jubany, which structure she wanted redesigned.

Vice Chair Jubany clarified that she wanted the community room redesigned.

Mr. Wong asked for clarification about whether or not this project approval had an expiration date. Typically a project has a 24 to 36-month approval period, then an applicant can get an extension.

Ms. Gutierrez explained that the project had a two-year initial expiration date and received a one-year time extension. Phase one of the project had already been completed.

Mr. Wong stated that the EIR was 12 years old, and he was concerned about changes in area traffic since that time. He mentioned that he had volunteered to help the County develop a traffic mitigation plan as part of the visioning process. He then asked the applicant if signage had been developed for the boater parking.

Jason Armison replied that they would be returning to the Board with a full sign program.

Aaron Clark stated that the project would have to pay a million dollar traffic mitigation fee before the building permits were issued.

Chair Phinney stated that he was not in favor of uplighting, and wanted to make sure that any lighting on the landscaping was turned off at an appropriate hour.

Mr. Wong began to make a motion to preliminarily approve the project, but then asked Mr. Lopez for clarification if the project would come back for approval of landscaping and materials.

Mr. Lopez clarified that landscaping and materials were already included with this submittal, but the signage program would come back at a later date.

Vice Chair Jubany asked if the project would be returning to the Board.

Mr. Lopez stated that the project would not be returning for conceptual review, unless there were specific changes that the Board wanted made before final approval.

Aaron Clark stated that the lease required demolition to begin in July, and the applicant was anxious to get final approval.

**On a motion of Chair Phinney, seconded by Vice Chair Jubany, the project was approved with the following two conditions: 1) The project must return with specifics on promenade paving linkages with other parcels and proposed promenade furniture. 2) The signature building must return with further details.**

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

C. DCB Review Process – Staff Overview  
Mr. Lopez presented the project staff report.

Chair Phinney asked for clarification if project materials for a meeting were due at noon four weeks prior to the meeting.

Mr. Lopez replied affirmatively.

Chair Phinney asked if it was possible to shorten staff review time.

Ms. Miyamoto stated that when the schedule was developed, which required materials to be submitted four Wednesdays prior to the meeting, staff took into consideration the back and forth that typically takes place on a submittals. She further stated that there was a mandatory requirement for applicants to meet with staff two weeks prior to the submittal deadline. She then stated that the four weeks was necessary to give staff time to prepare and review reports with adequate detail, discuss project details with the applicants, and prepare for mail out.

Chair Phinney asked if it was possible for applicants who had their items continued, to be allowed to submit revised materials within two weeks of the meeting date.



Ms. Miyamoto stated that in situations like those, staff makes every effort to get the back to the Board in a timely manner.

Mr. Wong stated that he first raised this issue because he had received complaints from members of the public that they did not have adequate time to review the materials. He further stated that if developers were not submitting complete packages by the deadline, they should not be accommodated.

Vice Chair Jubany stated that she misunderstood what the complaint was, and asked for clarification that the meeting materials were typically made available on the Friday before the meeting.

Mr. Lopez replied that the materials were available on the Thursday before the meeting.

Vice Chair Jubany replied that staff was making the materials available in a reasonable amount time and that the previous issue occurred because of problems with the website.

Mr. Wong stated that having the files available on the website was not a legal requirement, as long as the notice is posted.

Chair Phinney stated that he wanted to restate Mr. Nahhas' concerns about file size.

Mr. Lopez stated that staff was aware of issues with file size, and did compress files when possible. He further stated that hard copies of the files were available.

#### **Public Comment**

Jon Nahhas asked that communications with the Department of Beaches and Harbors be improved.

Nancy Marino stated that communication needs to improve.

#### **Board Comment**

Mr. Wong stated that DBH's planning staff cannot be expected to be computer experts, with a thorough understanding of downsizing files. He suggested that the department's IT staff provide assistance.

Chair Phinney asked staff to report back at the April meeting about what materials are posted on the website, and what is planned for the future. He asked if the public had access to the same materials that he reviews.

Ms. Miyamoto replied that a hard copy of the same materials that the Board reviews is made available to the public at four different locations.

Vice Chair Jubany added that the report should mention some of the challenges that staff faces in preparing the reports.

### **7. Staff Report**

All reports were received and filed.

#### **Public Comment**

Nancy Marino spoke about too much information being placed on the banners and the coordination of the road work in the Marina.

Jon Nahhas spoke about needing more attention paid to recreational boating and concerns with the visioning process outreach effort.

#### **Board Comment**

None

8. **Adjournment**

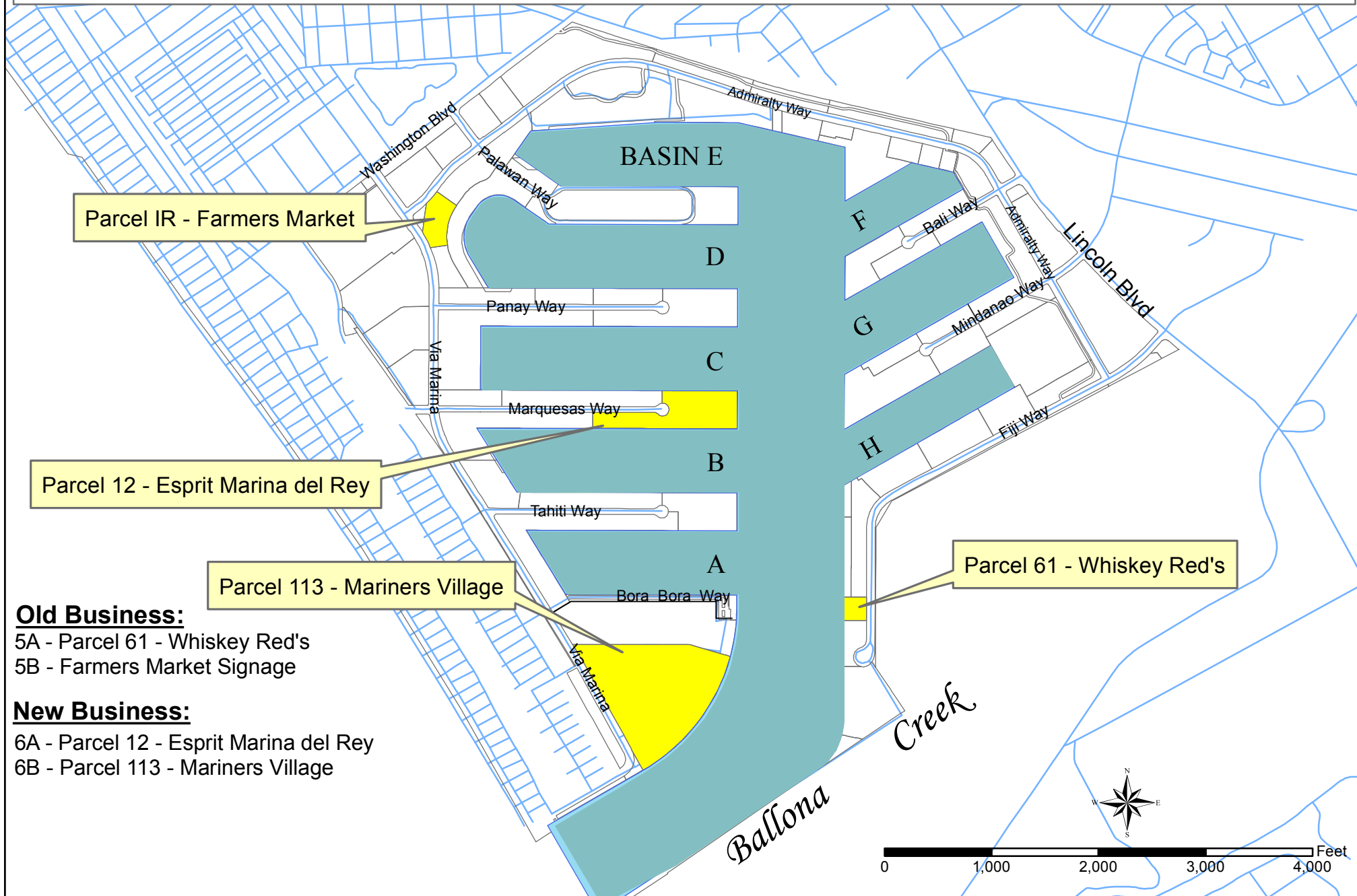
**Chair Phinney adjourned the meeting at 4:50 PM.**

Respectfully Submitted,

Angela Mahone  
Secretary for the Design Control Board



# Locations of March 26, 2014 DCB Items



## **Old Business:**

- 5A - Parcel 61 - Whiskey Red's
- 5B - Farmers Market Signage

## **New Business:**

- 6A - Parcel 12 - Esprit Marina del Rey
- 6B - Parcel 113 - Mariners Village



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**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

March 20, 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 1.09 landside acres, is bordered by Parcel 56 (Fisherman’s Village) and Public Parking Lot 1 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 and dining rooms.

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. The Design Control Board (Board) conceptually approved proposed canopies over exterior dining areas and a glass windscreen proposed adjacent to the public promenade.

Proposed overhead lighting, landscaping along the windscreen and restaurant signage were conditioned to return to the Board within 90 days for further review. The Applicant was instructed that the proposed string lighting needed to be shielded to reduce upward glare, sign design alternatives must be considered, and landscaping along the glass windscreen must be provided.



On February 19, 2014, the Applicant returned to your Board with revised designs for lighting, landscaping, and signage. To address the concerns about lighting glare, the Applicant proposed to include discs on all bulbs to reduce glare toward the night sky.

To address your Board's comments about landscaping, the Applicant proposed to refresh existing terra cotta pots along the promenade with new Azalea trees and trailing plants. Further, the Applicant proposed additional terra cotta pots containing Azalea trees, small shrubs, and trailing plants, to be placed along the promenade. Your Board expressed concerns over the proposed landscaping restricting promenade width. It was recommended that the Applicant instead maintain the landscaping within the existing brick planter wall by installing the windscreen at the inner (patio) edge of the wall, and keeping landscaping on the outer (promenade) edge of the wall.

The Applicant also proposed modifications to the signage. For the business identification sign, the Applicant proposed that the word "Whiskey" be composed of front lit channel letters mounted atop the sign face. For the public parking lot sign, the Applicant presented two options that included directional arrows incorporated into the signage. Your Board asked the Applicant to reconsider the signage design and expressed a preference for the design of the previous "Shanghai Red's" restaurant signage.

Ultimately, your Board continued the item to the next meeting. The Applicant's current submittal addresses the Board's comments from the previous meetings and requests approval of the project.

### **Lighting**

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 (labeled "Patio A") measures 800 square feet and lies west of the restaurant's main entrance, 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 smaller patio (labeled "Patio B") measures 760 square feet in area, and exits into the restaurant. The larger main patio (labeled "Patio C"), south of the dining room, measures 2,486 square feet and includes two small stairways on either end that lead down to the promenade.

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 disc shields to reduce glare toward the night sky.

### **Landscaping**

In response to your Board's comments, the Applicant is proposing modifications to existing landscaping and the previously proposed windscreen design. The windscreen is still proposed to be installed atop the brick planter wall adjacent to Patios B and C. In the current

design, however, the windscreen is proposed to be installed on the inner (patio) edge of the wall. The windscreen would be held in place with aluminum framing and an aluminum base sill. The promenade edge of the brick wall would continue to serve as a planter, but would be replanted with vines and Trailing Rosemary plants.

The existing potted plants, adjacent to the promenade stairs on either end of Patio C, would be maintained, but replanted with Azalea trees. The base of each potted tree would be planted with perennial flowering ground cover. No additional potted plants would be installed along the promenade or inside the patio areas.

### **Signage**

As previously stated, the Applicant is rebranding the name of the restaurant. This proposal includes modification to three existing signs. The business identification sign is currently located by the main valet entrance to the Whiskey Red's restaurant (Sign 1), the second is located along the promenade (Sign 2), and the third is located at the Fisherman's Village southernmost driveway entry (Sign 3). In response to your Board's comments, the Applicant is also proposing three alternative designs for Signs 1 and 3.

#### Sign 1 – Monument Sign: Preferred Option

The Applicant proposes to install a new, custom-shaped "light box"-style sign that would bear the restaurant's new name and logo face (labeled "Sign 1"). Sign 1 would be mounted onto an existing concrete monument sign structure, which measures 12' wide by 6' tall and is located at the restaurant's valet drop-off area, perpendicular to Fiji Way. The sign would consist of an aluminum sign cabinet with .080 aluminum returns and two sign faces (an upper and a lower sign face). The sign itself would measure 68" wide by 66½" tall.

The upper face of the sign would be composed of a rectangular-shaped wood plank with cut-out letters that spell "Whiskey" in 24"-tall lettering in custom font. The upper face would include a red (Pantone Color 1807C) acrylic backing, which makes the cut-out letters appear red. The bottom sign face would consist of a .080 aluminum surface, with an applied blue (Pantone Color 285C) vinyl screen and ½" acrylic, white push-through letters. The lettering would spell the word, "Red's" in 28"-tall, custom font and would be positioned against the blue vinyl screen. The words "on the water bar and patio" would be positioned below the sign, in 8"-tall, black lettering in custom font. These words would consist of individual letters, which would be stud-mounted to the wall and separated from the rest of the elements of the sign.

The word's "Whiskey" and "Red's" would be illuminated with LED lighting. The wood panel of the sign, the blue vinyl screening, and the words "on the water bar and patio", would not be illuminated. The Applicant has not included proposed hours of illumination.

#### Sign 1 – Monument Sign: Alternative Options

The Applicant is also presenting three alternative options for Sign 1 based upon your Board's recommendations. In each of the three alternative options, the signage consists of illuminated aluminum channel letters. The channel letters would have acrylic faces covered



with colored vinyl film, .080 aluminum returns and base plates, and standoffs. The proposed signage in all three alternative designs would measure 68" wide by 66½" tall.

In each sign, the word "Whiskey" would be composed of one channel letter piece, measuring 49½" long by 22½" tall. The word "Red's" would be comprised of four, separate 22"-tall channel letters. The channel letters in each alternative would be lit with L.E.D. lighting. The words "on the water bar and patio" would also be included, positioned beneath the word "Red's". As with the preferred sign design, the words "on the water bar and patio" would consist of individual, non-illuminated letters, in 8"-tall custom lettering, which would be stud mounted to the wall and separated from the rest of the elements of the sign.

In Option A, the word "Whiskey" would be composed of one red channel letter piece and the word "Red's" would consist of four blue channel letters. In Option B, the word "Whiskey" would instead consist of one white channel letter piece, whereas the word "Red's" would consist of four red channel letters. In Option C, the word "Whiskey" would be composed of one red channel letter piece, however, the word "Red's" would consist of four white channel letters.

#### Sign 2 – Blade Sign

The Applicant proposes to replace an existing promenade blade sign. This sign is positioned perpendicular to the promenade, on the outside wall of a dining room, in between patios B and C and above a 47" wide, brick planter. 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 28½" 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 47½" 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 November 2013 or February 2014 meetings.

#### Sign 3 – Directional Monument Sign: Preferred Option

The existing directional monument sign structure, located at the southernmost entrance to Marina del Rey Public Parking Lot #1, measures 5' wide by 3'-6" tall and is positioned perpendicular to Fiji Way. The Applicant is proposing to refinish both sides of this sign structure with a flat logo directional sign. Two design options are proposed (Preferred 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 the option A sign only. The existing monument sign structure currently has an existing spotlight that is focused upon the sign. The Applicant did not include proposed hours of illumination in their submittal package.

Sign 3 Preferred Option A would measure 26-½" long by 29" tall and would include a red directional arrow graphic below the signage wording. Preferred Option B would also include a red directional arrow, however the arrow's dimensions and position would be different than it is in Preferred Option A. For Preferred Option B, the directional arrow would measure 12-½" long by 14-¾" tall and would be located just left of the proposed business identification signage, next to the word "Red's". Overall, the proposed sign in Preferred Option B would measure 39" long by 27" tall. Your Board did not select a preferred choice for this sign at the February 2014 meeting.

#### Sign 3 – Directional Monument Sign: Alternative Options

The Applicant is also presenting three alternative options for Sign 3, similar to the alternative designs proposed for Sign 1. In the three alternative options, the signage consists of non-illuminated aluminum channel letters. The channel letters would have .080 aluminum faces with .040 aluminum returns. The proposed signage in all three alternative designs would measure 40" long by 21½" tall.

In each sign, the word "Whiskey" would be composed of one channel letter piece and the word "Red's" would be comprised of four, separate channel letters. The channel letters would be mounted onto the existing concrete monument. In the first alternative (Option A), the word "Whiskey" would be composed of one red channel letter piece and the word "Red's" would consist of four blue channel letters. In the second alternative (Option B), the word "Whiskey" would consist of one white channel letter piece and the word "Red's" would consist of four red channel letters. In the third alternative (Option C), the word "Whiskey" would instead consist of one red channel letter piece, whereas the word "Red's" would consist of four white channel letters. All three options would include a red directional arrow, to the left of the word "Red's" that would measure 10½" long by 12" tall.

#### **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 appears to be consistent with that of other Marina del Rey restaurants that feature outdoor dining patios with windscreens and "market-style" lighting, such as the Cheesecake Factory and Tony P's Dockside Grill. Further, the proposed lighting would



include low-wattage lights that would be shielded to reduce upward glare against the night sky, in line with your Board's recommendation.

Incorporating plants and the proposed windscreen onto the same existing brick planter wall would allow for wind-shielding of the restaurant's patio as well as landscaping along the promenade. Preserving the landscaping within this portion of the restaurant would enhance the view for restaurant diners as well as for pedestrians walking along the promenade. Furthermore, replacing the existing plants within the planter walls with vines and Trailing Rosemary would reduce the encroachment of landscaping onto the promenade. Replanting the existing potted plants adjacent to the promenade stairs with Azalea trees would further help to reduce encroachment onto the walkway, while also enhancing the landscaping in this area.

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.

Additionally, staff recommends that one of the three alternative signage designs be considered for the business identification sign (Sign 1). The three alternative designs most closely resemble the previous "Shanghai Red's" signage, for which your Board expressed a preference at the February 2014 meeting. If one of the alternative designs is approved, staff recommends that the approved design be applied consistently to other signage on site (Sign 2 and/or Sign 3), to maintain a cohesive design throughout the property.

For the business identification 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.**

Design Control Board  
March 20, 2014  
Item 5A  
Page 7

GJ:CM:ms



Caring for Your Coast

♦ ♦ ♦  
**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

March 20, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director

**SUBJECT: ITEM 5B – MARINA DEL REY FARMERS' MARKET BANNERS  
DCB #13-016 – FURTHER CONSIDERATION OF TEMPORARY  
BANNERS AND DESIGN CONTROL BOARD REVIEW RELATED  
THERETO**

Item 5B on your agenda is a returning submittal from the Department of Beaches and Harbors' Community and Marketing Services Division (CMSD), seeking conceptual approval of proposed temporary banners for the Marina del Rey's Farmers' Market.

### **Background**

The Marina del Rey Farmers' Market is held every Thursday in Public Parking Lot #10 at Marina Beach, currently from 9 a.m. to 2 p.m. Vendors provide a variety of fresh organic and conventionally-grown produce, flowers, honey, prepared and packaged foods, crafts, and other goods.

On January 22, 2014, CMSD was before your Board requesting approval of a temporary sign program for the Farmers' Market. The previous sign program request included a time extension for placement of six existing temporary banners, a time extension for the placement of 12 event-day wind banners, and 40 new light standard banners along Admiralty Way and at the Farmers' Market event location.

Upon reviewing the above-mentioned request, your Board asked that CMSD reconsider the overall sign program's design, and requested that a new comprehensive sign program with less signage return in 60 days. Since the last meeting, CMSD has revised the previous temporary sign request and is now asking your Board's approval of 13 event-day wind banners in multiple locations of the Marina, 21 light standard banners along Admiralty Way and at the event location, Parking Lot #10, and approval of four temporary vinyl banners, which would be kept in place until the light standard signs are erected.



### **Temporary Event-Day Wind Banners**

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

The temporary wind banners are made of woven polyester and are double-layered to accommodate double-sided banners. The banners measure approximately 12'-8" high by 2'-6" wide, are affixed to 15' high poles that securely pin to the ground.

Since the last meeting, the proposed day-of event wind banner design has been revised substantially and a proposed three-set design will identify event day, event location, and parking entrance identification. The three design options are identified as 1) Today, 2) Directional, and 3) Parking entrance banner. Nine Today banners will announce when the market will take place, including hours of operation. Three Directional banners will assist the public in finding the market, and one Parking entrance banner will identify the event location entry driveway.

All wind banners have a light orange background (PMS 144). The "Today" banners include the name of the market "Marina del Rey Farmers' Market" and market hours of operation "9 a.m. – 2 p.m." in Tekton Pro white. "Today" is featured in Tekton Pro green (PMS 3415). Graphics include a lemon (PMS yellow) and a strawberry (fruit: PMS 032, stem and leaves: PMS 7728). Directional banners include the name of the market "Marina del Rey Farmers' Market" and the text, "To Marina "Mother's" Beach" in Tekton Pro in white. Directional information, "1 Mile ahead", a vertical arrow, and "1/2 Mile ahead" are in Tekton Pro green (PMS 3415). Graphics include an assortment of fruits and vegetables: cherries (fruit: PMS 200 and stem: PMS 802), a bell pepper (vegetable and stem: PMS 3415), a corn cob (kernels: PMS Yellow, large leaves – PMS 356, and smaller leaf: PMS 368), and a tomato (fruit: PMS 185, leaves: PMS 7724, and stem: PMS 342). The parking entrance signage features the name of the market "Marina del Rey Farmers' Market" and its hours of operation "9 a.m. to 2 p.m." in Tekton Pro in white, as well as "Parking" and "Entrance" in Tekton Pro green (PMS 3415) and yellow (PMS yellow), respectively. The banner also includes a lemon (PMS yellow) and a strawberry (fruit: PMS 032, stem and leaves: PMS 7728) as graphics.

CMSD requests that the new wind banners continue to be displayed every Thursday from 8 a.m. to 3 p.m. at the 13 locations listed below.

- Site #1: Parcel 49S (Admiralty Way at 13477 Fiji Way) in planter area near corner of Fiji Way/Admiralty Way; banner will be parallel to Fiji Way (Today banner)
- Site #2: Parcel 49M (4701 Admiralty Way) in front of the Visitors Center on grass right before driveway; banner will be parallel to Mindanao Way (Today banner)
- Site #3: Parcel UR (4545 Admiralty Way) at Lot #5 near tree trunk, just before Bali Way; banner will be parallel to Bali Way (Today banner).

- Site #4: Parcel UR (4545 Admiralty Way) at Lot #5 just before cordoned off lot entrance, near Lloyd Taber – Marina del Rey Library; banner will be parallel to Bali Way (Today banner).
- Site #5: Parcel SS (4500 Admiralty Way) at Burke Park across from Lloyd Taber - Marina del Rey Library; banner will be perpendicular to Admiralty Way (Directional banner).
- Site #6: Parcel SS (4500 Admiralty Way) at Burke Park across from California Yacht Club; banner will be perpendicular to Admiralty Way (Today banner).
- Site #7: Parcel RR (4500 Admiralty Way) at Burke Park across from Tony P's; banner will be perpendicular to Admiralty Way (Today banner).
- Site #8: Parcel RR (4500 Admiralty Way) at Burke Park across from Tony P's; banner will be perpendicular to Admiralty Way (Today banner).
- Site #9: Parcel Q (4350 Admiralty Way) across from the Ritz-Carlton Hotel near Lot #7; banner will be perpendicular to Admiralty Way (Directional banner).
- Site #10: Parcel Q (4350 Admiralty Way) across from the Ritz Hotel/Marina City Club near Lot #7; banner will be perpendicular to Admiralty Way (Directional banner).
- Site #11: IR (4101 Admiralty Way) at the entrance of Lot #10 (Parking entrance banner).
- Site #12: Parcel GR (14101 Panay Way) at Lot#11; banner will be parallel to Panay Way (Today banner).
- Site #13: Parcel 14 (14151 Via Marina) at Lot #12; banner will be parallel to Marquesas Way (Today banner).

### **Light Pole Banners**

The proposed temporary sign program includes a revised light pole banner design. The total number proposed for the 6' high by 3' wide light pole banner has also been reduced from 40 to 21. There are 13 light pole banners proposed along a 1.5-mile stretch of Admiralty Way, between Fiji Way and Via Marina and eight light pole banners in Parking Lot #10. CMSD originally requested banners for all 26 light poles in the Admiralty Way median and on 14 light poles in Parking Lot #10, where the market is held. CMSD feels the light pole banners will serve as an attractive, non-intrusive means of communicating that the Marina del Rey community has its own weekly farmers' market at Marina Beach.

The light pole banner design has a light orange background (PMS 144) and includes the name of the market "Marina del Rey Farmers' Market" in Tekton Pro in white, the day and hours of operation "Thursdays" from "9 a.m. – 2 p.m." in Tekton Pro green (PMS 3415) and yellow (PMS yellow), respectively, and the market's location "Marina "Mother's" Beach" and "Parking Lot #10" in white text. The banner also includes cherries (fruit: PMS 200 and stem: PMS 802), tomato (fruit: PMS 185, leaves: PMS 7724, and stem: PMS 342), a chili pepper (vegetable: PMS 200 and stem: PMS 356),



bananas (PMS yellow), a strawberry (fruit: PMS 032, stem and leaves: PMS 7728) and a bell pepper (vegetable and stem: PMS 3415) as graphics.

Ultimately, it is CMSD's intention to expand the number of light pole banners to include banners for the promotion of "Beach Eats!" a popular weekly gourmet food truck event, which takes place at Marina Beach on Thursday evenings during the summer. Beach Eats! reconvenes on May 1, 2014. The design of the Beach Eats! light pole banner will be consistent with the design of the Farmers' Market light pole banner, by using the same font style, artwork and design theme, and will be proposed to you Board at a later date.

### **Temporary Banners**

CMSD staff concurs with your Board's assessment that the existing vinyl banners are not visually appealing enough for placement in Marina del Rey for a period of time greater than two months. The purpose of the temporary banners is to inform Marina del Rey residents and visitors that the community has its own market. The new proposed redesign of the vinyl banner utilizes the same font style, artwork and design theme as the light pole wind banners.

The vinyl banners have a light orange background (PMS 144) and includes the name of the market "Marina del Rey Farmers' Market" in Tekton Pro in white, the day and hours of operation "Thursdays" from "9 a.m. – 2 p.m." in Tekton Pro in green (PMS 3415), and the market's location "Marina "Mother's" Beach" and "4101 Admiralty Way" in Tekton Pro in white and green (PMS 3415), respectively. The banners also include a corn cob (kernels: PMS Yellow, large leaves – PMS 356, and a smaller leaf: PMS 368), cherries (fruit: PMS 200 and stem: PMS 802), a chili pepper (vegetable: PMS 200 and stem: PMS 356), a strawberry (fruit: PMS 032, stem and leaves: PMS 7728), a bell pepper (vegetable and stem: PMS 3415), and a lemon (PMS yellow) as graphics.

CMSD has surveyed the locations where the vinyl banners are currently displayed and reduced the number of the 3' high by 12' wide temporary vinyl banners from six to four. CMSD will monitor the vinyl banners to ensure they are properly hung on wooden posts, and not sagging or crooked. The four temporary banners would be located at the following locations until the light pole signs are installed.

- Site #1: Parcel 51 – 3' x 12' banner in the park, diagonally facing the Lincoln Boulevard and Fiji Way intersection
- Site #2: Parcel 49M – 3' x 12' banner on the grass in front of Marina del Rey Visitors Center, diagonally facing Admiralty Way/Mindanao Way intersection
- Site #3: Parcel JS – 3' x 12' banner on the grassy area near the sidewalk facing Admiralty Way, at the Admiralty Way and Via Marina intersection
- Site #4: Parcel JS – 3' x 12' banner on grassy area near the utility box and the fire hydrant, facing Via Marina, at the Admiralty Way and Via Marina intersection

### **STAFF REVIEW**

The proposed temporary banners request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. The purpose of the temporary banners is to continue to promote the Marina del Rey Farmers' Market. As time progresses, the Farmers' Market is expected to gain popularity and less informational signage would be needed. In the interim, CMSD is proposing three types of temporary banners to achieve maximum exposure along the entire length of Admiralty Way. The proposed temporary sign program helps address the Board's concerns raised during the January 2014 meeting, where a cohesive sign program with minimal signage and better directional purpose was requested. Revisions have been made in order to have a more comprehensive sign design, which both reduces the number of signs and helps direct the interested public and new patrons toward the Farmers' Market location.

The Sign Controls currently allow the Department to issue temporary sign permits for up to 60 days for any particular special event. For continued use subsequent to 60 days, your Board's review and approval is required. The temporary banners and wind banners were originally approved by the Department in May of 2013. That approval has since expired. CMSD is requesting further approval of existing banners in four locations. Four new banners, with matching design and colors would be erected within two weeks of your Board's approval, and CMSD would like the new banners to remain up until the new light pole banners are erected. Approval of the event-day wind banners is requested through September of 2014. The proposed light pole banners located in the road right-of-way are not bound by the same 60-day time limit for special event signage. CMSD is requesting to have the proposed light pole banners installed year round.

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

GJ:CM:il



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♦ ♦ ♦  
**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

March 20, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director 

**SUBJECT: ITEM 6A – PARCEL 12 – ESPRIT MARINA DEL REY – DCB #08-017-C –  
CONSIDERATION OF ADDITIONAL BUSINESS IDENTIFICATION  
SIGNAGE AND DESIGN CONTROL BOARD REVIEW RELATED  
THERE TO**

Item 6A on your agenda is a submittal from Parcel 12, Esprit Marina del Rey (Applicant), a residential community, requesting approval of new business identification signage. Parcel 12 is a flag-shaped parcel located at the terminus of Marquesas Way, at 13900 Marquesas Way.

### **Background and Existing Conditions**

Parcel 12, which consists of approximately 7.76 landside acres, is bordered to the west by Parcel 13 (Villa del Mar) and Parcel 10 (Neptune Marina), to the east by the main channel, to the south by Basin B and to the north by Parcel 13 and Basin C. Parcel 12 is improved with a 437-unit apartment complex, 2,000 square feet of visitor-serving commercial space, a 969-space subterranean parking garage, and a 28'-wide public promenade.

In January 2009, your Board conditionally approved the Applicant's proposed Sign Program, which included identification signs for apartment and anchorage facility buildings, directional parking signs, and public promenade directional signs. The current proposal seeks to modify the previously approved sign program by adding three new property identification signs, five new building monument signs, one new directional building sign, and three new directional parking signs.

### **Property Identification Signs**

The Applicant is proposing three new property identification signs (labeled "ESP-15-1", "ESP-15-2", and "ESP-23"), which would be affixed to the west sides of Buildings 1, 2, and 3. The signs would measure approximately 9' long by 4' tall. Signs ESP-15-1 and ESP-15-2 would be mounted onto flat corners along the northwest sides of Buildings 1 and 2, respectively. Sign ESP-15-1 would be 13'-11" above ground level and Sign ESP-15-2 would be 13'-6" above ground level. Sign ESP-23 would be affixed to one large curved corner on the west side of Building 3, near the main private entrance to the property at the end of Marquesas Way. The bottom of this sign would be positioned 10'-6" above ground





level. This sign would replace an existing property identification sign in the same location, which was previously approved by your Board in 2009.

All three signs would feature powder-coated aluminum lettering, pin-mounted to the building walls and offset 1 ½" from the exterior surfaces. The sign copy would consist of the word "ESPRIT", in 17"-tall, dark blue (RAL #5005), 1" aluminum lettering in BlairMdITC TT Medium font, positioned above the words, "MARINA DEL REY" in 3 ¾"-tall, dark blue (RAL #5005), ¼" aluminum lettering in Interstate font. A grey-blue (RAL #7035), horizontal band comprised of ½" aluminum would be positioned in between the words "ESPRIT" and "MARINA DEL REY". To left of the text would be a 3'-½"-tall, dual-colored sailboat logo, composed of both ½" and ¾" aluminum, in medium grey-blue (RAL #5024) and light grey-blue (RAL #7035). There is no illumination proposed for these signs.

### **Building Monument Signs**

The Applicant is also proposing five new building monument signs along Marquesas Way, at the pedestrian entrances to Buildings 1 and 2. The proposed sign structures (labeled "ESP-17-1", "ESP-17-2", "ESP-17-3", "ESP-17-4 Location 1", and "ESP-17-4 Location 2") would consist of one acrylic sign piece pin-mounted onto a monument backpanel, using stainless steel fasteners and aluminum standoffs. The sign structures would measure 1'-6" long by 3'-4" tall. These signs would supplement the existing signage affixed to the building walls, which was previously approved by your Board in January 2009. The existing signage reads "ONE WEST", "ONE EAST", "TWO WEST", and "TWO EAST" on each of the respective buildings.

The acrylic sign piece would be comprised of 3/8" non-glare, grey (Vinyl Oracal #332 Dove) acrylic, with polished edges. The sides would measure 1'-4" long. The sign face would include surface-applied, 1/32"-thick white acrylic lettering in Interstate font, which would read "BLDG 1 WEST", "BLDG 1 EAST", "BLDG 2 WEST" or "BLDG 2 EAST", depending on location. The lettering would measure 2 ¼"-tall for the word "BLDG", 1'-tall for the numbers ("1" or "2"), and 2 ¾"-tall for the words "WEST" or "EAST". The word "BLDG" would be positioned at the top left corner. The other lettering would be positioned below and to the right, with the words "WEST" or "EAST" positioned at a 90-degree angle.

The monument backpanels would be constructed of Trex recycled lumber in Lava Rock color, with 1" end frames in a Silver Matte (RAL #49/90500) powder coat finish. Signs ESP-17-1, ESP-17-2, and ESP-17-3 would stand 6'-8" above ground level whereas signs ESP-17-4 Location 1 and ESP-17-4 Location 2 would stand 5'-1/2" and 4'-8 ¾" above ground level, respectively. There is no illumination proposed for the signs.

### **Directional Signs – Building Sign and Parking Signs**

The Applicant is also proposing four new directional signs for the property. These signs would consist of one directional sign piece, pin-mounted on a backpanel, using stainless steel fasteners and aluminum standoffs. The directional sign piece would be comprised of 3/8", non-glare acrylic in deep orange (Vinyl Oracal #332 Deep Orange), with polished edges. The backpanel would be constructed of Trex recycled lumber in Lava Rock color, with 1" end frames in a Silver Matte (RAL #49/90500) powder coat finish.

The proposed directional building sign (labeled “ESP-24”), would be installed within a planter box on the east side of Building 2. The sign structure would measure 6’ long by 2’ tall and would stand 5’-1” above ground level. The directional sign piece would measure 5’-4” long by 11” tall. The sign copy would consist of the words, “BLDG 1 – 2”, in 5½”-tall, 1/32”-thick white acrylic Interstate font lettering, as well as one white acrylic directional arrow to the right of the text. Below the sign piece would be 2”-tall, 1/2”-thick, white acrylic lettering, surface-mounted to the backpanel, which would read “GUEST ENTRANCES” in Interstate font. There is no illumination proposed for this sign.

The proposed directional parking signs (labeled “ESP-16-1”, “ESP-16-2”, and “ESP-19”), would be positioned at the northwest corners of Buildings 1 (ESP-16-1) and 2 (ESP-16-2), and near the main private entrance to the property (ESP-19). Overall, the sign structures would measure 7’ long by 2’-4” tall for signs ESP-16-1 and ESP-16-2, and 6’-8” long by 2’-4” tall for sign ESP-19. The directional sign piece would measure 6’-8” long by 11” tall for signs ESP-16-1 and ESP-16-2, and 5’-4” long by 11” tall for sign ESP-19. The sign copy would include one white acrylic directional arrow as well as the word “PARKING” in 1/32”-thick, 5 ½”-tall, white acrylic lettering in Interstate font, surface-mounted to the sign. For signs ESP-16-1 and ESP-16-2, the directional arrow would be positioned to the left of the text and for sign ESP-19, it would be positioned to the right. For signs ESP-16-1 and ESP-16-2, a 2’-long portion of the sign structure, which contains the directional arrow, would be angled backward 45 degrees, so that it would be parallel to Marquesas Way.

Below the sign piece would be 2”-tall, ½”-thick, white acrylic lettering, surface-mounted to the backpanel, which would read, “LEASING BOATING GUESTS”, in Interstate font. White acrylic dots would be positioned to the left and right of the word “BOATING”. The backpanels would also include L.E.D. backlights to provide visibility at night. The Applicant did not include proposed hours of illumination.

### **STAFF REVIEW**

The proposed business identification signage request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. The purpose of the proposed signage is to identify the leasehold and specific buildings contained therein as well as to direct pedestrians and motorists to parking and buildings throughout the property.

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 signs would include powder coating that would help protect from exposure to salt water. Further, the signs incorporate rectangular forms, as preferred by the Sign Controls. For the most part, all signs would utilize Interstate font, minimizing the use of different styles of lettering. In addition, all the proposed monument signs would include uniform design and colors, as all of them incorporate acrylic signage mounted onto recycled lumber backpanels.

While the Applicant is proposing three property identification signs (ESP-15-1, ESP-15-2, and ESP-23) for the site, the Sign Controls only permit one façade-mounted identification

sign per each non-contiguous street or water frontage. As such, the Applicant would need to obtain a variance from the Department of Regional Planning for the two additional proposed property identification signs.

The Applicant is also proposing building monument signs (ESP-17-1, ESP-17-2, ESP-17-3, ESP-17-4 Location 1, and ESP-17-4 Location 2) that would supplement the existing wall-mounted building identification signs on Buildings 1 West, 1 East, 2 West, and 2 East. The proposed building monument signs would have greater visibility than the existing signs and would make it easier for pedestrians to identify the building names. As such, the proposed building monument signs would enhance, but not compete with the existing identification signage on the buildings.

For the directional parking signs, staff recommends signage hours of illumination from dusk until dawn, to be consistent with hours of illumination for surrounding parcels.

**The Department recommends APPROVAL of DCB #08-017-C with the condition that the Applicant obtains further review and approval from the Department of Regional Planning. This includes obtaining a variance for two of the three proposed façade-mounted property identification signs.**

GJ:CM:ms



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♦ ♦ ♦  
**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

March 20, 2014

TO: Design Control Board

FROM: Gary Jones, Acting Director 

**SUBJECT: ITEM 6B – PARCEL 113 – MARINERS VILLAGE – DCB #14-003 –  
CONSIDERATION OF CONCEPTUAL SITE RENOVATION PLAN AND  
DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6B on your agenda is a submittal from the Marina Admiralty Company (Applicant), seeking conceptual approval for complete site renovation of the Parcel 113 leasehold, which consists of the Mariners Village residential community. The Applicant is also proposing a new waterside development. Parcel 113 is a pie shaped parcel, located at 4600 Via Marina.

### Existing Conditions

Parcel 113, which consists of approximately 23.1 acres, is bordered on the west by Via Marina, on the north by Parcel 112 (Marina Harbor) and on the east and south by the main channel. The project would also include approximately 4.1 acres of water area immediately adjacent to Parcel 113 and Parcel BR, a .33 acre landscaped park, immediately adjacent to Parcel 113. Mariners Village is currently improved with 981 residential units in 28 residential buildings, and approximately 2,070 square feet of retail space. The site currently does not provide a public promenade or boat slips.

### Proposed Project

The Applicant is proposing a renovation of the entire site, which would include; a new 92-slip anchorage and waterside boater facilities, a new 28-foot wide pedestrian public promenade along the water's edge, a new Town Center with visitor-serving retail expanded to approximately 9,000 square feet, improved on-site vehicular circulation and an expansion of the existing parking structure, with 400 additional parking stalls for a total of 1,931 parking spaces overall.

The proposed Mariners Village renovation plan would be phased over a 10-year period, with four separate development blocks, each with a distinct design identity.

### Renovation Details

The proposed building façade improvements and circulation improvements would create four distinct design blocks. Each of the four blocks would be a renovation phase, and would have a unique architectural definition to create individual neighborhood areas within





the residential community, while at the same time, improving vehicular and pedestrian navigation through the site. Each block's architectural style will include similar and consistent building materials and color palettes, in order to provide one uniform community ambiance and design. The unifying design elements are interpreted in the modern style of the Town Center, boater building and parking structure, which reflect aspects of each of the block's design styles. The blocks are labeled as Block A, Block B, Block C, and Block D in the plans.

General exterior improvements to existing facilities would include new roofing, deck coatings, building insulation, and replacement of roof drainage components. Water and drain lines would be repaired or replaced, sewer laterals would be lined or replaced, and exterior features such as windows, patio doors, balcony railings, balcony supports, building finishes and colors would also be replaced.

General interior improvements to existing facilities would include floor plans with new contemporary kitchens and bathroom cabinetry, as well as new flooring, countertops, doors and hardware, plumbing, appliances, ceilings and wall finishes. All utilities would also be upgraded with new systems, including electrical infrastructure and energy efficient HVAC systems.

#### Block A

Block A consists of four residential buildings, with subterranean parking, that measure 40' tall from the finish floor level. This Block integrates a contemporary design element with punched openings for the balconies on a thick colored plane, creating a dominant graphic element. New stucco exterior surfacing includes multiple shades of earth-tone colors. The first level includes a "Bamboo Screen" (light green) color, which firmly grounds the buildings. The bodies of the buildings are stucco color "Adrenaline" (light grey) with a stucco color "Chinchilla" (medium grey) cap. The majority of the balconies have a clear glass railing to maximize a sense of open space. The patios are enclosed with the same stucco color of the thick plane. New roofing material would be made of aluminum standing seam.

#### Block B

Block B includes nine residential buildings, one parking structure, and shared common areas with a pool and spa. The residential buildings have subterranean parking and measure 30' high from grade level. This Block expresses a "Mediterranean" style of architecture with stucco color "Tequila" (beige) on the columns supporting the balconies and at the base of the building. The body of the buildings is further defined with stucco color "Adrenaline" (light grey) on the columns. The third floor balconies have trellises painted "Mansard Brown" (dark brown) with a stucco color "Snow" (white) cap. The vertical aluminum rails of the third floor balconies are painted "Musket Grey" (dark grey), while the floor level balconies are stucco color "Stone Age" (dark grey). The multi-level parking structure expansion would maintain the modern theme. The parking structure would measure up to 58' high from grade level. The structure would have light green and beige colored stucco and "Countrylane Red" siding as accent. The open rails would be stainless steel cables.

### Block C

Block C is the largest development phase and includes ten residential buildings, the proposed pedestrian promenade and the waterside component. Six residential buildings have subterranean parking and are 39' high from grade level. The four waterfront residential buildings do not have subterranean parking and measure 25' high from grade level. This Block expresses a Cape Code style of architecture with "Musket Grey" (dark grey) standing seam roof and HardiePlank siding, "Cobble Stone" (light grey) for the body of the buildings and "Arctic White" trim boards. The balconies are further refined with white rectilinear columns constructed with HardiePlank Trim in "Arctic White" color. Stucco color "Lilac" (red) is used to define the floor levels of the second and third floors to create a unique building accent. Entry doors will also be painted in "Colonial Red" to further define accents along the building façade. The balcony rails would vary in design with glass and stainless steel cable to maximize marina views. The Boater Building would have a combination of sloping and flat roof design. This building would be located along the proposed water anchorage side, and would measure up to 14' high, housing boater restrooms and amenities. The sloping roofs would have a dark grey finish and mechanical wells to hide the equipment. The building would have stucco in light grey and beige with "Colonial Red" doors as accents.

### Block D

Block D includes five residential buildings, the main entry driveway and the Town Center. The residential buildings have subterranean parking and measure up to 47' high from grade level. This Block expresses a modern style of architecture with "Countrylane Red" siding to define the first and second floor balcony enclosures. The first floor will have stucco color "Mirage" (red) to reflect the balcony siding color and to provide base floor accent. The body of the building will have stucco color "Adrenaline" (light grey), and darker shades of grey along the second and third floors. The Town Center will measure up to 46' high from grade, and up to 76' high to the top of the view deck tower. The building design would include stucco in "Tequila" (beige) and "Adrenaline" (light grey) colors. The roof element would have aluminum standing seam. The Town Center would have large scale modifications, and would continue to house operations offices (management, administration, leasing, and residential services), which currently uses approximately 18,000 square feet of space, and is located on the western half of the Town Center's first floor, closest to Captain's Row. The retail space will be located on the first floor. New resident amenities would be located on the second floor of the Town Center, which will include a large multi-purpose room, business center, media room, kitchen, laundry area, balcony area, and fitness center with locker rooms, a sauna and massage rooms. The second floor area would encompass approximately 11,915 square feet.

### **Retail Space**

The project's retail space would increase from approximately 2,070 square feet to 9,000 square feet. The retail space would feature an outdoor plaza and would be oriented toward the waterfront. To accommodate the retail outdoor plaza, the existing pool and spa would be relocated east of its current location. The additional retail space aims to create a

visitor-serving amenity centrally located within the Mariners Village community, for visitors, local residents, anchorage patrons, park visitors, pedestrians and cyclists.

### **Circulation and Parking Improvements**

On-site circulation and parking would be improved as part of the project. Three existing dead-end driveways (Northwest Passage, Captains Row, and Old Harbor Lane) would be modified to provide improved pedestrian and vehicular connectivity. The driveway improvements would eliminate the dead-end private drive character in favor of a system that promotes on-site connectivity. Captains Row would also be expanded to include a commercial vehicle parking median, and a 5-foot bikeway, which would continue through the site toward the waterfront.

The current capacity of the existing parking structure would be upgraded to provide approximately 400 additional parking stalls that would accommodate the increase in visitor-serving and anchorage uses. The additional stalls would also provide parking for residents, and would exceed current parking requirements. The upgrade would consist of four additional levels of parking above the existing structure, which would increase from 180 to 589 spaces, approximately.

### **New Anchorage and Waterside Public Elements**

A new 92-slip anchorage will be constructed as part of the project, adding a waterside recreational component to the Mariners Village community. The anchorage would be constructed along the site's entire waterfront and would project approximately 125 feet from the existing land leasehold boundary line. The proposed anchorage would not encroach into the entrance channel as defined by the Federal entrance channel limit line.

Construction of the anchorage would involve upgrading the existing rock revetment with a new vertical bulkhead and seawall. The addition of a bulkhead would provide the opportunity to install new docks, waterside facilities, and will create over 8,000 square feet of usable landside area to accommodate a new 28-foot wide public waterfront promenade. In addition to the new 92 slips, the anchorage would also provide additional waterside recreational opportunities, with dry storage space for approximately 20 non-motorized kayaks, paddle boards, and 24 personal watercrafts. An approximately 110-foot transient dock, with an American with Disabilities Act-compliant gangway, is also proposed near the southern end of the anchorage. Dock utilities for each slip would include water, electrical service and sewer pump-out stations. New boater facilities within the anchorage would include boater restrooms, showers, a laundry room, and the Dockmaster's office.

### **Waterfront Promenade and Public Elements**

As described above, a new bulkhead along the water's edge would create additional space to accommodate a new 28-foot wide pedestrian public promenade. The public promenade would replace an existing private, gated utility road along the water's edge. The new promenade would include public amenities, such as seating areas, drinking fountains and bike racks. The promenade would be integrated with the adjacent Parcel BR, Austin Aubrey E. Jr. Park, which would also be renovated as an urban waterfront educational park.

The urban waterfront educational park component of this project would serve as a public trailhead to the Marina and the waterfront promenade of Mariners Village. The educational aspect of the park would provide information about Least Tern nesting areas on Venice Beach, bird life in the Venice Canals, and Ballona Creek wetland areas. The landside improvement of the park would include a new public view deck that would be approximately 1,200 square feet in size, and a pedestrian connection to the existing County public parking lot (Lot 13), which is located across the street from the park.

### **Landscape**

The proposed renovation of the site would replace all existing landscaping (plantings, shrubbery, and trees) with a new landscape and tree planting plan. The new plan would be comprised of locally adapted water-conserving trees, shrubs, grasses and succulents, in conformance with County provisions for a drought-tolerant palette and water-efficient irrigation system. The planting materials and layout would be organized and coordinated to minimize growth impacts to existing infrastructure. Removal and re-vegetation of the site would also be phased accordingly, as each block is renovated.

### **Signage**

A detailed sign and business identification sign program will be provided during the final design review stage of the project. Proposed signage, however, would include pedestrian access signage, way-finding signage, informational signage, and building identification signage.

### **Project Sequence**

The proposed project would be renovated sequentially over a ten-year period. Block B would be renovated first, which includes residential facilities and parking structure. Block C, with a new lap pool and waterfront components, would be part of the second phase. The third phase would include Block D and the Town Center. The final phase of renovation would include Block A. Each block is expected to be renovated over a 24 to 30 month period.

### **STAFF REVIEW**

The proposed project design would substantially renovate the existing facilities, without placing an undue burden on the existing infrastructure. No net increase in residential units or livable space is proposed, while additional public amenities and visitor-serving space would be incorporated into the proposed project. 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.

The new promenade and driveway improvements would allow for improved pedestrian and bicycle access of the Marina. The adjacent park, Parcel BR, and proposed WaterBus dock and 92 slip anchorage would also provide a significant contribution to the boating community, as boating amenities currently do not exist on site.



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 Department recommends APPROVAL of DCB #14-003, subject to the following conditions:**

- 1) Upon returning to your Board post-entitlement for final review, the Applicant is to provide complete design details to include materials and color, promenade improvements (railings, lighting, trash receptacles, etc.), landscape and irrigation, signage, and lighting details**
- 2) The Applicant obtains further review and approval from the Department of Regional Planning**

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

March 20, 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 February 13, 2014 report, no temporary permits have been issued by the Department.

GJ:CM:il





Caring for Your Coast

♦ ♦ ♦  
**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

March 20, 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**

No items relating to Marina del Rey were presented to the Board of Supervisors since the February 13, 2014 report.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

On April 2, 2014, the Regional Planning Commission will consider a Coastal Development Permit, requested by Essex Marina City Club, Parcel 125, to expand the existing restroom facility and widen the existing public promenade.

**COASTAL COMMISSION'S CALENDAR**

No items relating to Marina del Rey were heard by the California Coastal Commission during the meetings in February of 2014.

**FUTURE MAJOR DCB AGENDA ITEMS**

No major development projects are anticipated for the next DCB meeting.

**SMALL CRAFT HARBOR COMMISSION**

The January 2014 meeting minutes are enclosed.

**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**

It is anticipated that Department of Regional Planning staff will present the Visioning Statement to the DCB and Small Craft Harbor Commission during a special joint May meeting. The Visioning Statement can be viewed at the link below:

<http://planning.lacounty.gov/marina/visioning>

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Attachments (2)



# **SMALL CRAFT HARBOR COMMISSION MINUTES**

## **January 8, 2014 - 10:06 a.m.**

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

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

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

Chair Rifkin called the meeting to order at 10:06 a.m. followed by the Pledge of Allegiance and read the Commission's policy on public comments.

### **Approval of Minutes:**

Jon Nahhas commented on the October 30, 2013 DCB/SCHC Joint Meeting minutes.

Chair Rifkin asked that the approval of the minutes be taken in two parts: 1) minutes of the October 30<sup>th</sup> meeting and 2) minutes of the December 11<sup>th</sup> meeting.

Chair Rifkin stated he would like to hold the approval until the next meeting when Commissioner Lesser is present because Commissioner Lesser is not available to review the minutes and because the October 30<sup>th</sup> meeting was important.

Commissioner Alfieri agreed.

Commissioner Lumian stated that the minutes are not a transcript and does not have a problem with the minutes. He does not see the need to hold up the approval.

**Motion to continue the approval of October 30<sup>th</sup> meeting minutes to February by Chair Rifkin, seconded by Commissioner Lumian, unanimously approved.**

**Ayes: 3 – Chair Rifkin, Mr. Lumian and Mr. Alfieri**

There were no comments from the public or the Commissioners about the December 11<sup>th</sup> minutes.

**Motion to approve by Commissioner Alfieri, second by Commissioner Lumian, unanimously approved.**

**Ayes: 3 – Chair Rifkin, Mr. Lumian and Mr. Alfieri**

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

William Vreszk spoke on the eviction practice at Bar Harbor.

Jon Nahhas commented on the displacement plan.

Commissioner Lumian asked about the eviction notification situation at Bar Harbor.

Mr. Jones responded that the tenants, both apartments and boat slips, were given a 6-month notice by the lessee on December 14<sup>th</sup>. He added the project was approved under a CDP from years back, having different conditions than the ones that are now in place.

Commissioner Lumian commented on the difficulty of the boat tenants' moving to a new marina due to standards and restrictions and asked if County-managed marinas have standards.

Mr. Jones responded that like all other anchorage operators there are certain standards, however the County does facilitate relocation of an existing slip tenant if that tenant is unable to find an alternative slip as long as the standards are achieved.

Commissioner Lumian commented on boat abandonment and asked if there has been collaboration with the State Vessel Turn-in program (VTIP).

Mr. Jones responded that the Sheriff or Harbor Master will be able to provide that update.

Commissioner Alfieri suggested sending a letter from the Department to boaters that the Department is willing to assist with a temporary location.

Mr. Jones stated he would like to first understand the Lessee's construction schedule before proceeding.

Commissioner Alfieri requested to review a copy of the displacement plan.

Mr. Jones responded the displacement plan that is required under the Master CDP will be provided.

Chair Rifkin asked that Bar Harbor and the displacement plan be placed on the agenda.

Commissioner Lumian asked for the Lessee's attendance for a presentation at the next meeting.

Mr. Jones stated that it would depend on the time of close of escrow. And he will invite them to the next meeting if the escrow has closed by then.

Commissioner Alfieri asked if escrow has closed.

Mr. Jones replied not to his knowledge.

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

Chair Rifkin reported that he signed a letter to the U.S. Coast Guard regarding navigational lights and testified at the BOS meeting regarding TDML's.

#### **Item 5a – Marina Sheriff**

Deputy White presented the Liveaboard report and elaborated on the VTIP.

Sargent Eastern presented the Crime Stats report and spoke about the shooting on December 30<sup>th</sup>.

Jon Nahhas commented on security concerns in the Marina and asked if abandoned boats can be used elsewhere or auctioned off.

Commissioner Alfieri asked if there is a foundation out there to help with abandoned boats.

Deputy White commented that most abandoned vessels have outlived their useful life and once boat owners are unable to do anything with them, they turn them over to the Sheriff's Dept.

Commissioner Lumian stated that he has received hundreds of calls from people that want to donate, give, or pay people to take their boats however most boats have out lived their usefulness. He asked how much would be needed in order to fully meet the demand in MdR.

Deputy White responded that based on the current list and inquiries, he estimates \$50,000 just for Los Angeles County with the first priority in the water, in MdR.

Commissioner Lumian asked for a report that he can take to the next State meeting at Boating and Waterways outlining the current situation as described by the Sheriffs.

Chair Allyn asked for a written report for the next meeting.

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

Ms. Baker commented on the success of the Winter Camp and continuation of the Senior Program, the Walking Club, and the Fitness Program. Changes are also anticipated to the Summer Concerts series. Lastly, the Department is planning on the celebration of Marina's 50<sup>th</sup> Anniversary in 2015.

**Item 5c – Marina Boating Section Report**

Ms. Talbot reported the following:

- A successful 51<sup>st</sup> Annual MdR Holiday Boat Parade with attendance estimated at 30,000 people
- 2014 Progressive Insurance Los Angeles Boat Show scheduled for February 6<sup>th</sup> thru 9<sup>th</sup>
- TMDL public comment period ending January 15, 2014
- Burton Chace Park Dock Replacement and Marina City Club Anchorage Replacement Projects are on-going
- New 4-hour dock located at the northern most section of the public launch ramp
- Free public pump-out at the new E-2800 at Marina City Club, D-2100 at Panay Way Marina, and the Public Launch Ramp
- Update on the Strategic Boating Plan will be presented at a future meeting

Jon Nahhas commented that Esprit I promenade was closed to the public for a private event and that the Boat Show did not have small boats in the show.

Commissioner Alfieri stated that he reviewed the space that was supposedly closed to the public and there was ample room for the public so he doesn't see an issue. He also asked if the dimensions were twelve feet.

Mr. Jones responded that he can't remember the exact footage but that it does require a temporary use permit (TUP) with the exact dimensions outlined.

Jon Nahhas asked for a copy of the TUP and the standards associated with it.

Commissioner Alfieri stated on the day he was there, he measured the area (against the water) and there was still a large space for the public to walk through.

Jon Nahhas asked if it was closed for the parade.

Commissioner Alfieri replied that Esprit I closed it for a private event during the 4<sup>th</sup> of July.

Mr. Jones also responded that it's closed twice a year: the Boat Parade and the 4<sup>th</sup> of July.

Commissioner Alfieri asked Mr. Jones if he received any complaints from the Boat Parade.

Mr. Jones responded not to his knowledge.

Commissioner Lumian stated that he would like to respond to Debbie Talbot's discussion on the TMDL issue and would ask her to come up during Item 7B.

**Item 6a – Old Business**

None.

|

**Item 7a– Review of Draft Mitigated Negative Declaration and approval of Option to Amend Lease Agreement to Facilitate Redevelopment at Parcel 13 (Villa del Mar Marina)**

Don Geisinger provided the staff report.

Mr. Jones added that the public comment period ends January 20, 2014.

Jon Nahhas commented that the public has a right to know what's happening.

Commissioner Alfieri asked about the construction of the building and if it's being built to LEED specification or is energy efficient.

Kelly King responded to the best of his knowledge, it will be LEED Silver.

Mr. Jones added that the design and the project were reviewed and approved by the DCB last year and LEED certification was discussed. He can provide information to the Commission.

Commissioner Alfieri asked if there will be any impact to the public parking from the renovations.

Kelly King responded no.

Commissioner Alfieri asked if there will be any impacts or improvements to the public promenade.

Kelly King replied yes.

Anita Gutierrez of Regional Planning added that there are improvements proposed however the existing promenade will not be widened.

Commissioner Alfieri asked if the proposed agreement enhances the public promenade.

Mr. Jones responded that consistent with other similar renovations, there will be with respect to amenities, lighting, paving etc. however, the dock replacement will take place at a later date.

Commissioner Alfieri asked if there is a displacement plan for the tenants.

Mr. Jones responded that the Lessee has agreed to abide by any conditions that are imposed by the CDP at a future point in time when the dock reconstruction takes place.

Kelly King added that a letter was sent to all apartment residents offering a refund of security deposits, two weeks rent, or a moving fee. Furthermore, residents are being offered a discount on a new unit.

Commissioner Alfieri requested a copy of the letter and asked if the obligation of updating the slips in 2029 will be consistent with the boating size targets that are established.

Mr. Jones responded yes and the transaction contemplates an in-kind replacement of the existing slips.

**Motion to move by Chairman Rifkin seconded by Commissioner Lumian; unanimously approved.**

**Ayes: 3 – Chair Rifkin, Mr. Lumian and Mr. Alfieri**

**Item 7b– Update to and Approval of Resolution Regarding Marina del Rey Toxics Total Maximum Daily Load**

Michael Tripp provided the staff report.

Mr. Jones stated that a letter reflecting the discussion and resolution of the Commission from the last meeting was prepared and needs to be finalized for submission prior to the January 14<sup>th</sup> deadline.

Jon Nahhas commented that alternatives need to be outlined.

Simon Lance reported that he has reached out to customers and dock tenants and received plenty of responses, asked for the comment period postponed for 6 months, and presently there are few replacement products for boats.

Capt. Alex Bailan commented that there are no paint alternatives.

Tim Riley thanked Chairman Rifkin for testifying in support of Supervisor Knabe motion opposing the TMDL regulation and encouraged attendance at the February 6<sup>th</sup> hearing of the Regional Water Board.

Ms. Talbot commented there are no other biocides and most boaters do not know what to use.

Chairman Rifkin asked if there have been communication with the other marinas.

Mr. Jones replied primary contact with other marinas include San Diego's Shamrock Island, which has a more lenient timeframe to switch to copper paint, but staff at San Diego still do not have a realistic idea on how to achieve the target.

Chairman Rifkin asked the Commissioners if there were any comments to the proposed letter.

Commissioner Lumian stated his surprise for a \$1,000 inspection fee and doesn't recall it being mentioned at the previous meeting.

Michael Tripp commented that the staff at the Regional Water Board had previously mentioned a permit fee, which led staff to review the Regional Water Board's website and finding the \$1,097 basic waste discharge fee however, staff at the Regional Water Board have not yet been able to confirm the permit fee.

Commissioner Lumian responded that if the fee is indeed \$1,000, it will make boating less successful than it already is. He also noted that if copper were a big problem, there wouldn't be that many marine animals but there appears to be plenty of marine life in the Marina.

Chairman Rifkin responded that after reviewing Item #4 in the proposed letter, if another sentence could be added about the wildlife impacts and changing "acceptable" to "unavailable".

Mr. Jones commented that the County has been advised against raising challenges based on science since it does not bolster the County's position or argument and asked that the Commission vote on the one change.

Chairman Rifkin acknowledged the position and agrees not to make the change but does suggest the change of the word "acceptable" to "available" on Item #1.

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

**Ayes: 3 – Chair Rifkin, Mr. Lumian and Mr. Alfieri**

#### **Item 8 – Staff Reports**

Mr. Jones reported on the Board Actions, Regional Planning Visioning Plan, Fisherman's Village and Marina West Shopping Center

Jon Nahhas asked staff to inform the public of any events in the next 5 to 6 days after the meeting.

Captain Alex commented that Fisherman's Village has stalled once again and asked the Commission to "fast-track" the process.

Commissioner Alfieri asked if the delay was due to the developer and noted he would like a report about Fisherman's Village at the next meeting.



Mr. Jones stated that an invitation can be extended to the Lessee for the next Commission meeting but the Department currently does not have a proposal from the Lessee.

Commissioner Alfieri stated that the Department needs to take the initiative and report on the Lessee.

Mr. Jones stated that Lessee would likely say they are ready to proceed. However, the Department has not yet received any proposal.

Commissioner Lumian stated that from the Visioning meeting it was implied that the Visioning process was not tied in with any specific parcels and therefore Fisherman's Village could proceed.

Mr. Jones agreed and stated that it was more along the lines of thematic uses and best use for the future.

Commissioner Lumian commented that it appears Lessee is being held up by the Visioning Plan because Lessee can submit a proposal but there are sentiments being expressed to not submit one.

Mr. Jones responded that there is nothing ready for a proposal.

Commissioner Lumian asked the likelihood of an update to the Visioning Process by the next meeting.

Anita Gutierrez responded and noted a delay to the community but will be available within the next month or two for public comment.

Chairman Rifkin stated his confusion because the Commission signed a letter to "untie the two" but staff is more comfortable proceeding in a linear fashion with the Visioning process in front. He requested to agendaize the item under old business for the next meeting.

Mr. Jones clarified that the Commission's stance is different from the Department in terms of the letter.

Chairman Rifkin stated the intention at the next meeting is to consider a further resolution from the Commission whether to restate its position or not.

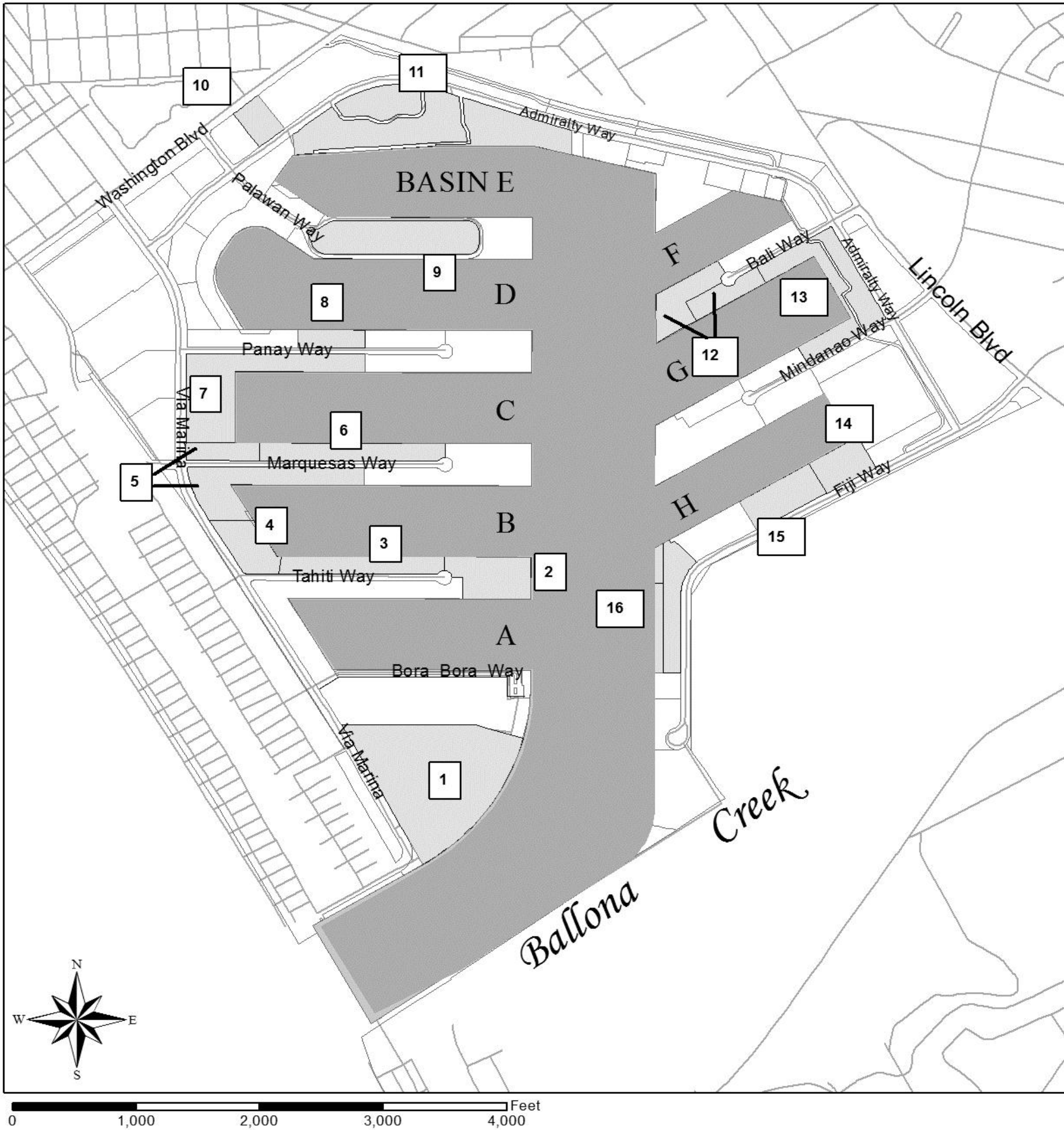
### **Adjournment**

Chairman Rifkin adjourned the meeting at 12:05 p.m.

| Marina del Rey Redevelopment Projects<br>Descriptions and Status of Regulatory/Proprietary Approvals<br>As of March 20, 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).<br>*Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.<br>*New promenade improvements, restaurants and amenities.<br>* Wetland public park project (1.46 acres). | <b>Massing</b> -- Revised project will be resubmitted at a later date.<br><b>Parking</b> -- Parking plan will be resubmitted at a later date.   | Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/29/08. On 10/14/09, the RPC requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that the modified hotel design return to RPC and DCB for reconsideration. The appeal of the park project was denied by the BOS. The park was appealed to the CCC on 06/07/12. On 12/12/12 the CCC found that the appeal raised a substantial issue. The CCC then approved a revised project (permit A-5-MDR-12-161). Hotel redesign will return to DCB in January 2014. 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<br>* 161-slip marina + 7 end-ties<br>* 28 foot-wide waterfront promenade<br>* Replacement of public parking both on and off site   | <b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor<br><b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)   | Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement.<br>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<br>* Existing 209-slip anchorage will be renovated.<br>* Improved pedestrian promenade and public amenities will be renovated.  | <b>Massing</b> -- Four existing buildings up to 3 stories high<br><b>Parking</b> -- 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.<br>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<br>* New 8,000 s.f. commercial space<br>* New 241 boat slip marina<br>* New 1,271-parking space garage   | <b>Massing</b> -- Six buildings up to 5 stories and 70' high<br><b>Parking</b> -- All parking to be provided on site within new 1,271-space parking garage.   | Proprietary -- The Board of Supervisors approved the assignment of the lease on December 17, 2013.<br>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)<br>* 92-slip marina<br>* 28 foot-wide waterfront promenade and pedestrian plaza  | <b>Massing</b> -- One 56' tall commercial building with view corridor/community park<br><b>Parking</b> -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking  | Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11.<br>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<br>* New bicycle depot for public use<br>* Improvements to existing promenade and dock gates and public amenities   | <b>Massing</b> -- Seven buildings up to 3 stories high<br><b>Parking</b> -- Existing subterranean parking structure contains 947 parking spaces.  | Proprietary -- The lessee initialed a term sheet in August 2013.<br>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<br>* 91,760 s.f. visitor serving commercial space<br>* 141 slips + 5 end ties and 57 dry storage spaces   | <b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed<br><b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)                      | Proprietary -- Term sheet to be negotiated.<br>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<br>No Variance proposed   |
| 14   | 52 -- Boat Central/ Pacific Marina Development  | Jeff Pence                     | * 345-vessel dry stack storage facility<br>* 30-vessel mast up storage space<br>* 5,300 s.f. County Boatwright facility  | <b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor<br><b>Parking</b> -- All parking required of the project to be located on site   | Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease Option Agreement and extension for 6 months approved on 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting.<br>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<br>* New 3,916 s.f. carport with 14 garage spaces and boater storage.<br>* 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.<br>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.<br>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<br>* 65,700 square foot restaurant/retail space<br>* 30-slip new marina<br>* 28 foot-wide waterfront promenade  | <b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor<br><b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) | Proprietary -- Lease extension Option approved by BOS December 2005. Option expired<br>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<br>Variance for reduced setbacks (side and waterfront)                                      |
| 1  | 113 -- Mariner's Village  | Michael Sondermann             | * Complete leasehold refurbishment of 981 apartments<br>* Retail space increase from 2,070 s.f. to 9,000 s.f.<br>* New 92-slip anchorage will be constructed<br>* New 28 foot-wide pedestrian promenade and public amenities   | <b>Massing</b> -- Thirty existing buildings varying from 1 to 4 stories high<br><b>Parking</b> -- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.  | Proprietary -- A term sheet was initiated 9/23/2013 to create the economic terms of a lease extension.<br>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 26, 2014.   |  |
| 10   | 147 (OT) -- Oceana Retirement Facility/ Goldrich & Kest Industries                      | Jona Goldrich/ Sherman Gardner | * 5-story, 114-unit senior accommodation units plus ancillary uses<br>* 3,500 square feet of retail space<br>* Replacement of 92 public parking spaces on site<br>* Public accessway from Washington to Admiralty  | <b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall<br><b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)  | Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11.<br>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<br>* Relocate landside boater facilities<br>* 214 slips + 9 end ties will not be reconstructed at this time   | <b>Massing</b> -- 3 stories, 36'-7" in height.<br><b>Parking</b> -- 465 spaces.   | Proprietary -- BOS action on term sheet on 9/29/09.<br>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<br>* 207 slips + 11 end ties will be reconstructed   | <b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48'.<br><b>Parking</b> -- 315 residential parking spaces and 172 slip parking spaces  | Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS authorized the renewal of the option to amend lease agreement and extension of option for 18 months to 12/8/12.<br>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/ RWF MDR Hotel  | Dale Marquis                   | * Complete renovation of existing 154-room hotel and new 277-slip marina.  | <b>Massing</b> -- One 36' tall hotel building<br><b>Parking</b> -- 372 Parking spaces   | Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. On 8/29/13 BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years at Parcel 42. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW.<br>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<br>* Waterfront promenade of varying widths from 12 to 20 feet and fire access improvements with new pavers, railing, landscape, ADA restroom and pedestrian amenities.  | <b>Massing</b> -- Expansion of existing boater restroom is proposed<br><b>Parking</b> -- Existing 361 shared parking spaces for boaters and guests will remain unchanged.   | Proprietary -- Lease amendment adopted by BOS on 7/6/10.<br>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 2, 2014 for promenade and ADA restroom improvements.  |  |



## Project Status Report - Key Map





Caring for Your Coast

♦ ♦ ♦  
**Gary Jones**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

March 20, 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 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  
2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month  
10:00 a.m. – 12:00 p.m.

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

For more information call: (310) 305-9595



**MARINA DEL REY FARMERS' MARKET**

Marina 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 1:00 p.m. – 4:00 p.m.

Saturday, March 22  
Shades, playing R&B

Sunday, March 23  
2Azz1, playing Jazz/Funk

Saturday, March 29  
Friends, playing R&B

Sunday, March 30  
Floyd & The Fly Boys, playing R&B

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

**DOCKWALKER TRAININGS**

Del Rey Yacht Club ♦ 13900 Palawan Way ♦ Marina del Rey  
March 22, 2014  
10:00 a.m. – 12:45 p.m.

Interested in inspiring and educating boaters to be environmentally sound while boating? Dockwalkers are trained to engage members of the boating community to adopt clean boating practices. Training is FREE and Dockwalking is a fantastic way to interact with boaters to help keep California's marinas, waterways, and ocean clean and healthy. The training provides an overview of environmentally-sound boating practices, information about how to conduct Dockwalking, and educational materials that Dockwalkers will distribute, including the 2014 boaters kits.

For training registration or questions contact: Vivian Matuk at (415) 904-6905 or  
vmatuk@coastal.ca.gov

**SPRING YOUTH ADVENTURE CAMP**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey

April 14 – 18, 2014

7:30 a.m. – 6:30 p.m.

\$165 for the week/ Boys & Girls / Ages 6 – 12 years old

Spring membership includes a week of sports, recreation activities, health and fitness programs, arts & crafts, lawn games and so much more! Registration is open until the program is full.

Call (310) 305-9595 to reserve your space.

GJ:CB:cml