

Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy
John Kelly

# MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, August 20, 2014, 1:30 p.m.

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

#### **Audio**

- 1. 1) Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda
- 2. (1) Approval of the July 16, 2014 Minutes
- 3. (1) Public Comment

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

#### 4. Consent Agenda

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

#### 5. Old Business

None

#### 6. New Business

- A. Parcel 50 Sephora Consideration of new tenant signage, exterior modifications, and Design Control Board Review related thereto DCB #14-005

  Attachment: Applicant Plans
- B. Parcel 44 310 Tinting Consideration of new tenant signage and Design Control Board Review related thereto DCB #14-006

  Attachment: Applicant Plans
- C. Parcel 95 QART.com Consideration of new tenant signage and Design Control Board Review related thereto DCB #14-007

  Attachment: Applicant Plans

#### 7.(\*)) Staff Reports

A. Temporary Permits Issued by the Department

Design Control Board Agenda August 20, 2014 Page 2

- 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 (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at rstassi@bh.lacounty.gov.
- 2. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993), relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

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

Please visit the Department of Beaches and Harbors Website Address at <a href="http://marinadelrey.lacounty.gov">http://marinadelrey.lacounty.gov</a>, 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 July 16, 2014

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

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

**Department Staff Present:** Gary Jones, Director; Charlotte Miyamoto, Planning Division Chief; Carol Baker, Community and Marketing Services Division Chief; Michael Tripp, Planning Specialist; Yeni Maddox, Secretary

County Staff Present: Samuel Dea, Department of Regional Planning; Amy Caves, County Counsel

**Guests Testifying:** Paul Wong, Department of Beaches and Harbors; Kevin Berry, Associated Sign; Leo Cho, Grace Partnership Inc.; Gina Natoli, Department of Regional Planning

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

Chair Phinney called the meeting to order at 1:34 PM

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

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

Vice Chair Jubany led the Pledge of Allegiance.

#### 2. Approval of June 18, 2014 minutes.

On a motion of Mr. Wong, seconded by Vice Chair Jubany, the June 18, 2014 minutes were approved.

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

#### 3. Public Comment

None

#### 4. Consent Agenda

None

#### **Public Comment**

None

#### 5. Old Business

None

#### 6. New Business

A. <u>Parcel 49S – Marina del Rey Launch Ramp – Consideration of renovation project credit sign and Design Control Board Review related thereto – DCB #14-004</u>

Mr. Tripp presented the project staff report.

#### **Public Comment**

None

#### **Board Comment**

Member. Wong requested clarification that the Launch Ramp will not be relocated.

Mr. Tripp reiterrated that the Launch Ramp relocation will no longer be included in the visioning process.

Vice Chair Jubany asked if the proposed sign is typical of all County signs.

Mr. Tripp replied that the proposed sign is different from the standard County signs, however it is typical of the credit signs used by State Parks' Division of Boating and Waterways (DBAW).

Vice Chair Jubany stated the sign looked very old fashioned and explained that the general expectation of the DCB is to have more contemporary signs for the Marina. She also inquired about the other signs typically used by the Department of Beaches and Harbors (DBH) in the Marina.

Mr. Tripp replied that DBH's signs have a dark blue background with yellow graphics on them.

Vice Chair Jubany asked why the proposed sign is different than DBH's signs.

Mr. Tripp replied that the proposed sign is a standard for DBAW's credit sign, which they have requested to acknowledge their funding of this project.

Vice Chair Jubany recommended that the words, "Los Angeles" on the proposed sign appear all on the same line.

Chair Phinney reiterrated Vice Chair Jubany's concerns about the design and inquired about the possiblity of suggesting alternate designs, which would delay the signage approval for another 30 days.

Paul Wong replied that DBAW would not likely approve any suggested changes to the sign, as the proposed sign is the standard style that they use.

Mr. Jones stated a delay in the approval of this sign for a one-month period would not be an issue. He also stated that staff could convey the DCB's suggestions to DBAW for their consideration.

Member Wong stated that he has experience with state funding, and that they are very firm about the way that they want their sign to look.

Chair Phinney stated that he fully expected DBAW to come back and insist on the proposed sign, but he still wanted to suggest a more comtemporary design.

Mr. Jones asked the Board members for design suggestions that staff can convey to DBAW.

Chair Phinney replied that it's a matter of color and contemporary design, and mentioned that he will e-mail samples of contemporary signs to staff.

Member Wong stated that the sign was a 1970's design, and requested that the design be brought up to a 21<sup>st</sup> century standard.

On a motion of Mr. Wong, seconded by Vice Chair Jubany, the Board recommended that the sign be redesigned to look like a twenty-first century sign.

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

# B. <u>Parcels 42/43 – Marina del Rey Hotel – Consideration of business identification signage and Design</u> Control Board Review related thereto – DCB #14-004

Mr. Tripp presented the project staff report.

#### **Public Comment**

Patricia Younis complimented the sign's design and inquired about the sign located on the corner of Bali Way and Admiralty Way, specifically about the signs intergration with any new development project.

#### **Board Comment**

Mr. Tripp replied to Ms. Younis' inquiry stating that the sign is a legal, off-site, non-conforming sign and because it was legally established it could remain in place as long as it doesn't increase in size. He also stated that there aren't any current plans to build a different use on Parcel UR and that even though the visioning process may imagine something different on the parcel in the future, that may not occur for 10 to 20 years.

Chair Phinney asked, if the DCB approved the sign with changes as a permanent offsite sign, could the DCB place a caveat that the sign should be reviewed annually, or was the sign grandfathered and could not be removed.

Mr. Tripp replied that the sign itself is protected, because it's an offsite buisness identification sign and it's been in place for years. He added that DBH controls Parcel UR, but was unaware of the arrangement under which the sign was permitted back then. He stated that this could be reviewed when the lease for Parcel 42/43 was up for renewal.

Chair Phinney asked County Counsel for advice regarding the proposed sign.

Ms. Caves stated that she would have to research further, but she wouldn't advise taking any action at this point. Also, she suggested reviewing it in the future when the lease was up for renewal.

Mr. Tripp stated that approving a change to the style of the sign would not further grandfather it.

Chair Phinney asked for the expiration date of the existing lease.

Mr. Jones replied that the lease of the Marina del Rey Hotel had been extended for approximately 39 years to facilitate the renovation.

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

On a motion of Vice Chair Jubany, seconded by Mr. Wong, the motion was amended to include the requirement of a small directional arrow sign on the offsite sign.

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

C. <u>Parcels 7 – Waves – Consideration of residential community identification signage and Design</u> Control Board Review related thereto – DCB #10-020-B

Mr. Tripp presented the project staff report.

Marina del Rey Design Control Board July 16, 2014 Page 4

Leo Cho stated that the new signs are only replacing existing signage and that the project should be completed in 2015.

Vice Chair Jubany requested to see the material samples.

#### **Public Comment**

None

#### **Board Comment**

Chair Phinney inquired about the identification signs located on the dock gates and stated that they're only paralell to the fence and the promenade, and perpendicular to the gangway. He stated that these signs would not be visable to people walking along the promenade, and he asked the applicant if they had considered blade signs.

Leo Cho stated that he's not the correct person to address Chair Phinney's question due to his limited involvement with chosing the location of the sign. He then stated that the direction for the placement of the sign came from the owner's design team.

Chair Phinney asked Leo Cho to relay his concerns to the owners in case they would like to return to the Board with a request for secondary signage.

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

#### D. Marina del Rey Visioning Update by the Department of Regional Planning

Gina Natoli confirmed that the concept to relocate the Launch Ramp will be removed from the Visioning Statement, and then proceeded with her presentation.

Mr. Wong expressed his concerns regarding traffic congestion and suggested creating an impact fee assessment for developers to solve transportation issues that may arise.

Gina Natoli stated the Visioning Statement is a broad and long term item and the details like Mr. Wong has suggested will be developed in conjuction with DBH, once the Board of Supervisors gives the Department of Regional Planning (DRP) direction for moving forward. Gina Natoli then asked Mr. Wong for any recommendations that he may have that could be added to the Visioning Statement.

Mr. Wong replied that he does not have any language or documention but that he's familiar with impact fees and development resolutions. He suggested that the visioning process should implement some guidelines so that the staff could have something in hand. He added that if he comes up with any language, he will e-mail it to Ms. Natoli.

Vice Chair Jubany inquired about the establishment of the commercial and hospitality section within the Visioning Statement.

Gina Natoli replied that it's part of the visitor serving, commercial and retail discussion included in the Visioning Statement, which addresses the improvement of the visitor experience and allows commercial and retail uses to benefit improved mobility around the Marina.

Vice Chair Jubany stated that it was her understanding that the commercial and hospitality section would be located in the visitor's district only.

Marina del Rey Design Control Board July 16, 2014 Page 5

Ms. Natoli stated that the activity districts were not exclusive zones, and there could be instances where residential units may be proposed in a commercial area. She then stated that a couple of mole roads have restaurants, and that those kind of visitor uses could remain.

Vice Chair Jubany stated the DCB supports the current Marina residents, but they also recognize the Marina is a facility for all County residents. She further stated that she supports the idea of intermobility to connect the uses through out the Marina.

#### **Public Comment**

Susanne Cumming spoke about the Boat Launch Ramp decision and asked about future plans for Fisherman's Village.

Patricia Younis complimented Ms. Natoli on her outreach efforts on the visioning process and also complimented Supervisor Knabe on his statement that he would step back from his position on moving the launch ramp.

#### **Board Comment**

Vice Chair Jubany requested that staff answer the Fisherman's Village question posed in public comment.

Mr. Jones replied that the Fisherman's Village lessee is working on plans for a revised project, and stated that the Small Craft Harbor Commission was interested in receiving updates from the lessee. He also stated that a letter had been received by the Visitor's Bureau from the Charter Operators, which expressed some of their concerns about the Visioning Statement. Mr. Jones stated that the letter had been forwarded to DRP.

Mr. Wong inquired about approximate dates that the visioning documents would be presented to the Regional Planning Commission (RPC) and the Board of Supervisors.

Gina Natolli responded that the documents would be presented to the RPC in August and to the Board of Supervisors at the end of September.

Mr. Wong inquired about the due date for the public to submit comments.

Gina Natoli replied that public comments needed to be submitted by the end of July or the first part of August.

Mr. Wong asked if DRP had a traffic engineer working on the project.

Gina Natolli replied that they do not have a traffic engineer working on the project because the Visioning Statement isn't at a point where it's required.

Mr. Wong stated that the residents' concerns regarding traffic congestion need to be addressed and requested verbiage from DBH and DRP staff.

Chair Phinney asked when the visioning process' public comment period would close.

Gina. Natolli replied that the public comment would not close until the Board of Supervisors makes a decision on the document.

Chair Phinney suggested that staff write a letter informing the public about the public comment period being opened through the end of the process, and that DBH welcomes their participation. He added that the letter should be posted on DBH's website.

Mr. Jones replied that DBH will colaborate with DRP to ensure that the information is posted on both websites.

Chair Phinney expressed his thoughts regarding traffic, the idea of Marina del Rey as a year-round facility, and the use of technology to make the Marina easier to navigate. He also suggested leaving the Visitor Center in it's current location, but enhancing the library by adding a park. Lastly, Chair Phinney suggested making the developers aware of the importance of cost distribution and of leaving money in Marina del Rey for funding mobility.

Mr. Wong also stated that DBH needs to ensure that revenue stays in the Marina to allow improvements for local residents.

Mr. Jones stated that DBH captures revenue generated through development like leasehold sales, and proceeds are spent on Marina del Rey improvements. He further stated that Supervisor Knabe's Motion, which was passed by the Board of Supervisors last year, allows some revenue to stay in the Marina.

Mr. Tripp added that the County also collects traffic fees from every new project, based on the number of traffic trips created. These fees are then allocated for marina improvements. He also mentioned that Public Works will be contibuting a significant amount of money in the near future to Marina infrustructure improvements, and that DBH collects money for the coastal improvement fund, which can be used for improvements to bike paths, parks and similar projects.

Mr. Wong requested to view the amount of funds spent in the Marina, once all the money is collected.

Mr. Tripp stated that staff can request that information from Department of Public Works.

#### 7. Staff Report

Ms. Baker announced the summer activities, off season camps, summer concert series, extended water bus schedule, and free movie nights,

All other reports were received and filed.

#### 8. Adjournment

Chair Phinney adjourned the meeting at 3:05 PM.

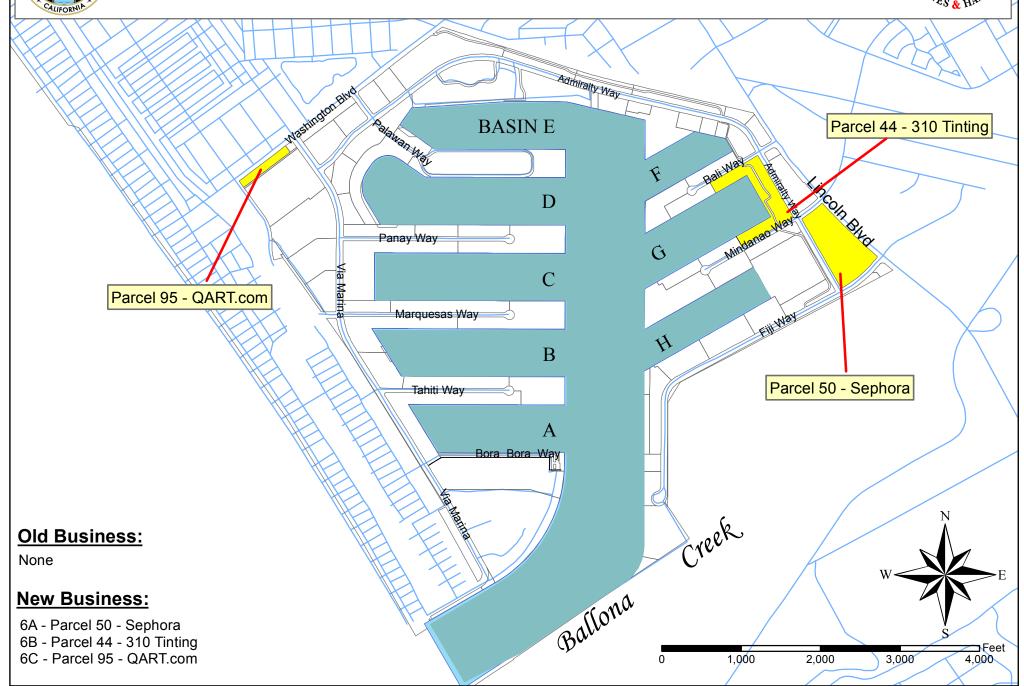
Respectfully Submitted,

Yeni Maddox Secretary for the Design Control Board



# Locations of August 20, 2014 DCB Items







Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

**Brock Ladewig** 

August 14, 2014

TO:

**Design Control Board** 

BOZOCK LADGUEG FROM: Gary Jones, Director

SUBJECT: ITEM 6A -PARCEL 50 SEPHORA #14-005

CONSIDERATION OF NEW TENANT SIGNAGE, EXTERIOR MODIFICATIONS. **DESIGN** AND CONTROL **BOARD** REVIEW

RELATED THERETO

Item 6A on your agenda is a submittal from Sephora, (Applicant), a new tenant within the Waterside Marina del Rey shopping center, seeking approval of new business identification signs and exterior modifications. The new retail business is located within the Marina del Rey Parcel 50 leasehold, at 4766 Admiralty Way.

#### **Exterior Modifications**

The Applicant is proposing to modify the storefront of the existing retail space, currently in use by the US Postal Office. The storefront faces east toward the main parking area. The rear entry (service entry) of the retail space faces west toward Admiralty Way. The retail space currently includes a glass storefront flanking the main double door entryway, and canvas awnings above, stretching the length of the retail space. A stucco exterior, painted in tan color, exists above the canvas awning. The rear side of the retail space has an existing stucco finish in tan color, which would remain.

The new storefront would replace the existing glass storefront and canvas awnings along the retail main entry. The existing stucco in tan color above the canvas awning line, would remain. The Applicant is proposing to renovate the exterior with a storefront consistent with Sephora's nation-wide signature brand, colors and materials.

New composite metal panel walls with beveled back-bent edges would be installed around the front façade, and would border a new glass storefront with anodized aluminum framing. The new façade would include a combination of design elements, which include black panels, new glass, and the Applicant's signature black polished granite and Tuscan white limestone striped pilaster. The striped pilaster would be approximately 2' feet wide and would be up to 13'-5" tall.



The main entry would keep the double door design, but would be recessed about 4' from the façade line, and would include clear anodized aluminum framing and glass panels. A thin layer of the anodized aluminum framing stretching the upper façade and right side of the glass storefront would have a red powder coated metal finish as an accent color.

Two new flat metallic canopies in anodized aluminum color would be installed above the entire length of the glass storefront. Both canopies would project approximately 2'-6" from the façade and would be located 9' above grade level. One canopy would be located above the southerly window storefront and would be approximately 15'-8" wide. The second canopy would be located above the main entryway and would measure approximately 26' wide.

The farthest northern side of the front façade, which consists of a black polished composite metal panel, would include the signature Sephora "S" white acrylic flame logo. The flame logo would measure approximately 2 feet wide by 11 feet tall, would be recessed against the façade wall, and would be placed approximately 2' from ground level. The "S" logo would be internally illuminated with LED lights.

#### **Façade-Mounted Signs**

The Applicant is proposing to install two identical façade-mounted business identification signs; one above the main entryway, facing the parking lot, and another above the rear service entry way facing Admiralty Way.

Both signs would be individually illuminated acrylic channel letters and returns with white faces, and would read "SEPHORA", measuring 2'-4" tall by 15'-10" wide. The façade-mounted signs would be located approximately 19'6" above grade level.

#### Blade Sign

The Applicant is proposing to install one new LED illuminated double-sided aluminum panel blade sign with a painted black gloss finish. The blade sign would be located between two proposed flat metal canopies above the glass storefront. The blade sign would measure 1'-5" tall, and would project 2'-5" from the façade. This sign would be located 7'-9" above ground level. The sign would read "SEPHORA" in 3"-tall white acrylic letters routed out and pushed through face of aluminum sign, and would be centered on both sign faces.

## Recessed Entryway Sign

The new entryway would be recessed 4' from the exterior façade wall. The south elevation of the recessed entryway would be the black granite and white limestone striped pilaster, which would run the entire depth of the wall toward the double-door entryway. The recessed face of the striped pilaster would include the "SEPHORA" logo in 3"-tall lettering, etched and centered on the third black granite stripe, perpendicular to the double-door entryway. The recessed entryway logo sign would be located approximately 4'6" from grade level.

## **Temporary Construction Barricade Signage**

The Applicant is proposing to erect a temporary construction barricade along the front elevation of the retail space during construction. The standard plywood barricade would include temporary graphics in mostly white and black colors, and a female face adorned with cosmetics on the right side. The south side of the barricade would indicate that SEPHORA would be arriving soon in white color over a black background. The lettering would read "SEPHORA", over "HAS ARRIVED", in 1'-10"-tall lettering, over "COMING SOON", in 6"-tall lettering, over "SEPHORA" in 1'6"-tall lettering. One 14'-tall signature "S" flame logo would flank each end of the construction barricade. The construction barricade would be erected for up to 60 days while construction of the retail space is in effect.

## **STAFF REVIEW**

The proposed business identification sign request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls* and *Regulations* (*Sign Controls*). Staff finds that the dimensions and materials of the requested permanent sign meets the standards set forth in Sections 4 and 5 of the *Sign Controls*, and that the design and quality is consistent with Marina-wide signage. The signs would be composed of durable materials and would be in acceptable proportions. The overall sign design quality is also consistent with existing signs within the Waterside Marina del Rey shopping center. The proposed signage illumination would also be minimal and consistent with the center-wide illumination schedule, from dusk until 11 p.m., or closing of the last restaurant, whichever is earlier.

The proposed exterior façade improvements do include design elements that are unique to the new retail tenant, and although not completely consistent with the center's materials and colors, the new façade design colors and materials are also consistent with Sephora's national brand and signature look. The proposed glass storefront, aluminum framing, and flat canopy (awning) would be consistent with existing storefront improvements within the center.

The Department recommends <u>APPROVAL</u> of DCB #14-005 as submitted, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning.

GJ:CM:il



Caring for Your Coast

Gary Jones

**Kerry Silverstrom** Chief Deputy

> John Kelly Deputy Director

**Brock Ladewig** Deputy Director

August 14, 2014

TO:

**Design Control Board** 

Brack LADZWG FROM: Gary Jones, Director

SUBJECT: ITEM 6B - PARCEL 44 - 310 TINTING - DCB #14-006

CONSIDERATION OF NEW TENANT SIGNAGE AND

DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6B on your agenda is a submittal from 310 Tinting (Applicant), a new tenant within the Pier 44 leasehold, seeking approval to refurbish an existing freestanding business identification sign on the northwest corner of Admiralty Way and Mindanao Way. The new tenant is located at 4695 Admiralty Way.

## Freestanding Business Identification Sign

The existing single-sided, freestanding business identification sign is located near the main entrance of Parcel 44, at the northwest corner of Mindanao Way and Admiralty Way. The existing sign consists of a wave-shaped sheet metal cabinet mounted on top of a metal pole.

The sign cabinet measures 84" tall by 96" wide with the Applicant's signature logo centered on its face, measuring 40" tall by 62" wide. The sign includes a red stripe on the lower portion of the face, below the logo, which includes Applicant's business slogan and contact information. The following lettering is proposed:

Line 1 – "PIER 44" in 5"-tall black vinyl letters In Verdana font

Line 2 - "310" in 7"-tall while vinyl letters with a black outline in custom font

Line 3 - "TINTING" in 7"-tail white vinyl letters with black outline in custom font

Line 4 - "BEAT THE HEAT" in 3½"-tall white vinyl letters in Cambria font

Line 5 – "WINDOW TINTING" in 5½"-tall white vinyl letters in Verdana font

Line 6 - "(310) 846-8464" in 4"-tall black vinyl numbers in Verdana font

The Applicant proposes to maintain the sign in the same location without altering the size or shape. It is proposed that the sign would be cleaned or repainted, as needed, then refashioned with new lettering and graphics as depicted above. The sign is proposed to remain non-illuminated.

## **STAFF REVIEW**

The proposed business identification sign request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls* and *Regulations* (*Sign Controls*). Staff finds that the dimensions and materials of the requested permanent sign meet the standards set forth in Sections 4 and 5 of the *Sign Controls*.

The Department recommends APPROVAL of DCB #14-006 as submitted.

GJ:CM:il



Caring for Your Coast

**Gary Jones** 

Kerry Silverstrom Chief Deputy

John Kelly

**Brock Ladewig** Deputy Director

August 14, 2014

TO:

Design Control Board

BOOK LASTWIG FROM: Gary Jones, Director

SUBJECT: ITEM 6C - PARCEL 95 - QART.COM - DCB #14-007

CONSIDERATION OF NEW TENANT SIGNAGE AND

DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6C on your agenda is a submittal by QArt.com (Applicant), a new tenant within the Parcel 95 Marina West Office leasehold, seeking approval to refurbish one existing façade mounted and one existing pole-mounted business identification sign. The tenant is located at 480 Washington Boulevard.

## Façade-Mounted Sign

The Applicant is proposing to refurbish an existing façade-mounted sign cabinet by replacing the face and applying new vinyl graphics. The existing sign cabinet is located on the north façade facing Washington Boulevard. The sign face would be 13' wide by 2' tall, bordered by aluminum retainers painted black satin on a 16'-4" wide by 2'-4" tall internally illuminated cabinet that is located 10' above grade level.

The face would be made of white polycarbonate with digitally printed vinyl, which would include four multi-colored quadrangles in the background made of pink, lime green, orange, and blue colors. The business name would be displayed in the center of the sign with a white background. The sign would read "QART.COM" in 10"-tall orange and pink lettering, followed by "GALLERY & SHOWROOM" in 4"-tall green and blue lettering, all in custom font.

## Pole Sign

The Applicant is also proposing to refurbish the existing double-sided pole sign by replacing the two faces and applying new vinyl graphics. The existing pole sign is located near the northeast corner of the building along Washington Boulevard. Each sign face would measures 6'-8" wide by 4'-2" tall and would be made of white polycarbonate with digitally printed vinyl. The pole sign cabinet is 7'-6" above grade level, is internally illuminated and is finished with black satin paint.



Like the façade sign, the proposed refurbished pole sign faces would be made of white polycarbonate with digitally printed vinyl, which would include four multi-colored quadrangles in the background made of pink, lime green, orange, and blue colors. The business name would be displayed in the center of the sign with a white background. The sign would read "QART.COM" in 9"-tall orange and pink lettering, over "GALLERY & SHOWROOM" in 4"-tall green and blue lettering, all in custom font.

#### **Hours of Illumination**

The proposed signs would be internally lit from dusk until 10:00 p.m., nightly.

## **STAFF REVIEW**

The proposed business identification sign request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls* and *Regulations* (*Sign Controls*). Staff finds that the dimensions and materials of the requested permanent sign meet the standards set forth in Sections 4 and 5 of the *Sign Controls*.

The Department recommends <u>APPROVAL</u> of DCB #14-007 as submitted.

GJ:CM:il



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

August 14, 2014

TO:

**Design Control Board** 

FROM:

Gary Jones, 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 (Department) for temporary banners, signs and/or canopies. Since the July 2014 report, no temporary permits have been issued by the Department.

GJ:CM:il





Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig Deputy Director

August 14, 2014

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

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

On July 8, 2014, the Board of Supervisors approved the revised scope and budget of \$15,520,000 for the Anchorage 47 Dock Replacement Project, Capital Project No. 88987.

On July 15, 2014, the Board of Supervisors authorized the Director of Beaches and Harbors to execute amendments to increase annual contract totals to the Department's existing contracts for WaterBus Service and with the Marina del Rey Convention and Visitor's Bureau, to support activities commemorating Marina del Rey's 50th birthday through 2015.

## **REGIONAL PLANNING COMMISSION'S CALENDAR**

No items relating to Marina del Rey were heard by the Regional Planning Commission during the month of July 2014.

#### **COASTAL COMMISSION'S CALENDAR**

No items relating to Marina del Rey were heard by the California Coastal Commission during the month of July 2014.

#### **FUTURE MAJOR DCB AGENDA ITEMS**

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

#### SMALL CRAFT HARBOR COMMISSION

The April, May, and June 2014 meeting minutes are attached.

#### 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

On July 16, 2014, staff from the Department of Regional Planning gave a presentation on the Visioning Statement to the Design Control Board. It was announced that the Boat Launch Ramp relocation concept would not be included in the Visioning Statement. The Visioning Statement is now expected to be considered by the Regional Planning Commission in September and by the Board of Supervisors before the end of October 2014. Comments may be submitted prior to the Board of Supervisors' action on the document to Gina Natoli of the Department of Regional Planning, commstudieswest@planning.lacounty.gov. Earlier on May 28, 2014, a special night meeting was held with the Small Craft Harbor Commission (SCHC) and a Design Control Board member as a guest. At that meeting, the Department of Regional Planning gave a presentation on the Visioning Statement and the Launch Ramp Concept Plans, solicited public input, and had a discussion with the Commissioners and Board member to identify their issues, areas of concern, and ideas that should be considered as part of the process. The meeting was attended by approximately 80 members of the public.

On August 13, 2014, Gina Natoli from the Department of Regional Planning confirmed at the SCHC that the existing location of the Boat Launch Ramp will not change. Completion of the Visioning Statement is anticipated in late August 2014, and anticipated consideration by the Regional Planning Commission in September 2014.

GJ:CM:il

Attachments (4)

## SMALL CRAFT HARBOR COMMISSION MINUTES April 9, 2014 – 10:05 a.m.

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

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

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

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

#### **Approval of Minutes:**

Jon Nahhas commented on the night meeting request and asked for more written information in the minutes which would provide transparency on record.

Commissioner Lumian said on page 5 of the minutes the Commissioners voted to have the next meeting be an evening meeting to focus on the Visioning Process of Marina del Rey which would include Fisherman's Village and request that the minutes be corrected. He also stated that staff attempted to coordinate an evening meeting in March but was unsuccessful, but that a May 28 evening has been confirmed.

Commissioner Lumian motion to amend Item 8, Staff Report on page 5, the motion should state "Motion to move that next meeting be an evening meeting and focus on Visioning Process of Marina del Rey and Fisherman's Village." Seconded by Commissioner Lesser, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Commissioner Lesser asked County Counsel to respond to Mr. Nahhas comments on the minutes.

Ms. Caves answered that minutes are a summary and not a transcript of the meeting and what the Department has been providing is legally sufficient.

Commissioner Lesser stated that he understands that minutes are not transcripts but in the future he would like the minutes to reflect the intensity of how the Commission may feel.

Vice Chair Alfieri requested to have a part of the statement from page 4 removed that reads "but is against moving the launch ramp".

Commissioner Lumian motion to amend Item 8, Staff Report on page 4 the statement should read "Mr. Alfieri states that he has not read the report in depth and would like to not comment at this time." Seconded by Commissioner Lesser, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Motion to approve the February 12, 2014 minutes as amended by Commissioner Lumian, seconded by Commissioner Lesser, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

#### Item 3 - Communication from the Public:

Sander Johnson informed the Commission that he has a 28' boat at Bar Harbor and is being evicted due to redevelopment. He has been unsuccessful in finding a slip.

Small Craft Harbor Commission April 9, 2014 Page 2 of 5

Commissioner Lumian asked which marinas he has contacted.

Sander Johnson responded Avalon, Pier 44, Neptune and Dolphin Marina.

Commissioner Lumian stated there are a number of vacancies in the Marina and asked staff to assist.

Mr. Jones responded that staff will certainly find out what the issue is and assist Mr. Johnson.

Vice Chair Alfieri believes that the Department should have someone on staff that can provide assistance.

Mr. Jones agreed.

Commissioner Lesser asked for a report on the outcome at the next meeting.

Mr. Jones stated that any investigation done by the Department can be reported, but any proprietary information regarding the application cannot be divulged. He reported that the lessee of Bar Harbor is to come before the Commission regarding the displacement plan which has to be approved by the County.

Commissioner Lumian stated it would be helpful to have a meeting with boat owners at Bar Harbor to provide information as to what anchorages are available.

Mr. Jones responded that it is typical for the lessee and the marina operator to conduct meetings with their boaters to provide resources on relocating slips and information on moving back to the marina post construction in the displacement plan.

Vice Chair Alfieri asked for a report on who will be assigned to assist.

Mr. Jones stated that when the Bar Harbor item is presented a staff report will be provided.

William Vreszk commented he is a liveaboard at Bar Harbor and has been unsuccessful in locating a slip.

Jon Nahhas commented that the public should be informed about the new LCP Amendment regarding small boaters. He also mentioned that he was unable to read the vacancy report and commented on the vacancy rate.

Vice Chair Alfieri stated that the Department should be able to assist the boaters and ask that staff provide an update to Mr. Johnson's and Mr. Vreszk's request.

Lowell Safier discussed his involvement in the community and stated this is the second largest man-made marina in the world and that the Commission needs to convey the message of keeping the community and harbor safe and clean even with all the construction being taken place.

Susanne Cummings stated she is opposing the Mariners Village proposal and pointed out safety concerns with the narrowing of the channel, white caps, and sea life along the seawall. She asked that the Commission keep in mind the safety issues when reviewing this proposal.

Commissioner Lumia asked if this proposal is in the horizon to be brought before the Commission.

Mr. Jones responded that the proposed project is in the works and was presented to the Design Control Board for site plan conceptual review. The project will be brought before the Commission prior to any recommendations for a lease amendment that would facilitate a proposed redevelopment, including the propose lease terms and project scopes.

Commissioner Lesser wanted to know staff opinion on the proposed project.

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Mr. Jones stated it was not at the stage yet, but if we do proceed a recommendation would come before the Commission.

Simon Landt, General Manager of Windward Yacht Center, commented on the relocation of the public launch ramp and asked that the Commission oppose the relocation of the launch ramp and keep Windward Yacht Center at Parcel 54.

#### Item 4 - Communication with the Commissioners

Commissioner Lumian had communication with several people.

Vice Chair Alfieri suggested Item 5a be tabled until a representative from the Sheriff Department is available to provide the report. There were no objections.

#### Item 5a - Marina Sheriff

Deputy White reported on the VTIP & AWAF grants. For 2013-2014 only \$8,000.00 was granted, and since then, there has been a significant increase in demand for the VTIP request for next year. Since the approval of the grants, all vessels have been demolished except for the remaining pending lien sale. The paperwork for the vessel located at Dockweiler has been submitted for next year. There has also been discussion of combining the two grants together and extending the timeframe from applying annually to a two or three year process. Deputy White briefly discussed the crime stats and liveaboard report.

Jon Nahhas commented on boaters wanting to get rid of their boats and not enough funding to help. He suggested looking for ways to get funding and limiting boats washing ashore.

#### Item 5b - Marina del Rey and Beach Special Events

Ms. Baker highlighted a few of the special events and recreational programs at the park. She also reported on the planning of the Marina del Rey 50<sup>th</sup> Birthday Celebration.

#### Item 5c - Marina Boating Section Report

Ms. Talbot reported on the pile driving operation which has ceased and barge dismantled; the completion of the walk-thru of the docks at Burton Chace Park; and a boat training course teaching boaters how to operate boats safely. She also discussed various boating events, the MarinaFest, and the Historical Society of Marina del Rey.

#### Item 6a - Old Business

None

#### Item 7a- Marina Sheriff VTIP & AWAF Grant Report

Deputy White discussed the VTIP & AWAF Grant report under Item 5a.

#### Item 7b- Departmental Fee Revisions and New Fees in Marina del Rey

Mr. Jones stated that staff is present to discuss the proposed fee increase package that is going before the Board of Supervisors on April 22, 2014. Any comments made by the Commission will be reflected in the board letter.

Ms. Doucette provided an overview of the proposed Departmental fee revisions and new fees. She stated fees have not been adjusted since 2009 and discussed the process on how the proposed fees were determined. The changes will affect parking fees, the launch ramp, permits, wedding packages, new fees for motorized storage and new annual senior parking passes. However, parking fees need to go before the Coastal Commission for approval. If approved, the proposed changes are expected to generate an additional \$1.2 million annually.

Commissioner Lumian asked about the WATER program and how the new cost came about.

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Ms. Doucette answered that it was based on actual staffing costs and that financial aid was available. Also, the charges are within the costs of similar programs.

Commissioner Lumian suggested that the increase should be phased in.

Commissioner Lesser asked about other sailing classes being offered to the general public in the marina.

Commissioner Lumian answered that the yacht clubs, Girls and Boys Club, and the UCLA program are available to the general public.

Steven Cho commented on the two things that should be looked at when it comes to parking fees- revenue producing goals and access to the community and boaters. He asked the Commission to support implementing an annual pass to help those involved in the community boating programs that use the parking lot on a regular basis.

Commissioner Lumian clarified Mr. Cho's request to accommodate members of his group and other groups who uses the beach on regular basis and some type of special pass. He asked how the Commission can encourage this process.

Mr. Jones responded that the proposed increase in parking fees will incorporate the parking pass for tenants at Marina Beach. He would also like to have something that can be offered to the general public who frequently visit the marina and beaches.

Steven Cho suggested that it can be tied into a Beach Permit, which would cover his group and others, but not everyone.

Jon Nahhas commented on how fee increases deter access and discourages public recreation.

Commissioner Lumian motion to amend to support an annual pass for Marina del Rey. Seconded by Commissioner Lesser, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Commissioner Lesser motion to amend to that there should be a phasing in of the increased fees, and for parking lots in Marina del Rey, the fee increase should not exceed the cost-of-living-adjustment since the last adjustment in 2009. Seconded by Commissioner Lumian, unanimously approved.

Ayes: 3 – Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Commissioner Lumian motion to amend for staff to re-examine fees for the WATER program in order to keep the program competitive and accessible. Seconded by Vice Chair Alfieri, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Vice Chair Alfieri motion for staff to allocate a portion of the income from the fee increases to the VTIP and AWAF program. Seconded by Mr. Lumian, unanimously approved.

Ayes: 3 - Vice Chair Alfieri, Mr. Lumian, and Mr. Lesser

Motion to approve the resolutions to the Departmental Fee Revisions and New Fees in Marina del Rey as amended by Commissioner Lesser, seconded by Commissioner Lumian, motion failed.

Ayes: 2 – Mr. Lumian, and Mr. Lesser Noes: 1 – Vice Chair Alfieri

Vice Chair Alfieri would like to be on record that he does not agree on raising any fees

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#### Item 8 - Staff Reports

Mr. Jones provided the staff report and announced that there will be a Special Night meeting on Wednesday, May 28, 2014 at 6:00 p.m.

Mr. Penn reported that at the last meeting the Commission requested that staff investigate and provide a report for marinas that have a vacancy rate of over 20%. He reported that there are six marinas on the report and that there was a correction to parcel 41-Catalina Yacht Anchorage's vacancy rate from 22.3 to 14.86. Mr. Penn proceeded to report on the remaining marinas.

Commissioner Lesser asked to have dockmasters from parcels 8, 21, 43, and 44 attend and report at the next meeting.

Dan Gottlieb commented on a past vacancy report and the mathematics issues.

Jon Nahhas commented on the reporting of vacancy rates and management issues.

Commissioner Lumian would like to know what staff has done to announce the May 28 meeting.

Mr. Penn responded that the Argonaut was notified and the information was posted on the Department website along with notices on social media sites (Facebook, Twitter). An email blast was also sent to those who are on the notification list.

Commissioner Lumian recommended posting a notice at the Launch Ramp, mailing the announcement with rent notices, a press release to LA Times and other media. He also suggested asking the dockmasters and harbor master to announce the meeting to their tenants. Commission Lumian requested that Noble Consultants, representatives from the Coast Guard, and Harbor Patrol be present to answer any questions on May 28th. He also wanted to know what the structure of the meeting is going to be and suggested this be a Public Hearing to focus on one subject.

Ms. Caves stated that typically this would be a Special Meeting because of the difference in time, but she will look into the how a Public Hearing would be used in context to this Commission.

#### Adjournment

Vice Chair Alfieri adjourned the meeting at 12:27 p.m.

# SMALL CRAFT HARBOR COMMISSION MINUTES SPECIAL MEETING

May 28, 2014

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

Design Control Board (Guest): Peter Phinney, Chair

**Department of Beaches and Harbors:** Gary Jones, Director; John Kelly, Deputy Director; Steve Penn, Acting Chief, Asset Management Division; Charlotte Miyamoto, Chief, Planning Division; Michael Tripp, Planning Specialist, Planning Division.

**County:** Gina Natoli, Department of Regional Planning; Amy Caves, Senior Deputy County Counsel; Sergeant Michael Carriles, Sheriff's Department.

#### Item 1 - Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 6:04 p.m., followed by the Pledge of Allegiance.

#### Item 2 - Public Comment:

A few members of the public requested to have their time allotted to a person in their group to speak on their behalf. The Commissioners unanimously voted to keep the three minutes limit per person.

Dan Gottlieb asked the Commissioners if they received the book, "Chinatown County", and passed out a copy of goal six and read it out load. He also stated it was unclear what item was up for discussion on the agenda.

Jon Nahhas spoke on the fee increase proposal, slip vacancies and prices, notifying the Board of Supervisors about Commission actions, and requested the Commission to require the lessees to open public lands.

Art Ford spoke on the Mariners Village project and asked how additional land and water acreages could be added without having a public bid.

Michelle Summers spoke on ESHA, wildlife management strategy for development, edge landscape, Marina development, bike and walk paths, dingy docks and kayaks launch areas.

Item 3a - Presentation on the status of the Marina del Rey visioning process and a discussion of Commissioners and the member of the Design Control Board to identify any ideas, concerns, or issues that should be considered as part of the process.

Gina Natoli presented the report on the Visioning Statement and discussed the steps in the visioning process.

Michael Tripp presented the six boat launch ramp concept plans. He clarified that the plans are concepts only and no project had been approved.

Chair Rifkin asked about the approval process and the timeline.

Ms. Natoli stated that the visioning statement is not a legislative action and does not require a public hearing. She stated that her goal was to go the Regional Planning Commission in either June or July, to get the recommendation, then to go to the Board in August.

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Commissioner Lumian asked about the second boat launch alternative. He wanted to know if the Windward Yard was to remain at the existing location where the existing mast-up storage would go, and if the existing launch ramp would remain at its current location.

Mr. Tripp responded that it had not yet been determined where the mast-up storage would go, and that the plans are only basic concepts.

Commissioner Alfieri inquired if the Visioning Statement would go to the Coastal Commission after the Board.

Ms. Natoli replied that it would not because it is not an amendment to the LCP. She stated that it was only a County guidance document.

Chair Rifkin asked if in the future the Commission would rely on the guidance document.

Ms. Natoli responded affirmatively, and explained that if there were actions that arise from the Visioning Statement that require an LCP amendment, that amendment would go through the advisory bodies, the Regional Planning Commission, the Board of Supervisor and the Coastal Commission.

DCB Chair Phinney asked staff to discuss the thought behind developing the four activity districts and how effective it would be to have the visitors' row located at the site of the current launch ramp.

Ms. Natoli stated that the idea to create activity districts is not to have exclusive zone areas. The activity districts allow for consolidating resources help identify needs for an area and create a cohesive picture of the Marina. She further explained that to develop a walkable and sustainable area you need to identify uses that are consistent with each other. This helps in creating consolidated parking and a mobility hub within each district. It is difficult to develop a continuous promenade in Marina del Rey because of safety concerns. Consolidating the uses and creating one area where the uses that create safety concerns are clustered would allow the development of a pedestrian and bicycle visitor promenade to a greater extent than is currently possible. Parcels 55 and 56 do not have the necessary space or the configuration to become a visitor-serving commercial retail area.

#### **Public Comment**

Michael Pashaie commented that constraints of the site and lack of self-sufficient parking caused the delay of the redevelopment of Fisherman's Village in the past. He then stated that this issue has been resolved and he is now ready and willing to move forward with the project. He also stated that he doesn't want to see Shanghai Red's used as a parking lot and that there is not a need for additional shopping center at Parcel 49.

David Baker stated this proposal was brought forth in 1999 with the Vestar project, and it was determined that creating a cross wind configuration launch ramp was unsafe. Mr. Baker provided a three page document to the Commissioners.

Jon Nahhas gave a brief presentation on the November 2011 Coastal Commission hearing. He commented on public participation in the visioning process, and that the process should have been open, transparent and understandable.

Dan Gottlieb and Jeff Olivares agreed with Jon Nahhas.

Roslyn Walker spoke about views, and to have boats not a commercial use on Admiralty.

Joseph Palazzolo opposed any development along the waterfront that is not water dependent and felt that the Marina was designed for boating, not shopping centers.

William Tallichet asked why the County was proposing to take out a restaurant to build a parking lot and then stated that Whiskey Reds should remain a waterfront restaurant.

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Catherine Hillerman, Elisa Hicks, Lina Shanklih, William Hicks and Katherine Peterson read a letter from the Law Firm of Chatten-Brown & Carstens, LLP on behalf of the Ballona Institute.

Susanne Cummings agreed with everything that was read and submitted the letter for the record.

Commissioner Lumian wanted to confirm with staff that the Parcel 113 project, Mariners Village, was going to come before the Commission later this year or the beginning of next year

Mr. Jones responded that the project would come before the Commission and that any proposal for a lease extension would be presented to this Commission for review prior to it being submitted to the Board of Supervisors.

Michelle Summers stated that ESHA needed to be included when redevelopment occurs and that public input was not included in the presentation.

Robert Garlipp stated all proposed developments including Parcel 113 should be part of the visioning process and that the 125 foot dock would obstruct boating.

Lynne Shapiro objected to the visioning process, and felt the traffic study under estimated the traffic on Via Marina.

Sheila Ginsberg alleged the meetings were not well publicized and that the visioning lacked public input from boaters and residents.

Mike Leneman opposed all of the proposed boat launch plans.

Al Broussard stated that the boat launch plans are mathematically incorrect and flawed.

Thomas Connors spoke against relocating the boat launch ramp.

Chris Cate stated that moving the boat launch puts small craft boating opportunities at risk, and asked that the plans be removed.

Steve Hathaway asked that the County create a plan that would minimize safety concerns while accomplishing the core goals of the Marina.

Michael O'Kelly believed that the current launch ramp is the safest and best in California and should not be touched.

Tim Riley asked about the decision to relocate the launch ramp and public input. He mentioned that Fiji Way is already the boating center and stated he submitted beforehand a list of questions to the Commissioners that he would like answered.

Barry Fisher talked about the boating traffic and how dangerous it is for non-motorized boats at the mouth of H Basin.

Lamont Roberts stated that he agreed and concurred with all of the preceding speakers.

Ellen Klugman read a letter for Erika Louncle.

Mark Sewtyrz shared a video.

A signed petition was submitted to the Commission.

Sharie Green spoke against over development and submitted photos.

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Patricia Younis talked about Fisherman's Village and submitted a letter from The Bridge Group.

Christine Davis read a letter from LAX Chamber of Commerce and submitted the letter.

Plinio Garcia opposed removing Fisherman's Village and relocating the public launch ramp.

Kathy Knight requested that the County protect the wildlife of the Ballona Wetlands and the blue heron, and not build a three-story parking lot across from Fisherman's Village.

Keith Lambert would like to see the other two proposals that do not include moving the boat launch ramp, and stated the government is the only one who can keep land available for public use.

Douglas Fay talked about a request to create an advisory board and House Document 389.

Sandie West showed pictures from the  $April\ 25^{th}$  visioning meeting and stated that there was nothing about all the development that was presented.

Paul Lance spoke about the Visioning Statement and the role of the Commission. He asked the Commissioners to deny the plan and have the County work with the public, and then come back with a new proposal.

Gerald Sobel spoke on the vision of the 1954 Congressional Act.

Rick Oefinger spoke about his sportfishing and whale-watching business and requested adequate parking within walking distance for his customers and ample live bait facilities.

#### **Commission Comment**

Commissioner Lesser stated that after reviewing the Visioning Statement, he feels that there are a lot of good ideas in it. He then stated that none of the proposed launch ramp alternatives are better or nearly as good as the one that is already there. He also stated that Fisherman's Village is a prime visitors' spot and that to turn that it into a parking lot is criminal and he would never support that. He wrote a statement and requested to have it placed on a future meeting agenda for further discussion. It read, "Based on input received at the joint DCB and SCHC meeting, the following guidelines should be put into effect regarding redevelopment in the Marina. If the guidelines are not followed, unless there is an extremely persuasive argument in favor of changing the guidelines, this Commission will not approve the project regardless of what the terms are: (1) When residential units are remodeled it should not result in an increase in number of units; (2) When retail use is considered it should be boating related; and (3) When buildings are added or remodeled, if there is any chance that it would affect boating due to changing wind patterns, there should be no increases in existent building height."

Commissioner Lumian stated that he submitted questions to staff prior to the meeting.

Mr. Jones informed the Commissioners that responses will be provided to the questions that were submitted.

Commissioner Lumian expressed concern with Fisherman's Village during the interim, the launch ramp and cross winds. He summarized the following points heard today: Keep the launch ramp; Keep Fisherman's Village but spruce it up; Have it as an event center and small retail center; keep trees; Safeguard birds and habitat and promote boating. He would like to have the visioning plan and the strategic plan for recreational boating meld together, and put boating first. He suggested and encouraged the strategic recreational boating plan be developed, recommended the launch ramp and Fisherman's Village stay at their current locations, and suggested development of a common vision for Marina del Rey that puts boating first.

Commissioner Alfieri stated that he supported Mr. Lesser's comments. He asked how many publicly announced meetings were held during the entire process.

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Ms. Natoli responded the process started April 2013, and that she did not know the exact number of meetings that were held.

Commissioner Alfieri stated that the minutes from prior public meetings were well documented and that the same arguments were heard from the public tonight. He stated that he was concerned with over development and suggested taking a step back to revisit the plan, taking into consideration public comments and the support of the Commission for the Fisherman's Village project.

DCB Chair Phinney stated that the launch ramp as it exists currently is one of the best in Southern California, and that the idea of changing it does not seem logical. As a planner and architect he understands the idea of having effective use zones, but when it is looked at as something that is entirely pure it is a mistake. He suggested thinking outside of the box. Mr. Phinney also commented on the issues of main entrance to Marina del Rey, landscaping, wildlife, publicity of meetings, and an ad hoc committee.

Chair Rifkin commented that this is not a finished product and that the launch ramp should stay. He agreed with DCB Chair Phinney that nothing in the visioning stated changes in height or density, but if it was implied he would like to see an EIR. He requested to have the "Principles" Commissioner Lesser suggested be placed on a future agenda.

Motion to approve a resolution to express the Commission's support for the following: (1) adoption of a strategic recreational boating plan; (2) Fisherman's Village staying where it is, and moving forward with the proposed redevelopment project as previously presented to the Commission by the current lessee; (3) maintaining the existing launch ramp in its current location; and (4) emphasize the Commission's support for a boating first policy for Marina del Rey. Moved by Commissioner Lumian; seconded by Comissioner Lesser; unanimously approved.

Ayes: 4 - Chair Rifkin, Mr. Alfieri, Mr. Lesser, and Mr. Lumian

#### Adjournment

Chair Rifkin adjourned the meeting at 9:30 p.m.

## SMALL CRAFT HARBOR COMMISSION MINUTES June 11, 2014 – 10:11 a.m.

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

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

**County:** Amy Caves, Senior Deputy County Counsel; Sergeant Michael Carriles, Sergeant Brent Carlson, Sheriff's Department; Heather Savanapridi, Associate Civil Engineer, Department of Public Works.

#### Marina del Rey Convention and Visitor Bureau: Janet Zaldua, Director.

Chair Rifkin called the meeting to order at 10:11 a.m. followed by the Pledge of Allegiance and read the Commission's policy on public comments.

Chair Rifkin suggested public comments be discussed first until there is a quorum for the approval of minutes.

#### **Approval of Minutes:**

Chair Rifkin asked to hold approving the April 9<sup>th</sup> meeting minutes until all those who were present at that meeting are available to approve.

Motion to continue the approval of April 9<sup>th</sup> meeting minutes to July meeting by Commissioner Lesser, seconded by Chair Rifkin, unanimously approved.

#### Ayes: 3 - Chair Rifkin, Ms. Delgado, Mr. Lesser

Jon Nahhas requested to hold public comments after the staff report and prior to any actions taken by the Commission. He also spoke on the availability of minutes.

Plinio Garcia reiterated his comments made at the May 28<sup>th</sup> meeting. He also stated that he was not aware of any plans proposed for the Fisherman's Village redevelopment.

Chair Rifkin confirmed that the next meeting will be on July 9<sup>th</sup> and asked that staff send minutes to those who provided their emails on the sign-in sheet.

Mr. Jones explained that a hyperlink is provided to those who signed up for the email blast, and by clicking the link the reader can review the entire document.

Chair Rifkin requested that the sign-in sheet to state that anyone new to the meeting and has provided their email address information would receive the information.

Mr. Jones confirmed that the request can be done.

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

Jon Nahhas commented on the Visioning Process, moving of the launch ramp and the meeting of May 28<sup>th</sup>. He inquired as to why the "Principles of Marina del Rey" was not on the agenda.

Nancy Marino stated that the Visioning has no legitimate standing, and spoke on the duties of the Commission.

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Susanne Cumming commented that Mariners Village lease extension is premature and a violation of CEQA, and the removal of the rock jetty should be in compliance with the National Environmental Policy Act.

Marcia Hanscom expressed concerns with Mariners Village lease extension and boaters' safety. She suggested preserving the historical characteristics of Fishermen's Village and Mariners Village.

Lina Shanklin concurred with the prior two speakers. She also expressed concern with the docks being extended into the channel, and the replacement of the rock jetty with a seawall.

Alyssa Kennedy inquired about the status of the proposed renovation of Mariners Village. She is interested in knowing the impact on environment, rent, and displacement.

Plinio Garcia inquired about last month's meeting minutes and stated the proposed Fisherman's Village project was not presented to the public. He mentioned signatures were obtained to oppose the of Fisherman's Village and a movement to keep the site as historical.

Robert van de Hoek spoke on the marine life, and suggested having an aquarium and education center in the Marina.

Chair Rifkin asked staff about the May 28<sup>th</sup> minutes and the guidelines proposed by Commissioner Lesser.

Mr. Jones responded that the May 28 minutes are currently being drafted and would be available at the next meeting. He stated that with respect to Commissioner Lesser's proposal, staff and County Counsel are still reviewing it.

Commissioner Lesser commented that the lessee of Fisherman's Village did present a plan to the public.

Chair Rifkin asked when the proposed Mariners Village project is scheduled to come before this Commission.

Mr. Jones stated there is no scheduled time. He explained that the project was presented to the Design Control Board and it was unanimously denied. The lessee is currently reviewing its position and does not know if they are going to proceed with the project.

#### Item 4 - Communication with the Commissioners

Commissioner Lesser stated he had communication with Supervisor Knabe through emails about the boat launch ramp. He also stated that he hasn't seen any other concept plans in the Visioning except for the one that would remove the boat launch ramp and change Fisherman's Village into a parking lot. He asked, with all the input that was taken from this Commission would the Visioning Statement be revisited or would it be moved to the next level.

Mr. Jones responded that the Department of Regional Planning, along with the Department of Beaches and Harbors, is currently reviewing the comments received. The draft Visioning Statement would be reviewed in light of the comments.

Plinio Garcia commented that more communication with the public is needed.

#### Item 5a - Marina Sheriff

Sergeant Carriles introduced Sergeant Carlson who is in charge of the summer special project enforcement team for Marina del Rey. Sergeant Carriles stated that the liveaboard reports are as submitted, and the majority of the crimes in Marina del Rey are crimes of opportunities.

#### Item 5b - Marina del Rey and Beach Special Events

Ms. Baker highlighted a few of the special events and reported on the preparation for the 4<sup>th</sup> of July event and the Marina 50<sup>th</sup> anniversary celebration.

#### Item 5c - Marina Boating Section Report

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Ms. Talbot reported that the Burton Chace Park transient docks and the Fiji Way entrance to the boat launch ramp are now open to the public. She stated that Anchorage 47 has accommodated fourteen displaced boat tenants from Bar Harbor, the MarinaFest event was well attended, the Waterbus program started with expanded schedules and with a grant received to build three more Waterbus vessels, and Marina del Rey is now listed in a super yachts directory at <a href="https://www.yachtingpages.com">www.yachtingpages.com</a>.

#### Item 5d - Marina del Rey Convention and Visitors Bureau

Janet Zaldua stated that the Economic Impact Study for tourism in the Marina has been completed. The Commissioners were provided with a copy of the report and a summary sheet was provided to the public. A full report can be obtain at <a href="https://www.visistmarinadelrey.com">www.visistmarinadelrey.com</a> in the About Us section. Ms. Zaldua also reported on her office working with travel writers and Visit California in efforts to market Marina del Rey, starting an online booking service on its website, and adding a full-time business development manager position to better serve public needs.

Jon Nahhas requested information on the homeless in the Ballona wetland and the status of the homicide case. He commented on bringing the Hispanic population to Marina del Rey, the closure of the public promenade for a private party on the 4<sup>th</sup> of July, the boating first policy, and the hotel occupancy rate.

Commissioner Delgado asked about programs that were to bring inner city kids to the Marina.

Mr. Jones responded that there are a number of programs in place and staff would provide her with a list.

Chair Rifkin asked the sheriff to provide an update of the homicide case.

Sergeant Carlson stated that he has no updates for these incidents at the moment. Regarding the wetland, State Fish and Wildlife has jurisdiction.

Chair Rifkin requested that the Sheriff provide an update on these items at the next meeting.

Chair Rifkin wanted to know if the economic impact study was included in the Visioning process.

Mr. Jones responded that one of the things that the Department of Regional Planning looked at was the visitor serving uses and enhancement that Marina del Rey can benefit from.

Ms. Zaldua stated that the PKF report was submitted to the Department of Regional Planning.

#### Item 6a - Old Business

None

# Item 7a- Presentation by the Department of Public Works on Phase IIB of the Marina del Rey 18-Inch Water Line Replacement Project

Mr. Jones stated that staff from the Department of Public Works is present to provide the report on the next phase of the waterline project.

Heather Savanapridi provided a PowerPoint presentation.

Commissioner Delgado suggested having an informational booth at the 4<sup>th</sup> of July event where information about the upcoming project can be handed out.

Mr. Jones agreed and indicated that staff will work with Public Works to implement.

Robert van de Hoek expressed his concerns and suggested an alternative route for the project.

Jon Nahhas complimented the Department of Public Works' website, objected to the 18 inch waterline project, and commented on disaster evacuation.

Small Craft Harbor Commission June 11, 2014 Page 4 of 5

Marcia Hanscom requested clarification on some information stated in the presentation and expressed concern about improvements encroaching into Ballona wetland.

Chair Rifkin asked what mitigation measures have been identified to mitigate the impact on the wetland.

Ms. Savanapridi clarified that the water main is going into the roadway only and not into any portion of the protected areas.

Commissioner Delgado stated that there are a number of comments stating that these upgrades are project specific and asked staff to discuss why the project is taking place.

Ms. Savanapridi explained that the increase in the waterline size is to meet the fire flow requirement and to keep the integrity of the pipeline for a longer duration.

Chair Rifkin asked the environmental clearance for the project.

Ms. Savanapridi stated that project Phase I, II, and III were grouped together in the CEQA document that was approved in 2004.

Chair Rifkin asked if she recollected discussion about growth inducing projects.

Ms. Savanapridi responded that the purpose of this project was not to create a growth inducing impact.

#### Item 7b- Parcel 15 Boater Displacement Plan Presentation

Mr. Jones introduced representatives from Parcel 15 Bar Harbor for the presentation.

Jason Armison from AMLI Residential and Mark Wagner with E&S Ring presented the boater displacement plan on behalf of the lessee.

Mr. Jones reported that several meetings ago two boaters requested assistance for relocation, and they were part of the 14 boaters that have been subsequently accommodated at Parcel 47.

Commissioner Lesser inquired about other boaters.

Jason Armison replied that to his knowledge they relocated in other places in the Marina.

Jon Nahhas commented on the presentation and the displacement plan.

#### Item 7c- Parcel 41 Decennial Rent Adjustment

Mr. Penn introduced the staff to present the Parcel 41 decennial rent adjustment.

Ms. Nava presented the rent adjustment proposal and asked the Commission to endorse the recommendation to the Board.

Chair Rifkin requested clarification as to what is recommended.

Mr. Penn replied that those are the terms to be amended and as presented at the meeting.

Chair Rifkin asked about the one category that is proposed to be reduced.

Mr. Penn explained that the adjustment is based on a formula stipulated in the lease and that it requires no involvement of an appraisal process.

Commissioner Lesser asked for confirmation that only two of the rent categories are applicable to revenue.

Small Craft Harbor Commission June 11, 2014 Page 5 of 5

Ms. Nava replied that the Boat Brokerage and Boat Haul Out/Repair are the most active due to the type of business.

Jon Nahhas commented on the minimum rent.

Commissioner Lesser inquired if the minimum rent was not subject to the Commission negotiation.

Mr. Penn explained the negotiation process and informed that the amendment to the minimum rent provision is adding language prohibiting downward adjustment.

Commissioner Lesser asked if the percentage rent being collected exceeded the minimum rent.

Mr. Penn replied yes.

Chair Rifkin asked County Counsel if they wanted to adjust the minimum rent would it violate the existing agreement.

Ms. Caves stated that we do not have the ability to renegotiate the rent unilaterally.

Chair Rifkin ask for a motion to approve. **Moved by Commissioner Lesser to approve the Decennial Rent Adjustment for Parcel 41**; seconded by Commissioner Delgado; unanimously approved.

Ayes: 3 - Chair Rifkin, Mr. Lesser, Ms. Delgado

#### Item 8 - Staff Reports

Mr. Penn provided the staff report.

Commissioner Lesser stated that at the last meeting he requested to have the dockmaster of Parcels 8, 21, 43, and 44 to be present. He noted that the report on Parcel 44 is excellent, but would still like to get a report on Parcel 8, 21 and 43.

Mr. Penn reported that Parcel 8's occupancy is improving progressively as the monthly vacancy reports show. He then explained that regarding parcels 21 and 43, they are in their last phase of the entitlement process and ready to go into construction, and they are not taking in any new tenants.

Commissioner Lesser asked if the construction schedule could be provided.

Mr. Penn responded that because of the uncertainty of the regulatory processes, an exact schedule for construction cannot be determined until the entitlements are in place. He stated that staff will provide updates on the status of these construction projects.

Commissioner Delgado noted that the Commission was provided with a report on construction in the package already.

Jon Nahhas commented on the slip vacancies.

Plinio Garica requested to have credit card accepted for parking at Fisherman's Village, and to consider keeping Fisherman's Village as a functioning historical landmark.

#### Adjournment

Chair Rifkin adjourned the meeting at 12:27 p.m.

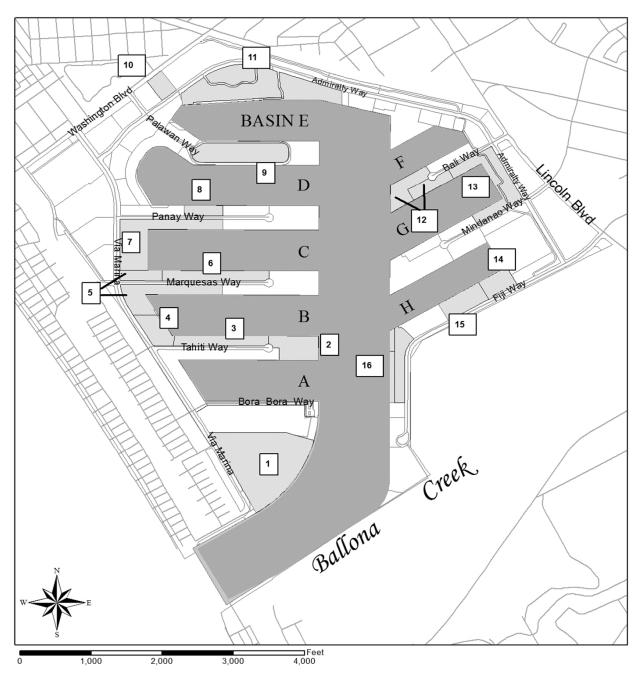
#### Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of August 6, 2014

Iap	Parcel No Project Name/Lessee		Redevelopment Proposed	As of Augus Massing and Parking	Status	Regulatory Matters
y		Representative		Seeking A	nprovale	
	9 Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	f Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 225'-high, 288-room hotel (152 hotel rooms and 136 timeshare suites).  *Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.  *New promenade improvements, restaurants and amenities.  * Wetland public park project (1.46 acres).	Massing — Revised project will be resubmitted at a later date.  Parking — Parking plan will be resubmitted at a later date.	Regulatory DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/29/08. On 10/14/09, the RPC requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that a 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 mised a substantial issue. The CCC then approved a revised project (permit A-5-MDR-12-161). The redesigned hotel returned 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 for final approval at a future date.	
	10/14 (FF) Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments  * 161-slip marina + 7 end-ties  * 28 foot-wide waterfront promenade  * Replacement of public parking both on and off site	Massing — Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking — 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement.  Regulatory DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certifiete EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. LCP Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/1/11, to April 26, 2011, the BOS indicated its intent to approve the project and recertified the 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.	
•	13 Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments     * Existing 209-slip anchorage will be renovated     * Improved pedestrian promenade and public amenities will be renovated.	Massing — Four existing buildings up to 3 stories high  Parking — Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary The Lessee initialed the term sheet 6/1/12. On 8/1/12, the Board provided instruction to proceed with negotiations for an option agreement and revised lease document based on a term she initialed by lessee. At the 1/8/14 meeting, the SCHC endorsed DBH's recommendation to adopt the MND and grant an option and extension of the lease term, which was heard and approved by the Boon 2/4/14.  Regulatory DCB conceptual approval obtained on 8/21/13. MND public review period from 12/19/13 through 1/20/14. On 2/4/14, the BOS adopted MND. On 6/18/14, the DCB approved the final design of the renovation project.	
-	15 AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 24 loast slip marina * New 1,271-parking space garage	Massing — Six buildings up to 5 stories and 70' high  Parking — All parking to be provided on site within new 1,271-space parking garage.	Proprietary The Board of Supervisors approved the assignment of the lease on December 17, 2013. The sale/assignment closed on 1/30/14.  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. Original DCB approval on 2/21/02 and 3/21/02. On 2/19/14, DCB approved final redesign of project. On June 30, 2014, demolition of the site commenced.	
	21 Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail marine office)  * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza	Massing — One 56' tall commercial building with view corridor/community park  Parking — A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	Proprietary Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement forp to a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement.  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 the approval was final. Final DCB approval granted on 4/18/12. Construction started February 10, 2014.	
	28 Mariners Bay	Cathleen Hayes	Complete leasehold refurbishment of 379 apartments     New bicycle depot for public use     Improvements to existing promenade and dock gates and public amenities	Massing Seven buildings up to 3 stories high Parking Existing subterranean parking structure contains 947 parking spaces.	Proprietary The lessee initialed a term sheet in August 2013. Regulatory DCB conceptual approval obtained on 11/20/13.	
	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,760 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	Massing Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed  Parking 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces ar required)	Proprietary The lessee initialed a term sheet in May 2013.  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 to the CCC on 11/3/11. Conceptual project approved by DCB on 7/16/13. DEIR filed with DRP in March 2014, Public Review anticipated in summer 2014.	Shared Parking Agreement No Variance proposed
	52 Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County Boatwright facility	Massing — 81.5' high boat storage building partially over water and parking with view corridor Parking — All parking required of the project to be located on site	Proprietary Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease Option Agreement and extension for 6 months approved on 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting.  Regulatory DCB review continued on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/2/11. LCP map and text amendment also approved by CCC undiffications 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 schedule 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. A CDP for the waterside portion of the project was filed with the Coastal Commission in May of 2014.	structures beat least 15 ft. from bulkhead
	53 The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom  * New 3,916 s.f. carport with 14 garage spaces and boater storage.  * Leasehold refurbishment, including new landscaping, hardscape, and watersic walkway.	Massing One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall.  e Parking Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold.  Regulatory DCB conceptual approval obtained on 8/21/13.	
	55/56/W Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing — Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60-tall hotel over ground floor retail/ restaurant), parking structure with view corridor  Parking — On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	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	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
	113 Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments  * Retail space increase from 2,070 s.f. to 9,000 s.f.  * New 92-slip anchorage will be constructed  * New 28 foot-wide pedestrian promenade and public amenities	Massing — Thirty existing buildings varying from 1 to 4 stories high Parking — Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension.  Regulatory EIR Scoping meeting held on 12/10/13. NOP for EIR public review from 11/19/13 through 12/19/13. On 3/26/14, DCB denied the conceptual design proposal and asked that the applican return for review.	
	147 (OT) Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation units plus ancillary uses     * 3,500 square feet of retail space     * Replacement of 92 public parking spaces on site     * Public accessway from Washington to Admiralty	Massing — One 5-story residential (senior) building over ground-floor retail and parking; 65' tall  Parking — On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for up to a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement.  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 4/26/1 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.	
	7 Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments  * Relocate landside boater facilities  * 214 slips + 9 end ties will not be reconstructed at this time	Massing 3 stories, 36'-7" in height. Parking 465 spaces.		No Variance proposed
	8 Avalon Bay	Latosha Brunson	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	Massing — Two 3-story residential buildings over parking; 41' and 48'.  Parking — 315 residential parking spaces and 172 slip parking spaces	Proprietary Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS authorized the renewal of the option to amend lease agreement and extension of option for 18 months to 12/8/12.  Regulatory DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10. DCB final design for site renovation was approved on 1/18/12. Dock replacement project commenced 9/10/12. Renovation project was completed on 6/5/14.	No Variance proposed
	42/43 Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	Massing One 36' tall hotel building Parking 372 Parking spaces	Proprietary Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. On 8/29/13 BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years at Parcel 42 Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW.  Regulatory MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Final DCB design was approved on 5/16/12. Parking permit approved by hearing officer on 7/3/12. Last day to appeal was 7/17/12 Renovation began August 2013. Dock replacement will be phased during a 5-year period beginning late 2014.	
	125 Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed     * Waterfront promenade of varying widths from 12 to 20 feet and fire access improvements with new pavers, railing, landscape, ADA restroom and pedestriamenities.	Massing Expansion of existing boater restroom is proposed Parking Existing 361 shared parking spaces for boaters and guests will remain unchanged.	Proprietary Lease amendment adopted by BOS on 7/6/10.  Regulatory DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement was included in the County's master waterside CDP application to CCC. CCC approved waterside master CDP for dock construction on 11/3/11. Final approval of promenade improvements granted by DCB on 3/16/11. Reconstruction of docks is anticipated from January 2013 through June 2014. Final promenade improvements approved by DCB on 8/21/13. On 4/2/14, RPC approved CDP to expand boaters' restroom and public promenade improvements.	



## Project Status Report - Key Map





Los Angeles County Department of Beaches and Harbors, Planning Division.



Caring for Your Coast

Gary Jones

**Kerry Silverstrom** Chief Deputy

> John Kelly Deputy Director

**Brock Ladewig** Deputy Director

August 14, 2014

TO:

Design Control Board

FROM: Tor Gary Jones, Director

SUBJECT: ITEM 7C - MARINA DEL REY SPECIAL EVENTS

## **BURTON CHACE PARK WALKING CLUB**

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

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

For more information call: (310) 305-9595

## BURTON CHACE PARK FITNESS CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey Wednesdays 11:30 a.m. – 12:30 p.m.

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

For more information call: (310) 305-9595

## **BURTON CHACE PARK SENIOR RECREATION PROGRAM**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey 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 recreational program for senior citizens at Burton Chace Park. Come join fellow seniors for bingo, dancing, art projects, exercising and more.

For more information call: (310) 305-9595

## **MARINA DEL REY FARMERS' MARKET**

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

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

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

## "BEACH EATS" GOURMET FOOD TRUCKS IN MARINA DEL REY

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

The Department is sponsoring gourmet food trucks in Marina del Rey on Thursday evenings, offering delectable dishes plus a chance to picnic on the beach. The "Beach Eats" gourmet food truck events are held from 5 p.m. to 9 p.m. The assortment of trucks varies from week to week. Paid parking is available at beach parking lot #10 for 25 cents for every 10 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 2:00 p.m. - 5:00 p.m.

Saturday, August 16
Michael Haggins & Friends, playing R&B

Sunday, August 17
Susie Hansen's Latin Jazz, playing Latin Jazz

Saturday, August 23
Thin Ice, playing Contemporary

Sunday, August 24 2AZZ1, playing Jazz/Funk

Saturday, August 30

Blue Breeze, playing R&B

Sunday, August 31 Higher Ground, playing R&B

> Monday, September 1 Friends, playing R&B

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

## FREE MARINA MOVIE NIGHTS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey Through – August 23, 2014 Movie start time: 8:00 p.m.

The Department presents the return of Free Marina Movie Nights in Burton Chace Park. This summer pack your picnic baskets and bring the family out to the park on Thursday and Saturday nights to enjoy our outdoor movie screening under the stars.

Movie Lineup:

August 14 Born to be Wild

August 23 The Never Ending Story

For more information call: Burton Chace Park (310) 305-9596

## THE MARINA DEL REY SUMMER CONCERT SERIES 2014

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey Through August 30, 2014 7:00 p.m. – 9:00 p.m.

Classical Thursdays

August 21

Bernadette Peters\*
\*performing with her 10-piece orchestra

Pop Saturdays
August 16

Roberta Flack

August 30
Pacific Mambo Orchestra

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

#### **MARINA DEL REY WATERBUS**

Through September 1, 2014

Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine, and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets are allowed. The fare is \$1.00 per person, for a one-way ticket. WaterBus attendants will arrange for land taxi service for passengers needing special assistance to any WaterBus boarding stop for the \$1.00 fare. Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

WaterBus Schedule:

Thursday – Saturday: 11:00 a.m. – midnight Sundays: 11:00 a.m. – 9:00 p.m.

Holiday Schedule

Labor Day: 11:00 a.m. – 9:00 p.m.

For more information: Visit marinawaterbus.com or call the Marina del Rey Visitor Center at (310) 305-9545

## **SUNSET SERIES SAILBOAT RACES 2014**

Marina del Rey Wednesdays, through September 10, 2014 5:30 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants, Fisherman's Village and the North Jetty on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. Races finish at California Yacht Club.

For more information call: (310) 823-4567

#### **BIRDWATCHING 2014**

Burton Chace Park ♦ Lobby
13650 Mindanao Way ♦ Marina del Rey, 90292
Thursday, September 25, 2014 9:00 a.m. — 11:00 a.m.
Thursday, October 23, 2014 4:00 p.m. — 6:00 p.m.
Thursday, November 20, 2014 9:00 a.m. — 11:00 a.m.

The Department's Outdoor Adventures program is sponsoring a FREE two-hour excursion through the Ballona Wetlands, with visits to sites of the Great Blue Heron and Black Crowned Night Heron. You will also get to visit the shoreline habitat to observe Sandpipers, Long-Billed Curlews, Willets, and Western Snowy Plovers. Don't miss this chance to get acquainted with the lives of our feathered friends who are an integral part of our wonderfully diverse coastal ecosystem! Please bring water, snacks, binoculars, a hat, comfortable

clothes and shoes with traction. This activity is geared for adults, but may be attended by children who do not need a car seat or stroller, if accompanied by an adult. Space is limited, so please pre-register by calling (310) 322-6951.

A County van is available to pick up participants ½ hour before the program start time:

- Dockweiler Youth Center Lobby: 12505 Vista del Mar, Los Angeles, CA 90245
- Dockweiler RV Park Office: 12001 Vista del Mar, Playa del Rey, CA 90293

For more information call: (310) 322-6951

## **BEACH SHUTTLE**

Through September 28, 2014
Fridays and Saturdays from 10:00 a.m. – 10:00 p.m.
Sundays and Holidays from 10:00 a.m. – 8:00 p.m.
Concert Thursdays from 5:00 p.m. – 10:00 p.m.

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

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

## **DISCOVER MARINA DEL REY 2014**

Sponsored by the Department
Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey, CA 90292
Sunday, October 12<sup>th</sup>
11:00 a.m. – 4:00 p.m.

Discover Marina del Rey Day 2014 is a community event that can be enjoyed free of charge and features booths from various organizations on health, safety and the environment, plus water events, games, music, arts & crafts and children's marionette shows. Visitors who wish to access the popular inflatable games must pay \$5.00 for a wristband. Food and beverages are also available for purchase from one of several gourmet food trucks. Event parking is available for \$8 in County Lots #77 and #4 located at 13560 and 13500 Mindanao Way, respectively.

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

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