



Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

SMALL CRAFT HARBOR COMMISSION

AGENDA

July 9, 2014

10:00 A.M.

**BURTON W. CHACE PARK COMMUNITY ROOM
13650 MINDANAO WAY
MARINA DEL REY, CA 90292**

Audio

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

2. **APPROVAL OF MINUTES**

Small Craft Harbor Commission Meeting of April 9, 2014, May 28, 2014 and June 11, 2014.

3. **COMMUNICATION FROM THE PUBLIC**

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

4. **COMMUNICATION WITH THE COMMISSIONERS**

This is the opportunity for members of the Commission to provide notification to the public regarding any communication received by the Commissioners from the public, lessees, or other interested parties regarding business of Marina del Rey.

5. **REGULAR REPORTS**

- | | | |
|----|---|-------------------|
| a. | Marina Sheriff | (DISCUSS REPORTS) |
| | - Crime Statistics | |
| | - Enforcement of Seaworthy & Liveaboard | |
| | - Sections of the Harbor Ordinance with | |
| | Liveaboard Permit Percentages | |
| b. | Marina del Rey and Beach Special Events | (DISCUSS REPORT) |
| c. | Marina Boating Section Report | (VERBAL REPORT) |

6. **OLD BUSINESS**

- | | | | |
|---|----|---------------------------------|------------------|
| ♦ | a. | Update on Marina del Rey Toxics | (DISCUSS REPORT) |
| | | Total Maximum Daily Load | |



-))) b. Resolution No. 2014-07-09 regarding the (DISCUSSION)
Marina del Rey Visioning Statement

7.))) **NEW BUSINESS**

- a. Recreational Boating Strategy (DISCUSS REPORT)

8.))) **STAFF REPORTS**

- Ongoing Activities (DISCUSS REPORTS)
- Board Actions on Items Relating to Marina del Rey
 - Regional Planning Commission's Calendar
 - California Coastal Commission Calendar
 - Venice Pumping Plant Dual Force Main Project Update
 - Redevelopment Project Status Report
 - Design Control Board Minutes
 - Marina Slip Report
 - Coastal Commission Slip Report
 - Department of Regional Planning Visioning Process

9. **ADJOURNMENT**

PLEASE NOTE

1. 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 Small Craft Harbor Commission 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.
2. The agenda will be posted on the internet and displayed at the following locations at least 72 Hours preceding the meeting date:

Department of Beaches and Harbors Website Address: <http://marinadelrey.lacounty.gov>

Department of Beaches and Harbors	MdR Visitors & Information Center
Administration Building	4701 Admiralty Way
13837 Fiji Way	Marina del Rey, CA 90292
Marina del Rey, CA 90292	
 Burton Chace Park Community Room	 Lloyd Taber-Marina del Rey Library
13650 Mindanao Way	4533 Admiralty Way
Marina del Rey, CA 90292	Marina del Rey, CA 90292
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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.

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 proposed lease terms and project scopes.

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

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 & AWAFF 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 50th 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 & AWAFF Grant Report

Deputy White discussed the VTIP & AWAFF 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.

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 AWAFF 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

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. Commissioner 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 loud. 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.

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.

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 Lounce.

Mark Sewtyrz shared a video.

A signed petition was submitted to the Commission.

Sharie Green spoke against over development and submitted photos.

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 25th 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.

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 Commissioner 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 9th meeting minutes until all those who were present at that meeting are available to approve.

Motion to continue the approval of April 9th 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 28th 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 9th 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 28th. 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.

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 28th 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 4th of July event and the Marina 50th anniversary celebration.

Item 5c – Marina Boating Section Report

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 www.yachtingpages.com.

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 www.visistmarinadelrey.com 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 4th 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 4th 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.

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.

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.



LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES MAY 2014



	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	Parks 2791	TOTALS
Homicide											0
Rape											0
Robbery: Weapon											0
Robbery: Strong-Arm							2		2		4
Aggravated Assault	2										2
Burglary: Residence	2	1			2		7	9	12		33
Burglary: Other Structure	2							1			3
Grand Theft	9	1		2	1		2	3	2		20
Grand Theft Auto	4	1					2	1	1		9
Arson											0
Boat Theft											0
Vehicle Burglary	1				1		4	1	3		10
Boat Burglary											0
Petty Theft	7	2				1		3	2		15
REPORTING DISTRICTS TOTALS	27	5	0	2	4	1	17	18	22	0	96

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared** June 03, 2014
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 2 CRIMES - MAY 2014



Community Advisory Committee	Upper Ladera 2764	Lower Ladera 2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		2
Aggravated Assault		
Burglary: Residence	2	7
Burglary: Other Structure		
Grand Theft	1	2
Grand Theft Auto		2
Arson		
Boat Theft		
Vehicle Burglary	1	4
Boat Burglary		
Petty Theft		
Total	4	17

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared** June 03, 2014
CRIME INFORMATION REPORT - OPTION 5A

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART 3 CRIMES- MAY 2014



	MARINA AREA (RD'S 2760- 2763)	EAST END (RD'S 2764- 2768)
Part I Crimes		
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		4
Aggravated Assault	2	
Burglary: Residence	3	30
Burglary: Other Structure	2	1
Grand Theft	12	8
Grand Theft Auto	5	4
Arson		
Boat Theft		
Vehicle Burglary	1	9
Boat Burglary		
Petty Theft	9	6
Total	34	62

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared –** June 03, 2014
CRIME INFORMATION REPORT - OPTION 5A



MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2014



Liveaboard Permits Issued

	May	June
New permits Issued:	4	6
Renewal Issued:	18	27
Total:	22	33
Notices to Comply Issued:	25	33

Totals:	May	June
Liveaboard:	289	293
Current Permits:	225	245
Expired Permits:	55	40
No Permits:	9	8

Total reported vessels in Marina del Rey Harbor: 3934

Percentage of vessels that are registered liveaboards 7.45%

Number of currently impounded vessel: 5



Caring for Your Coast


Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

July 3, 2014

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **AGENDA ITEM 5b – 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 Los Angeles Department of Beaches and Harbors (Department) is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (310) 305-9595.

For more information call: (310) 305-9595

BURTON CHACE PARK FITNESS CLUB

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

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

For more information call: (310) 305-9595

BURTON CHACE PARK SENIOR RECREATION PROGRAM

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



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

For more information call: (310) 305-9595

MARINA DEL REY FARMERS' MARKET

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

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

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

"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 week to week. Paid parking is available at beach parking lots #10 for 25 cents for every 15 minutes.

For more information call: Marina del Rey Visitors Center at (310) 305-3545

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, July 12

Jimbo Ross & The Bodacious Blues Band, playing Blues

Sunday, July 13

Sullivan & Hall, playing R&B

Saturday, July 19
Blue Breeze, playing R&B

Sunday, July 20
Susie Hansen's Latin Jazz, playing Latin Jazz

Saturday, July 26
Izmskizm, playing Reggae

Sunday, July 27
2AZZ1, playing Jazz Funk

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

SUNSET SERIES SAILBOAT RACES 2014

Marina del Rey
Wednesdays, through September 10, 2014 (except July 23)
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

BEACH SHUTTLE

Through – September 28, 2014
Fridays and Saturdays from 10 a.m. – 10 p.m.
Sundays and Holidays from 10 a.m. – 8 p.m.
Concert Thursdays from 5 p.m. – 10 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, which begin July 10th.

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 passenger 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 a.m. – midnight
Sundays: 11 a.m. – 9 p.m.

Holiday Schedule

July 4th: 11 a.m. – midnight
Labor Day: 11 a.m. – 9 p.m.

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

THE MARINA DEL REY SUMMER CONCERT SERIES 2014

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
July 10 through August 30, 2014
7:00 p.m. – 9:00 p.m.

Classical Thursdays

July 10

Opera at the Shore

July 24

William Hagen, violin

Prokofiev, Respighi, Mussorgsky, Tchaikovsky

August 7

Yana Reznik, piano

Gershwin, Addinsell, Safan

August 21

Bernadette Peters*

*performing with her 10-piece orchestra

Pop Saturdays

July 19

Yuna

August 2

Blue Oyster Cult

August 16

Roberta Flack

August 30

Pacific Mambo Orchestra

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

OLD FASHIONED DAY IN THE PARK

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Sunday, July 27, 2014
10:00 a.m. – 3:00 p.m.

Old Fashioned Day in the Park is sponsored by the Classic Yacht Association and the Department. This annual event offers vintage yachts to tour and restored classic cars to view. The event is free and open to the public.

For more information call: (310) 429-3028 or the Marina del Rey Visitors Center at (310) 305-9454

FREE MARINA MOVIE NIGHTS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
July 31 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:

July 31	Annie
August 9	Despicable Me
August 14	Born to be Wild
August 23	The NeverEnding Story

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

GJ:CB:cml



Caring for Your Coast


Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

July 3, 2014

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6a – MARINA DEL REY TOXIC POLLUTANTS TOTAL MAXIMUM DAILYLOAD**

On February 6, 2014, the Los Angeles Regional Water Quality Control Board (Regional Board) approved the amended Marina del Rey Toxic Pollutants Total Maximum Daily Load (TMDL). Next, the TMDL will be considered for adoption by the State Water Quality Control Board (State Board) at an upcoming hearing.

There are two aspects of the proposed TMDL amendments that will have significant economic impacts on the County and its constituency in Marina del Rey; the 85% reduction of copper leaching from boat hull paint by 2024 and the requirement to remove potentially contaminated sediment from the Marina del Rey harbor by 2029. To achieve the copper reduction target, boaters would need to change to a non-copper paint, which typically requires stripping of the existing hull paint. The estimated cost of stripping a 35-foot boat is between \$6,000 and \$7,000. Today's non-copper alternative paints are not generally seen by boaters as acceptable biocide substitutes for traditional copper paints. The other revision in the TMDL impacting the Marina is the remediation of contaminated sediments throughout the entire harbor by 2029. The Regional Board's staff report for its February 6th hearing included an estimated cost of close to \$200 million to dredge the harbor.

The TMDL requirements were established by the Regional Board with limited site specific data and therefore may be overstated. The County will need to conduct various studies to determine the appropriate TMDL targets for copper discharge reductions and sediment toxicity conditions. At its June 10, 2014 meeting, the Board of Supervisors directed the CEO to identify \$4 million to fund various water quality and sediment studies, and to hire a consultant to manage the complex TMDL, including the studies and outreach efforts.

The Department of Public Works (DPW) is working with their consultants to develop the site-specific study criteria, and is assisting Beaches and Harbors in selecting the consultant to manage the TMDL. Beaches and Harbors is exploring implementing best management practices that will reduce the discharge of copper from hull paints during



in-water hull cleaning. Also, Marina del Rey anchorages are being urged to obtain Clean Marina designations, which are indicators that best management practices are being used at an anchorage. Additionally, grants are being sought to defray the costs of stripping hull paints in order to apply non-copper paints.

GJ:CM:mt



Caring for Your Coast


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Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

July 3, 2014

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6b – RESOLUTION REGARDING THE MARINA DEL REY VISIONING STATEMENT**

On May 28, 2014 the Small Craft Harbor Commission voted to adopt a resolution regarding the Marina del Rey Visioning Statement as presented at the Commission's May 28 meeting. Such resolution has been formalized in the attached Resolution No. 2014-07-09. No further action is needed.

GJ:SP:ms

Attachment



SMALL CRAFT HARBOR COMMISSION
RESOLUTION NO. 2014-07-09

A RESOLUTION REGARDING THE MARINA DEL REY VISIONING STATEMENT

WHEREAS, a public meeting of the Small Craft Harbor Commission ("Commission") was held on the evening of May 28, 2014 to provide information and solicit input from the public regarding the Marina del Rey Visioning Statement;

WHEREAS, the Commission, based on the information presented and public input received, wishes to make a record of its position with regard to the iteration of the Marina del Rey Visioning Statement that was presented at the May 28 meeting;

NOW THEREFORE, BE IT RESOLVED, that the Commission's position with regard to the Marina del Rey Visioning Statement and any future development in Marina del Rey is as follows:

1. The Commission supports the adoption of a strategic recreational boating plan;
2. Fisherman's Village should remain in its present location and should move forward with the proposed redevelopment project as previously presented to the Commission by the current lessee;
3. The existing launch ramp should be maintained in its current location; and
4. The Commission strongly supports a Boating First policy for Marina del Rey.

I HEREBY CERTIFY, that the foregoing Resolution was approved by the Small Craft Harbor Commission at its special night meeting on May 28, 2014, by the following vote:

Chair Rifkin: AYE

Commissioner Lumian: AYE

Commissioner Lesser: AYE

Commissioner Alfieri: AYE

Absent: Commissioner Delgado

Abstain: NONE

Secretary



Caring for Your Coast

• • •
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

July 3, 2014

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 7a – RECREATIONAL BOATING STRATEGY**

Your Commission requested that the Department present an outline of its boating strategy. In response to your Commission's request, staff respectfully submits the report as attached for presentation.

GJ:SP:ms

Attachment



Department of Beaches and Harbors' Boating Strategy

July 2014

The Department of Beaches and Harbors' recreational boating strategy aims to *facilitate and sustain a thriving recreational boating community* in Marina del Rey by creating a Boating Section charged with managing boating assets and promoting and supporting a diverse array of recreational boating interests; outreaching to, educating and otherwise providing relevant information to boaters in a timely manner; and advising the Department on boating-related issues, services and amenities, and recommending and implementing boater-serving programs. The Boating Section serves as the Department's liaison to the "boating community" and has responsibility for implementing the boating strategy. The boating community includes but is not limited to the following stakeholders:

1. Individual sail and power boaters and individual users of non-motorized watercraft, including kayaks and Stand Up Paddleboards, in Marina del Rey
2. Boat owners, including live-aboards, with slips in the harbor
3. Commercial charter operators in Marina del Rey
4. Marina operators and managers and other Marina businesses catering to and supporting recreational boating
5. Yacht clubs
6. Rowing clubs, youth sailing and other instructional programs, and other organized groups engaged in on-the-water recreational activities
7. Boating related advocacy groups and other boater organizations that operate on local, state and national levels.

In developing a strategy to support a vibrant and sustainable boating community in Marina del Rey, it is important to consider and address the variety of needs of the diverse groups identified above, as each plays a role in the Marina's success and future sustainability. The Department's boating strategy aims to consider all such boating needs and interests.

Boating Strategy Components:

Enhancing access to the Marina for recreational purposes is one of the Department's strategic goals. Specific objectives in the boating strategy will align with the Department's strategic plan. As the strategic plan is revised and updated in future years, boating strategy objectives will undergo similar reconsideration and revision to assure consistency in the Department's overall goals and priorities.

Consistent with its strategic plan, the Department in recent years has engaged in a number of activities aimed at supporting a vibrant boating community, and has done so across all departmental operating divisions. An example of one such effort was the Asset Management Division's simplification last year of the rent structure for brokerages

and other boating businesses to incentivize them to maintain their operations in Marina del Rey. Such efforts are consistent with the Department's strategic goal to promote and support boating in Marina del Rey.

Similarly, one of the main boating strategy objectives already accomplished by the Department was the creation of the Boating Section within the Community and Marketing Services Division. The Boating Section was formed in September 2012, to create a "more boater-friendly Marina del Rey." In addition to serving as the Department's liaison to the boating community, the Boating Section is responsible for overseeing the County's boating assets in Marina del Rey, including an anchorage and boating storage areas. Boating Section staff members also play a key role in assuring boater needs are properly addressed in Department-led capital improvement and other construction projects in the Marina. In executing those responsibilities, the Boating Section seeks to achieve the objectives of a boating strategy that facilitates and sustains a thriving boating community. To help assure its success, the Department will assess and seek to properly address the nature and number of Boating Section staff necessary to execute boating strategy objectives.

Managing Boating Assets and Supporting Boating Interests

On a daily basis, the Boating Section is dedicated to implementing components of the recreational boating strategy outlined in this document, including managing the Department's boating assets and coordinating a variety of activities related to boating interests. Related responsibilities include:

- Engage with all segments of the boating community on boating related issues
- Collect and make available to the boating community a variety of logistical information, including guest slips at all Marina del Rey anchorages with marina manager contact numbers and locations
- Oversee the transient docks at Burton Chace Park including the newly built mega yacht and charter docks providing more berthing and commercial charter options
- Manage Anchorage 47, Mast-up Storage and Parcel 77 Dry Storage
- Manage Dinghy and Kayak Storage Areas (Parcels 49, 77, 91 and HS)
- Manage Bike Storage Lockers (Parcels Q and UR)
- Facilitate the WaterBus program with additional boarding locations and procurement of three new vessels providing a dedicated vessel to all eight boarding locations in 2015
- Coordinate/oversee boating events (Los Angeles Boat Show, Holiday Boat Parade, MarinaFest, Old Fashioned Day in Burton Chace Park, yacht club races, Halibut Derby and tall ships festival)
- New docking area and enforcement of Los Angeles County ordinances and licensing for charter vessels

- Provide input on the boating-related aspects of redevelopment
- Provide updates on the Department of Boating and Waterways VTIP (Vessel Turn In Program)
- Track boating-related practices and help compile statistics on boater uses
- Strategize with local agencies including the Marina del Rey Sheriff's Department on providing boater amenities to enhance use of boating assets

The responsibilities above reflect the diverse concerns of the boating community and others who reside in and visit the Marina – with needs ranging from vessel storage, to on-the-water transit, to boating-related recreation and entertainment opportunities. By creating a Boating Section tasked with managing those responsibilities, the Department sought to respond more holistically and effectively to those needs, thereby better helping the Marina's recreational boating environment to thrive.

Boater Outreach, Education and Information Sharing

One of the Boating Section's key responsibilities is to assure effective communication between the boating community and the Department so that knowledge and information flows appropriately in areas of mutual interest and concern. In order to provide your Commission with a better understanding of DBH's boating-related communications and community relations efforts, the section that follows discusses a variety of efforts in the area of boater outreach and education.

In its role as liaison to the recreational boating community, the Boating Section engages in continual outreach with stakeholders aimed at supporting a thriving boating community. Boating Section staff members participate in a variety of community meetings focused on boating interests in the Marina, examples of which include monthly Small Craft Harbor Commission meetings, marina manager meetings, dock replacement and dredging meetings, Marina TMDL (Total Maximum Daily Load) forums and boating seminars presenting California legislative issues affecting boaters.

The Boating Section also works with a variety of organizations focused on boater education and safety, such as the United States Coast Guard Auxiliary and the California State Department of Parks and Recreation Division of Boating and Waterways, to connect more broadly with the Marina boating community.

Moreover, the Department's Boating Section has already established itself as a go-to source for information for stakeholders within Marina del Rey and beyond. As has been reported to your Commission, Newport Beach officials recently contacted the Boating Section regarding a water taxi system of their own based on the Marina del Rey WaterBus model. The Port of Los Angeles, Long Beach and Dana Point also have contacted the Boating Section regarding slip fee evaluations.

The Boating Section also serves as a repository and source of information regarding existing or planned boating facilities, amenities, services, events, organizations and Department projects in Marina del Rey related to boating and other on-the-water recreational activities. The Boating Section assures the flow of information and educational content staff members collect are directed and discussed with appropriate Department staff overseeing related projects, and that project deliverables are aligned to meet boater needs.

Boating Section staff also advocate for more on-the-water opportunities to traverse the Marina. For example, along with other Department staff, the Boating Section seeks and supports opportunities to provide more dinghy docks to increase “dock-and-dine” options in the Marina. Staff also continues to strategically optimize the WaterBus program in order to meet growing service demand, in part by planning additional WaterBus boarding locations and procuring additional vessels to improve service during peak periods, thereby reducing landside traffic.

Tourists and other visitors seeking information about recreational boating opportunities in Marina del Rey may access resources and other assistance at the Marina del Rey Visitors Center, which operates in a partnership between the Marina del Rey Convention and Visitors Bureau (CVB) and the Department’s Community and Marketing Services Division, under which the Boating Section operates. The CVB’s website, www.visitmarinadelrey.com, also includes a wealth of resources for boaters. While the Department’s website provides a large amount of boating-related information, a planned website redesign will organize those materials under a “Boating” banner to make boater safety and other information more user-friendly and accessible. As the Boating Section and other DBH resources permit, staff will keep the website fresh and push out new information on social media outlets such as Facebook and Twitter.

Improving the Marina’s water quality continues to be a major Department priority. The Boating Section works directly with the boating community to address this concern. The Boating Section seeks to enhance boater education on best management practices with regard to marinas and on the Dockwalker program, which issues boater kits that include a pocketbook of tide tables, the “ABC’s” of the California Boating Law and Clean Boating Habits, and an oil absorbent pillow.

A major recreational boating objective is achieving “Clean Marina” certification for all public and private anchorages Marina-wide in conjunction with the California “Clean Marinas Program.” The Boating Section is engaged in educating operators of private marinas in the Marina del Rey harbor about the Clean Marina effort and supporting their efforts to obtain the certification.

Supporting Boating Programming and Enhancements

The Boating Section advises the Department on boating programming and boating-related enhancements to the Marina. Boating Section staff members make recommendations on and participate in the implementation of new boating-related programs. Further, the Boating Section advises the Department on how to enhance existing boater-serving programs, including cross-programming youth programs at Burton Chace Park, Parcel 77, Marina Beach and the North Channel (W.A.T.E.R. Program) with Marina del Rey sailing clubs, power fleets, yacht brokers, yacht clubs and other organized watercraft groups. Examples and further description of how the Boating Section supports boating programs and enhancement follow.

The Boating Section recently provided boat slips at Anchorage 47 to the Fairwind Sailing Club that was displaced during a recent dock replacement project. Fairwind partnered with the Santa Monica Windjammers Yacht Club and provided sailing instruction to over 450 local Boys and Girls Clubs inner city youth. Fairwind Sailing Club has established a partnership with the Marina Sheriff's Station offering 10 weeks of after-school sailing programs for youth participation.

The Boating Section also promotes recreational boating by participating in the planning and execution of capital projects in the Marina that help facilitate and sustain on-the-water recreation. A number of Department's boating-related improvement projects are planned, were recently completed, or are underway. These include:

- Chace Park Transient Dock Replacement
- Parcel 77 Dry Storage Improvements
- Parcel 77 New Kayak/Rowing Shell Racks
- Parcel 77 Dock Replacement With New Kayak/Rowing Shell Racks
- Anchorage 47 Dock Replacement
- Parcel 55 Dock Replacement
- Boat Launch Ramp Driveway Entrance Improvement
- Boat Launch Ramp Improvement with an Additional 4-Hour Dock for transient boats
- Parcel 9 New Transient Docks
- Marina Beach Rowing Shell Storage Improvement

The Boating Section serves as an internal Department consultant on boater-related capital projects such as the replacement of the Burton Chace Park transient docks and the enhancement of Parcel 77 with new boating amenities that include a rowing center with new large and small racks for Stand Up Paddleboards, kayaks and dinghies, as well as low profile docks for launching of hand-carried craft. The Boating Section recently consulted on the widening of the public launch ramp entrance, identifying an

alternative entrance on Mindanao Way that allowed access for launching of vessels without interruption during the improvement project.

Recently the Boating Section coordinated the new electrical installation at Marina Beach so rowing clubs can charge their coxswain boxes for public announcement systems on the rowing shells and sculls. The Boating Section is now offering Marina Beach dry storage tenants an option to relocate their vessel to the newly improved Parcel 77 Boating Center with new security fencing, low profile docks and oar cabinets. This will help alleviate vessel storage constraints at Marina Beach, allowing more members of the public to store their vessel and gain access to the water.

During the recent Marina del Rey dredging project, Boating Section staff worked with the dredging contractor, United States Army Corps of Engineers and marine-related agencies to ensure boaters were adequately informed about the project and that proper access was maintained for all vessels transiting the harbor during dredging activities.

Conclusion:

Marina del Rey, the largest, man-made, recreational small craft harbor in the United States, is undergoing both landside and waterside redevelopment to meet the changing needs of residents, boaters and visitors to this unique coastal community. Members of the public are increasingly participating in new and varied recreational water activities in the Marina. Modernized anchorages that have replaced deteriorating boating infrastructure with new docks that include ADA-compliant gangways, wider slips, and upgraded dock utilities to meet the needs of today's boaters are achieving high occupancy rates. Multiple stakeholders in the boating community – including sailing, rowing, paddling and motoring recreational boater groups – are working to promote and cross program youth and educational boating activities that help bolster a viable and sustainable boating community. As discussed above, in order to keep pace with such developments, the Department of Beaches and Harbors created the Boating Section and relies on its expertise, guidance and support in addressing all boating and water-related recreational activities. The Department's boating strategy, executed largely by the Boating Section as described in this report, will help facilitate and sustain a thriving boater-friendly community for years to come in Marina del Rey.



Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

July 3, 2014

TO: Small Craft Harbor Commission

FROM: Gary Jones, Director 

SUBJECT: **ITEM 8 - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On June 4, 2014, the Board of Supervisors approved the proposed assignment of a lease agreement for Parcel 145 from the current lessee to IWF Marina Int., LLC; and authorized the Director of Beaches and Harbors to execute any consents, estoppels, and related documentation necessary to effectuate the lease assignment and financing.

On June 17, 2014, the Board of Supervisors instructed the Chief Executive Officer to identify and provide \$4,000,000 to perform dissolved copper and sediment toxicity studies for Marina del Rey and hire a consultant to provide essential support to manage the Toxic Pollutants Total Maximum Daily Load (TMDL) studies, develop appropriate strategies, conduct stakeholder outreach and education, and assist in the management and implementation of other water quality regulation efforts associated with the Marina.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were heard by the Regional Planning Commission during meetings for the months of June 2014.

CALIFORNIA COASTAL COMMISSION CALENDAR

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

The California Coastal Commission unanimously approved the Oxford Basin Project project in its June 13, 2014 meeting. The Department of Public Works is expected to complete the project in December 2015.

VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

On June 18, 2014, representatives from the City of Los Angeles and the County Departments of Regional Planning, and Beaches and Harbors met to discuss the Coastal Development Permit (CDP) from the County required for the Venice Dual Force



Main project. The representatives from the various departments discussed how best to coordinate the Dual Force Main Project with other planned projects in the Marina, to minimize impacts to Marina visitors and residents. A CDP for the project was filed with the Department of Regional Planning on May 21, 2014. The City will also need to secure a CDP from the California Coastal Commission for the segment under the Marina's main channel.

REDEVELOPMENT PROJECT STATUS REPORT

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

DESIGN CONTROL BOARD MINUTES

The January, February and March 2014 minutes were approved and are attached. The April and May 2014 meetings were cancelled. The June meeting minutes have not been approved.

MARINA DEL REY SLIP REPORT

The overall vacancy rate across all anchorages in Marina del Rey stood at 20.3% for May 2014. Adjusted to remove out-of-service slips and 50% of available double slips; the vacancy rate within Marina del Rey stood at 18.6% for May 2014. The vacancy data by anchorage and slip length can be found in the document attached.

May 2014's figures indicate a 0.2% vacancy rate increase from prior month's 20.1%.

CALIFORNIA COASTAL COMMISSION SLIP REPORT

Pursuant to certain conditions of the Coastal Development Permit (5-11-131) issued by the California Coastal Commission, the County is required to maintain certain minimum thresholds of slip sizes as a percentage of the entire Marina. The attached document outlines the percentage of each size category as a percentage of all available slips in the Marina.

DEPARTMENT OF REGIONAL PLANNING VISIONING PROCESS

On June 25, 2014 Supervisor Knabe released a statement regarding the Marina del Rey Visioning Process. A copy of his statement is attached.

Staff from the Department of Regional Planning will provide a status report on the Visioning Process to the Design Control Board at its July 16, 2014 meeting.

GJ:SP:ms

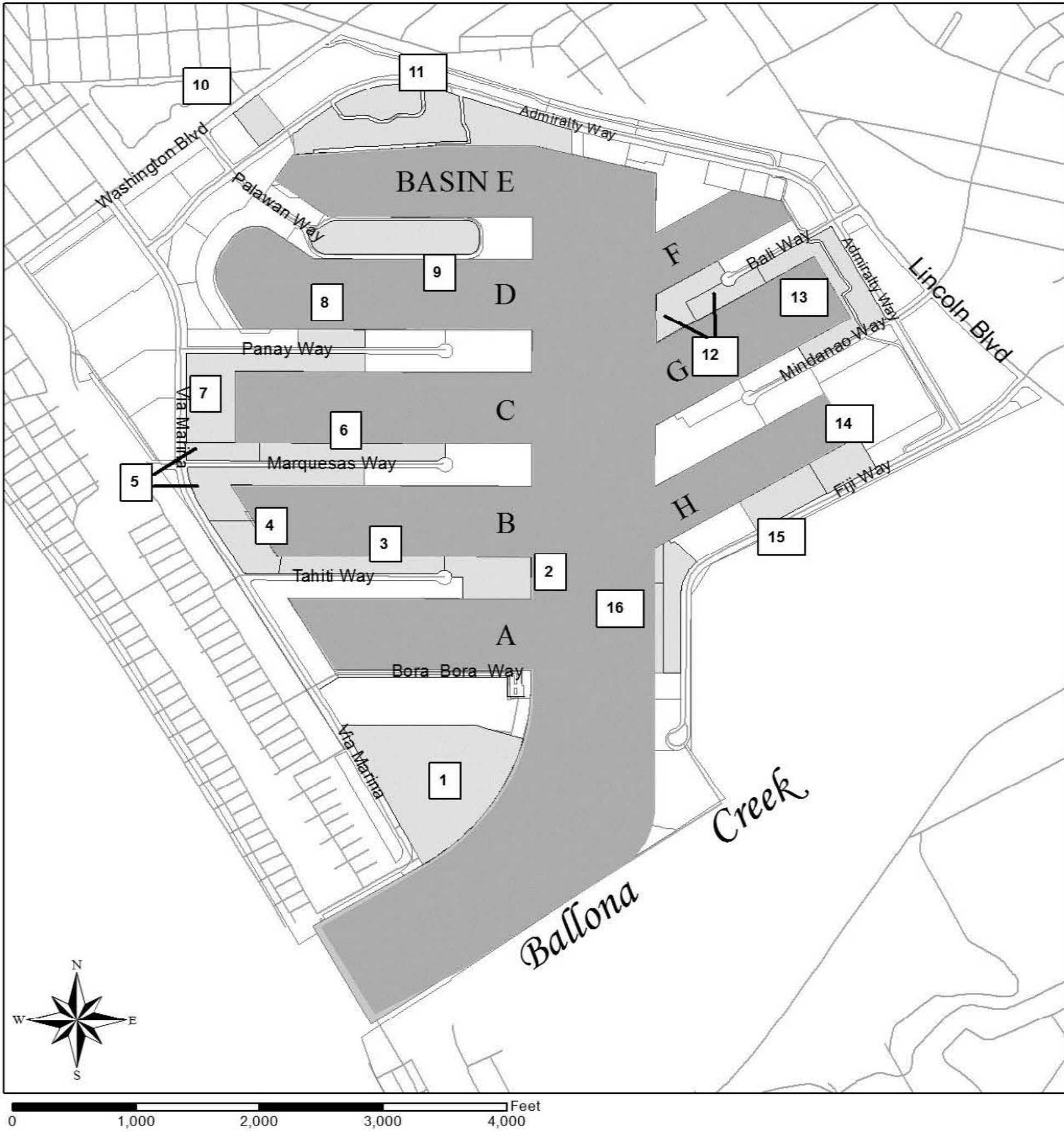
Attachments (7)

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of July 3, 2014

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
4	9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 225'-high, 288-room hotel (152 hotel rooms and 136 timeshare suites). *Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. * Wetland public park project (1.46 acres).	Massing -- Revised project will be resubmitted at a later date. Parking -- Parking plan will be resubmitted at a later date.	Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/29/08. On 10/14/09, the RPC requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that 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 raised 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.	
5	10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. LCP Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/1/11; on April 26, 2011, the BOS indicated its intent to approve the project and recertified the EIR; Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals.	
6	13 -- Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated * Improved pedestrian promenade and public amenities will be renovated.	Massing -- Four existing buildings up to 3 stories high Parking -- Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary -- The Lessee initialed the term sheet 6/1/12. On 8/1/12, the Board provided instruction to proceed with negotiations for an option agreement and revised lease document based on a term sheet initiated by lessee. 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 Board on 2/4/14. Regulatory -- DCB conceptual approval obtained on 8/21/13. MND public review period from 12/19/13 through 1/20/14. On 2/4/14, the BOS adopted MND. On 6/18/14, the DCB approved the final design of the renovation project.	
7	15 -- AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-parking space garage	Massing -- Six buildings up to 5 stories and 70' high Parking -- All parking to be provided on site within new 1,271-space parking garage.	Proprietary -- The Board of Supervisors approved the assignment of the lease on December 17, 2013. 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.	
8	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza	Massing -- One 56' tall commercial building with view corridor/community park Parking -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for 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 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.	
9	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.	
13	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,760 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- 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 by 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
14	52 -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County Boatwright facility	Massing -- 81.5' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease Option Agreement and extension for 6 months approved on 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting. Regulatory -- DCB review continued on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/8/12 in Chace Park, MdR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Project was approved by RPC on 4/24/13. A CDP for the waterside portion of the project was filed with the Coastal Commission in May of 2014.	Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
15	53 -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	Massing -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. Parking -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary -- On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. Regulatory -- DCB conceptual approval obtained on 8/21/13.	
16	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screen check DEIR in review. Lessee has indicated intent to submit a revised project.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
1	113 -- Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities	Massing -- Thirty existing buildings varying from 1 to 4 stories high Parking -- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary -- A term sheet was 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 applicant return for review.	
10	147 (OT) -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for 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 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. The BOS approved the project on 06/12/12.	
Construction in Process						
2	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	Massing -- 3 stories, 36'-7" in height. Parking -- 465 spaces.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. Construction started March 2012 and still on schedule to complete the project in early 2016.	No Variance proposed
3	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
12	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.	No Variance proposed. Parking Permit for reduced parking.
11	125 -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Waterfront promenade of varying widths from 12 to 20 feet and fire access improvements with new pavers, railing, landscape, ADA restroom and pedestrian amenities.	Massing -- Expansion of existing boater restroom is proposed Parking -- Existing 361 shared parking spaces for boaters and guests will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement was included in the County's master waterside CDP application to CCC. CCC approved waterside master CDP for dock construction on 11/3/11. Final approval of promenade improvements granted by DCB on 3/16/11. Reconstruction of 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





Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstron
Chief Deputy

John Kelly
Deputy Director

DESIGN CONTROL BOARD MINUTES January 22, 2014

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

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

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

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

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

1. Call to Order and Pledge of Allegiance

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

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

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

Vice Chair Jubany led the Pledge of Allegiance.

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

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

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

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

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

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

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

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

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

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

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

3. Public Comment

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

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

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

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

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

Board Comment

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

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

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

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

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

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

4. Consent Agenda

Public Comment

Nancy Marino commented on the consent agenda.

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

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

5. Old Business

A. Parcel 9 – Marriott Courtyard and Residence Inn – Further consideration of site redevelopment and Design Control Board Review related thereto – DCB #04-15-D

Mr. Lopez presented the project staff report.

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

Public Comment

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

Jon Nahhas stated that he had concerns about the project.

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

Dan Gottlieb asked when Marriott became involved with the project.

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

Jessica Kurland raised concerns about the hotel and the seawall.

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

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

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

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

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

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

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

Mr. Jones replied affirmatively.

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

Board Comment

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

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

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

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

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

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

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

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

6. New Business

A. Marina del Rey Farmers' Market Signage – Consideration of seasonal event signage and Design Control Board Review related thereto – DCB #13-016

Mr. Lopez presented the project staff report.

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

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

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

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

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

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

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

Public Comment

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

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

Board Comment

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

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

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

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

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

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

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

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

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

Mr. Jones agreed to the conditions.

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

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

7. Staff Report

All reports were received and filed.

Public Comment

Jon Nahhas stated his displeasure with the public noticing procedure.

Nancy Marino commented on the Ongoing Activities Report.

Board Comment

None

8. Adjournment

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

Respectfully Submitted,

Angela Mahone
Secretary for the Design Control Board



Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

DESIGN CONTROL BOARD MINUTES February 19, 2014

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

Members Absent: Simon Pastucha, Member (Third District)

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

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

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

1. Call to Order and Pledge of Allegiance

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

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

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

Mr. Wong led the Pledge of Allegiance.

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

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

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

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

3. Public Comment

Jon Nahhas stated his concerns about the Special Night Meeting.

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

Bethany Gorfine expressed her concerns about development.

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

Gary Robinson stated his concerns about traffic.

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

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

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

Board Comment

None

4. Consent Agenda

None

Public Comment

None

5. Old Business

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

Mr. Lopez presented the project staff report.

Carolyn Seitz provided additional information about the proposed landscaping.

Public Comment

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

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

Board Comment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6. New Business

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

Mr. Lopez presented the project staff report.

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

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

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

Public Comment

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

Board Comment

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

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

On a motion of Vice Chair Jubany, seconded by Mr. Wong, the item was approved as submitted.

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

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

Mr. Lopez presented the project staff report.

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

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

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

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

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

Aram Chahbazian provided additional details about the proposed project.

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

Board Comment

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

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

Public Comment

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

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

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

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

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

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

Margo Hartman stated concerns about traffic and increased building height.

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

Board Comment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. DCB Review Process – Staff Overview

Mr. Lopez presented the project staff report.

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

Mr. Lopez replied affirmatively.

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

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

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

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

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

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

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

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

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

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

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

Public Comment

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

Nancy Marino stated that communication needs to improve.

Board Comment

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

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

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

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

7. Staff Report

All reports were received and filed.

Public Comment

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

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

Board Comment

None

8. Adjournment

Chair Phinney adjourned the meeting at 4:50 PM.

Respectfully Submitted,

Angela Mahone
Secretary for the Design Control Board



Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

**DESIGN CONTROL BOARD MINUTES
SPECIAL MEETING
March 26, 2014**

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

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

Department Staff Present: Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Yeni Maddox, Secretary

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

Guests Testifying: Carolyn Ingram Seitz, Carolyn Ingram Seitz and Associates; William Tallichet, Specialty Restaurants; Adam Wodka, Signs Now; Catrina Love, Department of Beaches and Harbors; Shem Streeter, Kennedy Wilson; Jamie Schwartzman, Flux Branding; Michael Sondermann, Marina Admiralty Company; Glenn Togawa, Togawa Smith Martin, Inc.

1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 6:42 PM

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

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

Mr. Pastucha led the Pledge of Allegiance.

2. Approval of minutes was moved by Vice Chair Jubany to the end of the Agenda.

On a motion of Mr. Pastucha, seconded by Mr. Wong, the remaining reports were received and filed, and approvals of the minutes were continued to the next meeting.

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

3. Public Comment

Public Comment was moved by Vice Chair Jubany to the end of the Agenda, to move forward with the old and new business.

Nancy Vernon Marino asked if the redesign would return to the Design Control Board first or go straight to Regional Planning and move forward in the permit process.

Mr. Tripp replied that the project could go straight to the Regional Planning Commission or return to the Design Control Board for reconsideration of the project.

4. Consent Agenda

None

Public Comment

None

5. Old Business

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

Mr. Lopez presented the project staff report.

Mr. Wong asked for clarification in regards to the windscreen design and composition materials.

Mr. Lopez replied that the proposed windscreen design is composed of glass material and would be placed closer to the patio than the previous design, to allow the existing planter to remain in its location.

Carolyn Seitz introduced William Tallichet of Specialty Restaurants and stated that any comments or questions regarding the signs can be directed to Mr. Tallichet or Mr. Wodka. She added that landscaping in the brick planter will remain consisting of Azalea trees and trailing plants.

William Tallichet stated that his preference was to obtain approval for the originally submitted signage, with Option A as his second choice, Option B as his third choice, and Option C his last choice.

Public Comment

Nancy Marino expressed her dislike of the restaurant name change and that the windscreen should be removable.

Board Comment

Vice Chair Jubany stated that the Board does not want to set a precedent of allowing box signage, and expressed her preference to approve Option A.

Mr. Pastucha agreed with Vice Chair Jubany and suggested the directional red arrow on Sign 3 be reduced in size.

William Tallichet replied that he could reduce the red arrow by a third.

On a motion of Mr. Pastucha, seconded by Mr. Wong, the project was approved, with the signs shown in Option A selected, but with the requirement that the red directional arrow on Sign 3 be reduced by a third.

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

B. Marina del Rey Farmers' Market Signage – Consideration of seasonal event signage and Design Control Board Review related thereto – DCB #13-016

Catrina Love introduced the graphic designer, Mike Yokotake from Yokotake Design. She stated that the feedback from the January 22nd meeting assisted them in creating a consistent design for all of the signage requested. She also mentioned that there was a reduction in the number of signs originally requested and that directional signage was incorporated, to assist patrons in locating the Farmers' Market. Ms. Love then requested the Board to allow the current temporary signage to remain in place until the approved signage is manufactured. Lastly, she stated that CMSD would return next month to request an expansion of the light pole banners.

Public Comment

Nancy Marino expressed the lack of communication between Los Angeles County and the community and that she disliked the light pole banners.

Jon Nahhas stated that he disliked the Farmers' Market signage and that the market is unsuccessful.

Board Comment

Mr. Wong asked if the signage proposed for the light poles would be permanent.

Mr. Lopez replied that the signage was temporary, and that the applicant was requesting for the signs to remain in place through September 2014.

Mr. Pastucha stated that he appreciated the cohesiveness of the signage package.

Vice Chair Jubany stated that she also appreciated the County's efforts to make the signage package cohesive.

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

6. New Business

A. Parcel 12 – Esprit Marina del Rey – Consideration of additional business identification signage and Design Control Board Review related thereto – DCB #08-017-C

Mr. Lopez presented the project staff report.

Shem Streeter introduced Jamie Schwartzman as the marketing and branding consultant for the project.

Jamie Schwartzman stated that he had worked with the developer to improve wayfinding on the site. He stated that his goal was to present a design solution that was appealing, and to use materials that are corrosion resistant, due to the marine environment.

Public Comment

Nancy Marino spoke about the orange parking signage, the directional signage, and the land use for the property.

Jon Nahhas stated that he agreed with everything Ms. Marino said.

Robert Chermo stated that he represents clients from the Bar Harbor (2nd phase of Esprit) property and spoke about the County's conflict of interest law prohibiting the Design Control Board from reviewing projects. He also spoke about public comments.

Vice Chair Jubany asked Ms. Caves to respond to Robert Chermo's comments.

Ms. Caves stated that the public had the right to comment on any item on the Agenda.

Board Comment

Vice Chair Jubany asked the designer if the portion of the sign that appeared to be made of wood would be orange.

Jamie Schwartzman replied that the renderings displayed were only for visualization purposes and then showed the DCB members a sample of the material that would be used for the sign.

Mr. Wong asked if a mock-up had also been created for the parking signage.

Mr. Schwartzman stated that they had only created one mock-up, but that the other sign would be made of the same material.

Vice Chair Jubany stated that the design was elegant and that she was in favor of approving the design, and asked the other Board members for comments.

Mr. Pastucha requested to see a sample of the yellow color and materials that were proposed.

Mr. Schwartzman stated that the material that would be used is a solid color vinyl that would be applied to the rear side of the acrylic to make it impervious to any weather.

Mr. Pastucha expressed concern about the height and size of the guest parking directional signage and the promenade directional signage. He asked the applicant if they could remove one of the panels from the bottom of the sign and lower it.

Jamie Schwartzman replied affirmatively.

On a motion of Mr. Pastucha, seconded by Mr. Wong, the item was approved with an amendment of removing one of the bottom boards of the parking signage.

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

B. Parcel 113 – Mariners Village – Conceptual consideration of site renovation project and Design Control Board Review related thereto – DCB #14-003

Mr. Lopez presented the project staff report.

Mr. Wong inquired about the specifics of the landscaping and replacement of structures. He then asked staff if any overlays existed that showed what is being removed.

Mr. Lopez replied that the slides of the plans identify the changes planned as part of the project which includes renovation of the existing facilities, replacement of the landscaping, expansion of the parking structure, town center and promenade, and construction of a new 60-slip marina.

Michael Sondermann introduced Mr. Glenn Togawa as the consulting lead design architect on this project, and then proceeded with his presentation.

Mr. Wong asked for the total number of residential units, the square footage increase for each unit and if the docks were the only new structures.

Michael Sondermann replied that there were a total of 981 residential units existing on the site.

Glenn Togawa replied that there would be no increase to the square footage to the residential units.

Mr. Pastucha asked the applicant if the look-out points located at the water's edge would remain, and if a tree survey had been included as part of the submittal.

Michael Sondermann replied that the lookout points would be removed because the revetment would be replaced with a 1,400 linear foot seawall to allow construction of the 28-foot wide promenade. He then stated that a complete tree survey would be submitted as part of their environmental document.

Public Comment

Anna Huff spoke about the privacy and natural landscaping at Mariners Village.

Chris Cate spoke about the Mariners Village community and the proposed improvements.

John Weston spoke about the replacement landscaping and asked what would happen to the existing tenants and the blue herons and about the type of retail planned for the site.

Endre Barath spoke about the importance of history and the preservation of nature in the Marina.

Katherine Peterson stated that the County spending money on a renovation project in tsunami territory was irresponsible.

Michelle Summers gave a short presentation on Mariners Village, and stated the property should be classified as an Environmentally Sensitive Habitat Area.

Moss Hart spoke about safety issues related to opening up the promenade to the public and adding boat slips and more retail to the site.

Fred George spoke about the additional retail space and asked if an economic study had been conducted.

Neal Aims stated that additional retail space would cause increased traffic and compromise security.

Catherine Hillerman, Elise Hicks, Susanne Cumming, and Marcia Hanscom presented a report on great blue herons.

Steve Freedman stated that he was against adding boat slips in the main channel.

Jon Nahhas reiterated Mr. Freedman's comments, spoke against the amount of development occurring in Marina del Rey and that the visioning process was fraudulent.

Lauri Matisse stated that the project should have a more eco-sensitive design.

Lamont Roberts spoke about security issues related to opening the property up to the public.

Kathy Knight asked the Board to oppose the project and stated that it would destroy heron habitat.

Bruce Campbell expressed concern over the removal of the older trees, where the herons nest.

Louise Steiner stated that she was against the destruction of wildlife habitat.

Dana Feldman stated she was opposed the project.

Art Ford spoke about meeting procedures and the availability of the presentation in the packet and on-line.

Lowell Safier spoke about water contamination related to the addition of new boat slips.

Gillian Ware stated that she was opposed to the destruction of heron habitat and the existing trees.

Robert "Roy" Van de Hoek spoke about the trees and evaluating the wildlife on the property.

Marcia Miller stated that it was important to preserve the existing community.

Cassie Boyd spoke about parking issues created by a previous construction project construction, and where construction workers should park.

Patricia Mcpherson spoke about her support for the comments made by previous speakers and the abandonment of the Del Rey 10 oil well.

Lina Shanklin stated that it was important to preserve the habitat of great blue herons.

Sandy West stated her concern about extra traffic from the proposed retail space and the boat slips.

Dan Gottlieb spoke about the profitability of the project.

Catherine Wienberger spoke about being priced out of the community if the project went forward and reprisal from management for testifying.

David Sheehan spoke about the loss of Mariners Village's charm if the proposed project was approved.

Lauri Chryss expressed support for the previous comments, and concerns about traffic during an emergency and security issues.

Ernest Cowell spoke about guest parking and additional crime from the project.

William Hicks expressed disappointment with the proposed tree removals and that trees were important to the environment.

Nancy Vernon Marino requested reports on landscaping awards received by Mariners Village and on Important Biological Resources at Mariners Village.

Barbara Slavin stated that she was opposed to the project.

Board Comment

Mr. Wong suggested incorporating the existing trees into the proposed design and recommended that the item be continued to the next meeting, to allow further discussion.

Vice Chair Jubany stated that she had previously met with the developer regarding the proposed project, and that she was open to continuing the item to the next meeting, which she noted would be a day meeting.

Ms. Caves stated that the Board could request a special night meeting.

Vice Chair Jubany stated that she was ready to take action on the item.

Mr. Pastucha stated that the Board did not handle the project's environmental clearance. He then stated that whether or not the Board approves this project, it not slow down the process, and that the Regional Planning Commission will determine if the project moves forward.

Ms. Guterrez agreed with Mr. Pastucha.

Mr. Wong stated that he believed the proposed project's design concept was not in compliance with many policies that are under the purview of the Board, and then moved to deny the application.

Vice Chair Jubany stated that there was not a second to Mr. Wong's motion and then directed the Board to continue to discuss the item.

Mr. Pastucha stated that he disliked the landscaping plans and a study on the existing trees was lacking. He then stated that whether or not the property was considered a historic site was outside of the Board's purview. Mr. Pastucha also stated that he thought that the Local Coastal Program (LCP) required the lessee to open up the promenade to the public.

Vice Chair Jubany asked the developers to return to the microphones. She expressed her disappointment with the architectural design of the proposed project. She asked staff for clarification regarding the requirements in the LCP related to the promenade. She then stated that she wasn't able to approve the project in its current form.

Mr. Tripp stated that the LCP requires that with any lease extension, the property must add a public promenade.

Vice Chair Jubany suggested that the developer incorporate the existing look-outs into the required promenade.

Mr. Wong stated that he would like the project redesigned to preserve the existing trees and water ponds, and that the proposed anchorage should be removed.

Mr. Pastucha stated that the developer should incorporate the existing look-outs into the proposed promenade. He also stated that he was concerned about the parking structure lighting at night and the heron habitat. Mr. Pastucha then stated that the docks were not under the purview of the Board, but he was still concerned about their visual impact.

Mr. Tripp added that the docks were under the purview of the California Coastal Commission.

On a motion of Vice Chair Jubany, seconded by Mr. Wong, the conceptual design was denied.

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

7. Staff Report

All reports were received and filed.

8. Adjournment

Vice-Chair Jubany adjourned the meeting at 11:20 PM.

Respectfully Submitted,

Yeni Maddox
Secretary for the Design Control Board

May-14	18-25			26-30			31-35			36-40			41-45			46-50			51+			TOTAL	TOTAL	%	DOUBLES	DOUBLES	NON-DBL	TTL OFF LINE	TTL including OFF LINE
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VACANT	AVAILABLE	VACANT	VACANT	OUT OF SERVICE	OUT OF SERVICE		
P7	0	8	0.0%	9	80	11.3%	6	44	13.6%	6	42	14.3%	2	12	16.7%	0	7	0.0%	0	21	0.0%	23	214	10.7%					
P8	1	15	6.7%	7	48	14.6%	36	82	43.9%	11	38	28.9%	4	16	25.0%	0	7	0.0%	0	1	0.0%	59	207	28.5%					
P10	1	12	8.3%	2	126	1.6%	0	22	0.0%	0	20	0.0%	0	0		0	0		0	0		3	180	1.7%					
P12	0	0		0	0		1	30	3.3%	1	53	1.9%	5	58	8.6%	0	44	0.0%	0	31	0.0%	7	216	3.2%					
P13	0	0		0	3	0.0%	0	33	0.0%	0	70	0.0%	0	36	0.0%	0	36	0.0%	2	8	25.0%	2	186	1.1%					
P15	65	106	61.3%	21	32	65.6%	27	40	67.5%	16	20	80.0%	14	20	70.0%	16	18	88.9%	0	0		159	236	67.4%					
P18	43	198	21.7%	15	68	22.1%	5	41	12.2%	4	39	10.3%	3	26	11.5%	3	18	16.7%	1	34	2.9%	74	424	17.5%	6			1	
P20	13	42	31.0%	10	59	16.9%	2	21	9.5%	1	9	11.1%	0	8	0.0%	0	0		0	0		26	139	18.7%				3	
P21	72	121	59.5%	14	51	27.5%	0	0		2	10	20.0%	0	0		0	0		0	0		88	182	48.4%	40	8			
P28	0	0		49	182	26.9%	7	100	7.0%	8	82	9.8%	0	0		0	9	0.0%	0	2	0.0%	64	375	17.1%					
P30	0	8	0.0%	6	70	8.6%	4	51	7.8%	0	33	0.0%	0	26	0.0%	1	52	1.9%	2	55	3.6%	13	295	4.4%	4	2		5	
P41	10	90	11.1%	5	24	20.8%	4	34	11.8%	0	0		0	0		0	0		0	0		19	148	12.8%					
P43	56	109	51.4%	41	120	34.2%	10	70	14.3%	10	36	27.8%	0	0		0	10	0.0%	2	4	50.0%	119	349	34.1%					
P44(45)	109	269	40.5%	1	51	2.0%	2	71	2.8%	0	0		0	0		0	0		0	0		112	391	28.6%	98	1			
P47	24	53	45.3%	35	81	43.2%	15	29	51.7%	4	6	66.7%	0	1	0.0%	0	1	0.0%	0	0		78	171	45.6%				5	
P53	1	34	2.9%	0	23	0.0%	2	37	5.4%	0	9	0.0%	0	0		0	0		0	0		3	103	2.9%					
P54	0	0		0	3	0.0%	0	0		7	24	29.2%	0	6	0.0%	1	7	14.3%	0	14	0.0%	8	54	14.8%	7	2			
P111	0	20	0.0%	0	27	0.0%	0	2	0.0%	0	15	0.0%	0	0		0	8	0.0%	3	39	7.7%	3	111	2.7%					
P112	2	100	2.0%	0	0		0	11	0.0%	0	24	0.0%	0	0		0	0		1	40	2.5%	3	175	1.7%					
P1251	8	24	33.3%	10	49	20.4%	27	91	29.7%	7	50	14.0%	5	27	18.5%	7	17	41.2%	13	18	72.2%	77	276	27.9%	1				
P132	3	29	10.3%	0	3	0.0%	6	68	8.8%	4	58	6.9%	1	45	2.2%	1	39	2.6%	0	20	0.0%	15	262	5.7%	2	2		1	
Grand Total	408	1238	33.0%	225	1100	20.5%	154	877	17.6%	81	638	12.7%	34	281	12.1%	29	273	10.6%	24	287	8.4%	955	4694	20.3%	158	15	15	0	4694

Summation

Vacancy in 18'-25' 33.0%
 Vacancy in 26'-30' 20.5%
 Vacancy in 31'-35' 17.6%
 Vacancy in 36'-40' 12.7%
 Vacancy in 41'-45' 12.1%
 Vacancy in 46' to 50' 10.6%
 Vacancy in 51' and over 8.4%

Total Vacancy 20.3%

Vacancy w/o DOUBLES, OUT OF SERVICE and OFF LINE slips 18.6%

	Under Construction	Net Available	TOTAL Mdr	% of TOTAL	CDP MIN THRESHOLD
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May-14

25' & Less					
Number of Slips	0	1238	4694	26%	16%

26'-30'					
Number of Slips	0	1100	4694	23%	19%

30'-35'					
Number of Slips	0	1742	4694	37%	18%

Notes

4761 - pre-construction number of slips

[Don's Blog \(http://knabe.com/dons-blog/\)](http://knabe.com/dons-blog/)

Rethinking a vision for the future of Marina del Rey



The Department of Regional Planning asked for my input, as well as the public's, on the current state of the Marina—what is missing or should be improved in the Marina, what design changes might be made to make the Marina a more attractive place, and what uses or amenities could be provided to make the Marina a more desirable destination for visitors and more livable for residents.

At the Small Craft Harbor Commission meeting on May 26, 2014, one of these ideas was discussed at length—whether or not the public boat launch should be moved from its current location, which would allow for a reconfiguration of uses in the adjacent area. Let me be clear—that idea came from me.

I provided my input to the Department of Regional Planning for consideration and public discussion. For years, I've heard from numerous professional planners and developers about the need to consider a reconfiguration of the launch ramp to provide better opportunities to group uses to create a better sense of place in the Marina. It was prudent for the idea to be considered during the visioning process when the long term future of the Marina was being discussed.

After a study conducted by a consultant and reviewed by the U.S. Coast Guard deemed the move to be safe, I felt it was appropriate to introduce the idea into the visioning process for public discussion. It was meant as a point of departure for a broader discussion. It was not a direction and it was never a done deal. Somehow that got lost in translation.

Nevertheless, the idea was universally rejected at the Small Craft Harbor Commission meeting. I want the public to know that I've listened to you and I'm removing the idea of relocating the public boat launch from further consideration in the visioning process. The process itself will continue, and I encourage you to continue your involvement, because it does make a difference.

