

#### SMALL CRAFT HARBOR COMMISSION AGENDA September 10, 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 August 13, 2014.

#### 3. (1) 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. (1) 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. Oxford Basin Update (PRESENTATON)

b. Marina del Rey Visioning Statement Update (PRESENTATION)

Attachment: Visioning Statement

Attachment: RPC 2014-09-17 Agenda

Small Craft Harbor Commission Agenda for September 10, 2014 Page 2 of 2

#### 7. **NEW BUSINESS**

a. None

#### 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.
- 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

Administration Building

13837 Fiji Way

Marina del Rey, CA 90292

Marina del Rey, CA 90292

Burton Chace Park Community Room
13650 Mindanao Way
Marina del Rey, CA 90292
Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292
Marina del Rey, CA 90292

3. The entire agenda package and any meeting related writings or documents provided to a Majority of the Commissioners (Board members) after distribution of the agenda package, unless exempt from disclosure Pursuant to California Law, are available at the Department of Beaches and Harbors and at http://marinadelrey.lacounty.gov

Si necesita asistencia para interpreter esta informacion llame al (310) 305-9503.

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### SMALL CRAFT HARBOR COMMISSION MINUTES August 13, 2014 – 10:05 a.m.

**Commissioners:** Allyn Rifkin, Chair; Russ Lesser, Commissioner; David Lumian, Commissioner; Dennis Alfieri, Vice Chair (excused absence); Vanessa Delgado, 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; Michael Tripp, Planning Specialist, Planning Division; Carol Baker, Chief, Community and Marketing Division; Debra Talbot, Manager, Community and Marketing Division.

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

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

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

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

Chair Rifkin requested to have the minutes amended to reflect that he abstained from approving the April 9<sup>th</sup> minutes due to his absence.

Motion to approve the amended July 9, 2014 minutes by Commissioner Lesser, seconded by Commissioner Lumian, unanimously approved.

Ayes: 3 - Chair Rifkin, Mr. Lesser, Mr. Lumian

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

Douglas Fay expressed concern with the maintenance of the Oxford Basin area.

Chair Rifkin requested to have this item be presented at the next meeting.

Jon Nahhas spoke about the boating strategic plan not being on the agenda and about the vacancy rate.

Chair Rifkin asked if staff has any updates on the recreational boating strategy.

Mr. Jones reported that staff is in the process of taking comments and that a comprehensive report will be presented to the Commission at a later date.

Commissioner Lesser noted the Commissioners were provided with a list of all boating assets, including facilities and activities that are available in the Marina. He would like to discuss this item further.

Mr. Jones stated that the updated list will be provided along with the responses to the projects and items discussed. He further stated that he would like to receive input from the Commission and the public on the strategies the Department takes regarding recreational boating.

#### Item 4 - Communication with the Commissioners

Commissioner Lumian disclosed he had communication with several individuals.

Chair Rifkin reported that he signed letters to the Supervisor Knabe and the Department of Regional Planning regarding the Visioning Process.

#### Item 5a - Marina Sheriff

Deputy White presented both the Liveaboard and Crime Stats reports.

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Commissioner Lesser asked about the theft report.

Deputy White stated that most thefts were from crimes of opportunity, including the grand thefts of stolen bicycles.

Commissioner Lesser noted that from looking at the statistics the Marina is a safe and almost crime free area.

Deputy White concurred.

Chair Rifkin extended an invitation to the new captain to attend the meeting.

Deputy White stated he will pass on the invitation.

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

Ms. Baker presented the staff report.

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

Ms. Talbot provided a status update on Mast-Up Storage, Parcel 77 and the Waterbus. The written responses to Commissioner Lumian's questions were provided to the Commissioners and the public.

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

Janet Zaldua talked about the various media outreach to promote Marina del Rey, and presented a PowerPoint presentation on the promotion of "Beach Buddies". She also discussed the hiring of a business development manager.

Jon Nahhas commented on providing more programs and diverse music for the public.

Douglas Fay complimented Ms. Zaldua's presentation. He suggested surveying the public to find out the types of programs that the public would like to have.

Commissioner Lumian thanked the Boating Section for responding to his questions. He expressed concerns about the website stating that only sailboats up to 28-feet are allowed to be stored at the location, and that people have found it difficult to submit applications. He asked if those 74 vacancies included or excluded the powerboats.

Mr. Jones responded that they included the powerboats.

Ms. Talbot confirmed.

Commissioner Lumian asked when the powerboats are moved will the vacancy number go up.

Mr. Jones replied that it would go up by 10 or 11 spaces.

Commissioner Lumian inquired as to how long the information was posted online regarding the -application for Mast-Up Storage not being accepted.

Mr. Jones stated that he did not know the answer nor did he know the reason as to why it was posted.

Commissioner Lumian would like to see an online application be available.

Mr. Jones stated the systems are being revamped and expanded.

Chair Rifkin stated those are the types of suggestions that need to be listed in the boating strategies. He also mentioned having a survey for future events to see demographically who visited Marina del Rey.

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#### Item 6a - Update on Marina del Rey Visioning Statement

Gina Natoli provided an update on the Visioning Statement. She reported they are working on revising and preparing the Statement for the Regional Planning Commission (RPC) review in early September. The documents would then be submitted to the Board of Supervisors (Board) in October. In preparation for the document to go before the RPC meeting it would be released for public review at the end of August.

Douglas Fay commented on the limited public participation, House document 389 and Oxford Basin.

Jon Nahhas played an audio recording of a meeting; he spoke about the launch ramp, public participation and process.

Chair Rifkin asked if Ms. Natoli was aware of a letter sent to Supervisor Knabe and Mr. Bruckner.

Ms. Natoli replied yes that she has seen it.

Chair Rifkin stated he would like to go on record and expressed that he was not aware Supervisor Knabe in any way directed the relocation of Fisherman's Village.

Commissioner Lumian stated that the Commission was informed the new plan would be available for review since it would not go to the RPC until September.

Ms. Natoli responded that the document needed to be revised and the final comments needed to be incorporated before the RPC meeting.

Commissioner Lumian stated that the next SCHC meeting is on September 10<sup>th</sup> and asked if the document would be available for review and public input.

Mr. Jones stated he thought the Commission would have the opportunity to review and provide additional comments before it goes to the RPC. He also stated that the Commission and the public can provide comments at any time while the document is being presented to the RPC and later to the Board.

Commissioner Lumian asked if the draft document would be available at the September 10<sup>th</sup> meeting.

Mr. Jones responded that once the draft is released it can be distributed for review and the items be placed on the agenda for discussion at the next meeting.

Commissioner Lumian invited Ms. Natoli to come back in September.

Chair Rifkin stated he supports attending the RPC meeting and getting more input from the public.

Commissioner Lumian asked for confirmation that the Fisherman's Village is to stay where it is and that the launch ramp would not be moved.

Ms. Natoli replied that that is correct. She stated that the RPC meeting is either on September 10<sup>th</sup> or 17<sup>th</sup> and any comments made would be submitted along with the document when it goes to the Board.

Commissioner Lumain suggested that if the SCHC meeting conflicts with the RPC meeting it should be rescheduled to a different day.

Mr. Jones responded that a special meeting can be coordinated.

Commissioner Lesser stated that focus was lost on the rest of the report because of the Fisherman's Village and launch ramp issues.

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Captain Alex Balian commented on the issue of timing and how the public input can be provided before the draft is presented to the RPC.

Ms. Natoli responded that the Visioning Statement would be released at end of August and would be available for public comment up until the RPC meeting.

Chair Rifkin stated due to the RPC schedule the most effective way for the public to provide input is by writing letters and directing comments at the RPC and the Board meetings. He further stated that there will also be an opportunity to provide comments at the next SCHC meeting.

Patricia Younis asked when the public comments will be available, what are the changes, and if comments from the RPC will be drafted for review or would it be sent along with the drafted document to the Board.

Ms. Natoli responded that the public comment period will be from when the draft document is released until the RPC meeting. The boat launch ramp has been completely removed from the document and staff cannot make changes unless they are being directed by the RPC. When the document is released for submission to the Board the public comment period will be available.

Commissioner Lesser asked if the document can be presented to the RPC on September 17<sup>th</sup>.

Ms. Natoli stated she will check.

Mr. Jones thanked Ms. Natoli for her updates and assistance in moving the project along.

Commissioner Lumian stated if the RPC meeting ends up being a conflict with the SCHC meeting, he suggested reschedule the SCHC meeting.

Mr. Jones replied he will keep it in mind.

#### Item 7 - New Business

None

#### Item 8 - Staff Reports

Mr. Jones provided the staff report.

Mike Pashaie provided an update on the status of Fisherman's Village.

Aaron Clark talked about the regulatory process and public support.

Chair Rifkin would like to have a timeline with specific steps, and requested they work with staff to provide the information.

Mr. Clark stated the next step is the proprietary side, and would work with staff on the request.

Mr. Pashaie added that the timing is about a year and a half to two years.

Jon Nahhas talked about land use changes and the LCP, docks refurbishment and displacement plan.

Captain Alex Balian read item number two from Resolution No. 2014-07-09 and asked if that is the plan moving forward. He also agreed that a list of action items and dates is needed.

Mr. Clark stated that an LCP amendment is not required.

Commissioner Lumian reported that he met with Mr. Pashaie to discuss the idea of having dinghy docks at Fisherman's Village. He stated that they would need the Department's help to implement.

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Mr. Jones reported that he did meet with Mr. Pashaie to discuss his concern but have found a way to make the docks available without displacing long time boat tenants.

Commissioner Lumian felt that this was a big improvement and he encouraged looking at other places for dinghy docks. He stated that at the last meeting when the TMDL item was presented he requested additional information on the \$4 million budget that was approved by the Board. He would like to have an update on this item and answers to his questions.

Mr. Jones responded that concerning the TMDL, the County is working to prepare for the State Water Board hearing and if any new development occurred, the Commission will be provided with a status update. In the meantime a briefing on the Board approved funds and studies could be provided.

Commissioner Lumian requested to have a breakdown on how the money is going to be spent.

Commissioner Lesser would like to have an update on the Oxford Basin Project.

#### **Adjournment**

Chair Rifkin adjourned the meeting at 11:43 a.m.



## LOS ANGELES COUNTY SHERIFF'S DEPARTMENT MARINA DEL REY STATION PART I CRIMES JULY 2014



	West	East	Lost	Marina	Upper	County	Lower	Windsor	View		
	Marina	Marina	R.D.	Water	Ladera	Area	Ladera	Hills	Park	Parks	TOTALS
	2760	2761	2762	2763	2764	2765	2766	2767	2768	2791	
Homicide											0
Rape											0
Robbery: Weapon											0
Robbery: Strong-Arm											0
Aggravated Assault	1	2			1		3				7
Burglary: Residence					1		6	3	2		12
Burglary: Other Structure		1					4	1			6
Grand Theft	10	3		1			4		2		20
Grand Theft Auto		1			1		1	3	5		11
Arson											0
Boat Theft											0
Vehicle Burglary	3						4		2		9
Boat Burglary				1							1
Petty Theft	9	1					6	2	3	2	23
REPORTING			_	_	_	_					
DISTRICTS TOTALS	23	8	0	2	3	0	28	9	14	2	89

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

Source- LARCIS, Date Prepared August 04, 2014 CRIME INFORMATION REPORT - OPTION 5A

### LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

#### MARINA DEL REY STATION

#### **PART 2 CRIMES - JULY 2014**





Community	Upper	Lower
Advisory	Ladera	Ladera
Committee	2764	2766
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault	1	3
Burglary: Residence	1	6
Burglary: Other Structure		4
Grand Theft		4
Grand Theft Auto	1	1
Arson		
Boat Theft		
Vehicle Burglary		4
Boat Burglary		
Petty Theft		6
Total	3	28

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

**Source-** LARCIS, **Date Prepared August 04, 2014** CRIME INFORMATION REPORT - OPTION 5A

#### LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

#### **MARINA DEL REY STATION**

#### **PART 3 CRIMES- JULY 2014**





	MARINA AREA	EAST END
	(RD'S 2760-	(RD'S 2764-
Part I Crimes	2763)	2768)
Homicide		
Rape		
Robbery: Weapon		
Robbery: Strong-Arm		
Aggravated Assault	3	4
Burglary: Residence		12
Burglary: Other Structure	1	5
Grand Theft	14	6
Grand Theft Auto	1	1
Arson		
Boat Theft		
Vehicle Burglary	3	6
Boat Burglary	1	
Petty Theft	10	13
Total	33	56

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

Source- LARCIS, Date Prepared – August 04, 2014 CRIME INFORMATION REPORT - OPTION 5A



### MARINA DEL REY HARBOR LIVEABOARD COMPLIANCE REPORT 2014



Liveaboard	Permits Is	sued
	July	August
New permits Issued:	7	6
Renewal Issued:	18	12
Total:	25	18
Notices to Comply Issued:	36	14

Totals:	July	August							
Liveaboard:	297	289							
<b>Current Permits:</b>	253	244							
<b>Expired Permits:</b>	33	38							
No Permits:	11	7							
Total reported vessels in Marina	Total reported vessels in Marina del Rey Harbor:								
Percentage of vessels that are registered liveaboards 7.42%									
Number of currently impounded	vessel: 8								



Caring for Your Coast . . . Gary Jones **Kerry Silverstrom** John Kelly Deputy Director

**Brock Ladewig** 

Deputy Director

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

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

For more information call: (310) 305-9595

#### MARINA DEL REY FARMERS' MARKET

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

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

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

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

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey Thursdays, through September 25, 2014 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 10 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, September 13 Shades, playing R&B

Sunday, September 14
Jimi Nelson & The Drifting Cowboys, playing Country

Saturday, September 20 The L.A Bluescaster's, playing Blues

Sunday, September 21
Floyd & The Flyboys, playing R&B/Soul

Saturday, September 27 Charangoa, playing Cuban

Sunday, September 28 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 5:30 p.m. – 8:00 p.m.

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

For more information call: (310) 823-4567

#### **BIRDWATCHING 2014**

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

The Department's Outdoor Adventures is sponsoring a FREE two-hour excursion through the Ballona Wetlands, with visits to sites of the Great Blue Heron and Black Crowned Night Heron. You will also get to visit the shoreline habitat to observe Sandpipers, Long-Billed Curlews, Willets, and Western Snowy Plovers. Don't miss this chance to get acquainted with the lives of our feathered friends who are an integral part of our wonderfully diverse coastal ecosystem! Please bring water, snacks, binoculars, a hat, comfortable clothes and shoes with traction. This activity is geared for adults, but may be attended by children who do not need a car seat or stroller, if accompanied by an adult. Space is limited, so please pre-register by calling (310) 322-6951.

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

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

For more information call: (310) 322-6951

#### **BEACH SHUTTLE**

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

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.

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

#### **DISCOVER MARINA DEL REY 2014**

Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey, CA 90292 Sunday, October 12, 2014 11:00 a.m. to 4:00 p.m.

Discover Marina del Rey Day 2014, sponsored by the department is a community event that can be enjoyed free of charge and features booths from various organizations on

health, safety and the environment, plus water events, games, music, arts & crafts and children's marionette shows. Visitors who wish to access the popular inflatable games must pay \$5.00 for a wristband. Food and beverages are also available for purchase on one of several gourmet food trucks.

Event parking is available for \$8 in County Lots #77 and #4 located at 13560 and 13500 Mindanao Way respectively.

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

GJ:CB:cml



Caring for Your Coast

Gary Jones

Kerry Silverstrom Chef Deputy

John Kelly Deputy Director

**Brock Ladewig** Deputy Director

September 4, 2014

TO:

**Small Craft Harbor Commission** 

FROM:

Gary Jones, Director

SUBJECT: ITEM 6a - UPDATE ON THE OXFORD BASIN PROJECT

Item 6a on your agenda is an update on the Oxford Basin Project. Representatives from the Department of Public Works will be present to provide the update.

GJ:BW:SP

ms





Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

Brock Ladewig Deputy Director

September 4, 2014

TO:

**Small Craft Harbor Commission** 

FROM:

Gary Jones, Director ≤

SUBJECT:

ITEM 6b - UPDATE ON THE MARINA DEL REY VISIONING

STATEMENT

Item 6a on your agenda is an update on the Marina del Rey Visioning Statement. Gina Natoli of the Department of Regional Planning will provide the update.

GJ:BW:SP

ms





Caring for Your Coast

Gary Jones

Kerry Silverstrom

John Kelly Deputy Director

Brock Ladewig

September 4, 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 August 5, 2014, the Board of Supervisors approved the proposed Beach Restrooms Refurbishment Project for Manhattan, Redondo, and Royal Palms Beach facilities with a total budget of \$2,686,400 and authorize the Director of Public Works to deliver the project using a Board-approved Job Order Contract; approved the allocation of \$2,686,400 from the Safe Neighborhood Parks Propositions of 1992 and 1996 to the Department of Beaches and Harbors for the project; authorized the Director of Beaches and Harbors, as agent of the County, to accept the grant funds, conduct all negotiations, and execute and submit all documents including, but not limited to, the grant agreement, amendments, and payment request.

Also, on August 5, 2014, the Board of Supervisors reappointed Allyn Rifkin to another term on the Small Craft Harbor Commission. Mr. Rifkin will continue to act as the appointee for the 3<sup>rd</sup> Supervisorial District.

On August 12, 2014, the Board of Supervisors authorized the Director of Public Works to execute the proposed Marina del Rey Harbor Toxic Pollutants Total Maximum Daily Load Coordinated Monitoring Plan Memorandum of Agreement (MOA), effective upon final execution by the County, County Flood Control District (District), Culver City, City of Los Angeles, and the State of California Department of Transportation through July 7, 2016, for an estimated Net County Cost not to exceed \$1,662,040.58; execute any necessary amendments to the MOA, provided that cost related amendments are budgeted and do not increase the County's annual cost by more than 10%; and accept the transfer of \$119,497.51 to the County in unused deposits held by the District; acting as the Governing body of the District, authorize the Chief Engineer to execute the MOA for the District to transfer \$119,497.51 in unused deposits to the County, which will act as the contract administrator under the new MOA.

Small Craft Harbor Commission September 4, 2014 Item 8 Page 2 of 3

#### REGIONAL PLANNING COMMISSION'S CALENDAR

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

A hearing will be held on September 17, 2014 before the Regional Planning Commission regarding the revised Marina del Rey Visioning Statement.

#### CALIFORNIA COASTAL COMMISSION CALENDAR

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

#### VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

There has been no update on this item since the last meeting. 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 July 2014 minutes are attached.

#### MARINA DEL REY SLIP REPORT

The overall vacancy rate across all anchorages in Marina del Rey stood at 16.3% for July 2014. After adjustment to remove out-of-service slips and 50% of available double slips, the vacancy rate was at 15.5%. The vacancy data by anchorage and slip length are provided in the document attached.

#### 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.

Small Craft Harbor Commission September 4, 2014 Item 8 Page 3 of 3

#### **DEPARTMENT OF REGIONAL PLANNING VISIONING PROCESS**

Gina Natoli of the Department of Regional Planning (DRP) provided a status report on the Visioning Statement at the last month's SCHC meeting. On September 4, 2014 the revised Visioning Statement (attached) was released by DRP for public review. The revised Visioning Statement will be presented to the Regional Planning Commission at its September 17, 2014 meeting.

GJ:BW:SP ms

Attachments (5)

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

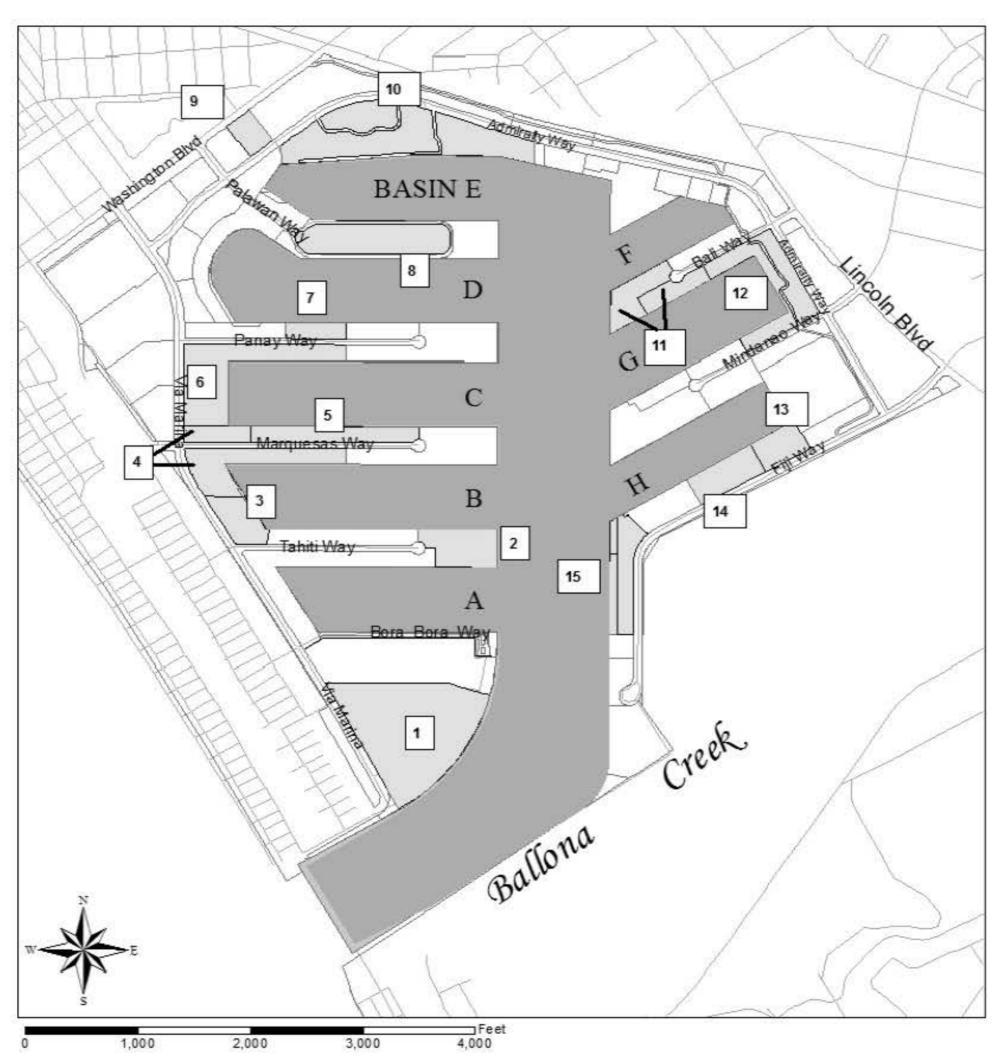
Map Key	Parcel No Project Name/Lesse	e Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
				Seeking A	pprovals	
3	<b>9</b> Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Revised project to be submitted as 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.	•
4	<b>10/14 (FF)</b> Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments  * 161-slip marina + 7 end-ties  * 28 foot-wide waterfront promenade  * Replacement of public parking both on and off site	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.	
5	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 initialed by lessee. At the 1/8/14 meeting, the SCHC endorsed DBH's recommendation to adopt the MND and grant an option and extension of the lease term, which was heard and approved by the 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.	
6	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.	
7	21 Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner		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.	
8	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.	
12	<b>44</b> - 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
13	<b>52</b> Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility  * 30-vessel mast up storage space  * 5,300 s.f. County Boatwright facility	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
14	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.	
15	<b>55/56/W</b> 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. The Department of Regional Planning had considered a design concept, which would relocate the launch ramp to Fisherman's Village. In June 2014, Supervisor Knabe announced that moving the launch ramp would no longer be part of the visioning process.	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. A new EIR scoping meeting is scheduled for 09/16/14, at Chace Park. The revised scope will include the environmental analysis for a CDP, to cover the removal of unoccupied nests, which occurred in November 2013.	
9	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		
2	7 Tahiti Marina/K. Hakim	Kamran Hakim	<ul> <li>* Complete leasehold refurbishment; 149 apartments</li> <li>* Relocate landside boater facilities</li> <li>* 214 slips + 9 end ties will not be reconstructed at this time</li> </ul>	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
11	<b>42/43</b> Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	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 completion estimated November 2014. Dock replacement will be phased during a 5-year period beginning late 2014.	No Variance proposed. Parking Permit for reduced parking.
10	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. Restroom and promenade construction started in August 2014.	
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### Project Status Report - Key Map





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



Gary Jones
Director

Kerry Silverstrom
Chief Deputy
John Kelly
Deputy Director

Brock Ladewig

Deputy Director

Caring for Your Coast

### DESIGN CONTROL BOARD MINUTES July 16, 2014

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

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

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

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

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

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

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

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

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

Vice Chair Jubany led the Pledge of Allegiance.

2. Approval of June 18, 2014 minutes.

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

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

3. Public Comment

None

4. Consent Agenda

None

**Public Comment** 

None

#### 5. Old Business

None

#### 6. New Business

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

Mr. Tripp presented the project staff report.

#### **Public Comment**

None

#### **Board Comment**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Tripp presented the project staff report.

#### **Public Comment**

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

#### **Board Comment**

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

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

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

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

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

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

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

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

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

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

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

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

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

Mr. Tripp presented the project staff report.

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

Vice Chair Jubany requested to see the material samples.

#### **Public Comment**

None

#### **Board Comment**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **Public Comment**

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

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

#### **Board Comment**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 7. Staff Report

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

All other reports were received and filed.

#### 8. Adjournment

Chair Phinney adjourned the meeting at 3:05 PM.

Respectfully Submitted,

Yeni Maddox Secretary for the Design Control Board

Jul-14	_	18-25			26-30			31-35			36-40			41-45			46-50			51+		TOTAL	TOTAL	%	DOUBLES	DOUBLES	NON-DBL		
Marina	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VAC	AVAIL	%VAC	VACANT	AVAILABLE	%VAC	VACANT	OUT OF SERVICE	OUT OF SERVICE	TTL OFF- LINE	TTL including OFF-LINE
P7	0	8	0.00%	8	80	10.00%	2	44	4.55%	5	42	11.90%	2	12	16.67%	0	7	0.00%	0	21	0.00%	17	214	7.94%					
P8	1	15	6.67%	4	48	8.33%	33		40.24%	10	38	26.32%	3	16	18.75%	1	7	14.29%	0	1	0.00%	52		25.12%					
P10	0	12	0.00%	1	126	0.79%	0	22		1	20	5.00%	0	U		0	0		0	0		2	180						
P12	0	0		0	0		0	30	0.00%	1	53	1.89%	0	58		2	44	4.55%	0	31		3	216						
P13	0	0		0	3	0.00%	0	33	0.00%	0	70	0.00%	4	36	11.11%	1	36	2.78%	3	8	37.50%	8	186	4.30%					
P15	0	0		0	U		0	0		0	0		0	0		0	0		0	0		0	0					236	
P18	44	198		17		25.00%	5	41		4	39	10.26%	3	26		3	18	16.67%	1	34	2.94%	77			6		1		
P20	14	42	33.33%	10		16.95%	2	21	9.52%	1	9	11.11%	1	8	12.50%	0	0		0	0		28					3	$ldsymbol{ldot}$	
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P30	0	8	0.00%	5	70	7.14%	3	51		0	33	0.00%	0	26	0.00%	0	52	0.00%	2	55	3.64%	10			3	2	5		
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P47	17	53	0_000	31		38.27%	11		37.93%	4	0	66.67%	0	1	0.00%	1	1	100.00%	0	0		64					12		
P53	- 1	34	2.94%	0	23	0.00%	2	37	5.41%	0	9	0.00%	0	0	0.000/	0	7	14 200/	0	14	7 1 1 0 /	3	103		0	2			
P54 P111	0	20	0.00%	0	27	0.00%	0	2	0.00%	9	24 15	37.50%	0	0	0.00%	1	0	14.29% 0.00%	2	39		11	54 111	20.37%	9				
P1112	0	100	0.00%	0	21	0.00%	1	11	9.09%	0	24	0.00%	0	0		0	0	0.00%		40		2	175						
P125I	- 0	24	20.83%	11	49	22.45%	23	93		0	50	18.00%	4	27	14.81%	4	17	23.53%	9		50.00%	65			1				
P132	2	29		- 11	49	0.00%	23	68		2	58	3.45%	4	45	2.22%	4	39	0.00%	0	20		7	262		2	2	1		
Grand Total	320	1132		192	1068	18.0%	97	839		66	618	10.43%	18	261	6.9%	15		5.9%	21	287		729			153	15	22	236	4696
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Summation Vacancy in 18'-25' 28.3% Vacancy in 26'-30' Vacancy in 31'-35' 18.0% 11.6% Vacancy in 36'-40' Vacancy in 41'-45' 10.7% 6.9% Vacancy in 46' to 50' 5.9% Vacancy in 51' and over 7.3%

**Total Vacancy** 16.3% Vacancy w/o DOUBLES, OUT OF SERVICE slips 15.5%

Note: Parcel 15 dock reconstruction project expected commencement date is September 2014.

Jul-14	Under	Construction Net A	alkable TOTA	Lude olodi	OTAL COP	MA THE SHOLD
25' & Less						•
Number of Slips	106	1132	4460	25%	16%	
26'-30'	]					•
Number of Slips	32	1068	4460	24%	19%	
						_
30'-35'	1					
Number of Slips	70	1674	4460	38%	18%	

Notes 4761 - pre-construction number of slips

# Marina del Rey Vision Statement



Los Angeles County Department of Regional Planning August 2014





Marina del Rey Vision Statement 2014

A project of the County of Los Angeles
Department of Regional Planning,
in cooperation with the
Departments of Beaches and Harbors and Public Works

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#### INTRODUCTION

Marina del Rey is a small-craft harbor, visitor-serving destination, and residential community located in western Los Angeles County along Santa Monica Bay. The small-craft harbor was constructed in the mid 1960s. Residential, commercial, and visitor-serving development followed over the next two decades. Since it was originally created, Marina del Rey has matured, consumer tastes and recreational interests have changed, and a revised vision to guide future redevelopment is needed. This Vision Statement has been created to provide that guidance.

#### **Purpose of the Vision Statement**

This Marina del Rey Vision Statement establishes a framework to guide future decision-making on development, policies, and development standards as land use opportunities, economic/market conditions, special needs, and other opportunities arise or become available. This framework includes recommendations and proposed implementation actions, and identifies County departments anticipated to be responsible for implementation. The County will use the recommendations and proposed implementation actions in this document to achieve the following goals for Marina del Rey:

- Create a vibrant destination for all Los Angeles County residents and visitors.
- Support boating and other water-oriented activities.
- Promote environmental and sustainability goals shared with the California Coastal Commission.
- Provide low-cost access to the Marina's waterfront and amenities.
- Provide a desirable place to recreate and live.
- Achieve County goals for economic development and revenue-generation by encouraging reinvestment in properties.

Before the County commits to implementing any aspect of the Marina del Rey Vision Statement or initiates any program that would be considered a project under the California Environmental Quality Act (CEQA), appropriate environmental documentation that has analyzed potential environmental impacts will be produced for consideration by the Los Angeles County Regional Planning Commission and/or Board of Supervisors.



### **EXECUTIVE SUMMARY**

Public input, discussions with County advisory bodies, and technical analyses by consultants provide the basis for the ideas and recommendations presented in this Vision Statement. The major ideas and recommendations are depicted on the map on page 4 and are summarized below.

## <u>Input</u>

Beginning in April 2013, County staff met with members of the public to hear their ideas and concerns about future development in Marina del Rey. Outreach activities included telephone interviews, a community kick-off question-and-answer meeting, community workshop and walking tour, numerous focus groups, stakeholder interviews, and an interactive town hall-style website. During that time, many individuals provided comments directly to staff and via email and telephone. Staff also met with the Regional Planning Commission, Small Craft Harbor Commission, and Design Control Board to take their input. The Department of Regional Planning contracted with consultants to perform technical analyses on existing conditions in the Marina and to provide suggestions for improvement.

The overarching themes that emerged from public, advisory body, and consultant input are:

- Create activity districts.
- Improve mobility and directional signage.
- Enhance the image of the Marina and its built environment.
- Enhance recreation opportunities.
- Provide public gathering spaces.

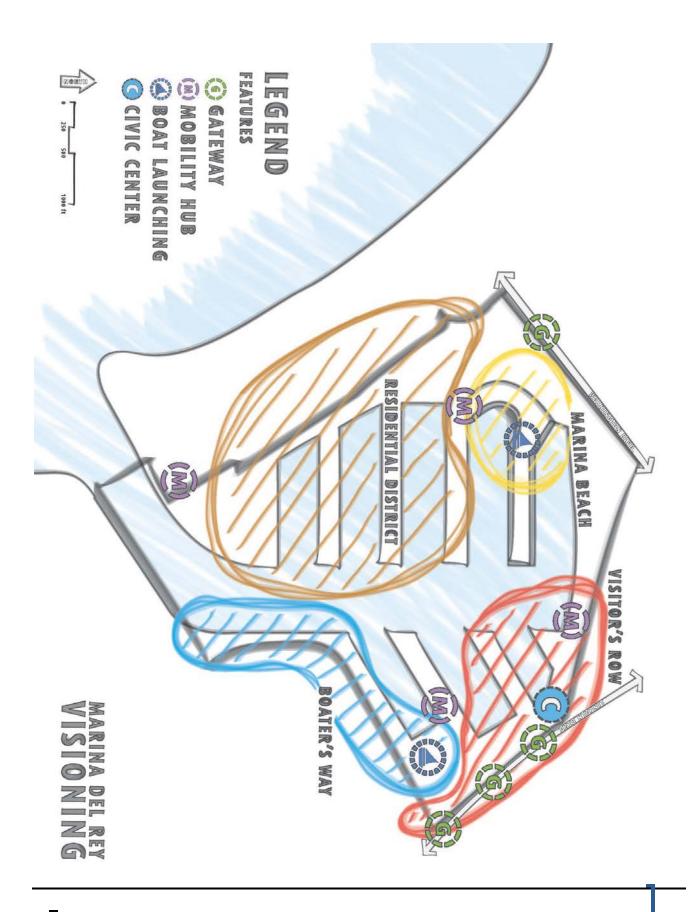
### Recommendations

Working with the Departments of Beaches and Harbors and Public Works, the Department of Regional Planning evaluated the public input and consultant suggestions and makes the following principal recommendations:

- Cluster land uses into four districts:
  - o The Residential District is intended to remain a predominantly residential area supported by resident-serving uses.
  - o Marina Beach is intended to be developed with marine-related, beach-oriented, and other supportive uses.
  - o Visitor's Row is intended to be developed with visitor- and resident-serving uses and amenities.
  - o Boater's Way is intended to be a boating center where most boating-related businesses and services are located.
- Retain boat service, repair, and operations uses in the existing area along Fiji Way.
- Retain parcels 49M/R/S as a boat launch facility and provide additional amenities to serve nonmotorized boaters.
- Co-locate the harbor administration offices, the Lloyd Taber-Marina del Rey Library, and a visitor's information center around the area currently occupied by the Library.

- Enhance the non-motorized boating amenities and support infrastructure such as parking, rinse areas, restrooms, and storage at Marina Beach and elsewhere in the Marina.
- Continue the use of the "bowl" concept to guide building heights throughout the Marina, developing taller buildings outside of Admiralty Way and Via Marina and shorter buildings along the waterfront.
- Develop urban design guidelines to assist in the design of public and private redevelopment projects.
- Develop multi-modal mobility hubs that would co-locate vehicular, transit, bicycle, and pedestrian facilities at strategic locations throughout the Marina and serving each activity district.
- Develop park-once districts around the mobility hubs to consolidate parking and allow people to quickly enter the Marina, park, get out of their cars, and navigate the Marina without the use of cars.
- Improve directional signage.
- Develop gateway signage at main access points to the Marina.
- Enhance bicycle and pedestrian paths and the overall walkability of the Marina.





# **Implementation**

Implementation of the Vision Statement will take place in short-term and long-term phases, and could necessitate a number of actions to realize the ideas and recommendations contained in this document. These recommendations will be used to guide:

- Decisions concerning individual projects.
- Negotiations for lease extensions and new leases.
- Work programs for County departments with responsibilities in the Marina.
- Potential policy changes regarding the Marina del Rey Local Coastal Program.

Implementing these recommendations can be achieved incrementally as redevelopment opportunities arise, and would consist primarily of enhancements to existing development and investment in public facilities. Proactively developing mobility hubs in all areas of the Marina and developing design guidelines will allow most of these recommendations to be implemented.



# **VISIONING PROCESS**

# **Goals of the Visioning Process**

In April 2013, the Department of Regional Planning (DRP) initiated a visioning effort to guide future public and private development in Marina del Rey. The following goals were identified for the visioning process:

- Provide different opportunities for the Marina del Rey community to provide input into a shared vision.
- Produce a guide for development that may occur over the next 15 to 20 years in the Marina.
- Guide future policy and implementation strategies that ensure consistency with the goals of the Marina del Rey Local Coastal Program (LCP).
- Guide the County's efforts in their review of projects and delivery of public services that reflect the future needs of the community.

# **Input**

The recommendations provided in this document are based in part on information gathered during a focused public outreach process conducted over the course of eight months in 2013. During that time, DRP engaged residents, business proprietors, recreation enthusiasts, other stakeholders, and advisory bodies in a process designed to solicit input and ideas about what type of community the Marina should be in the future and the types of amenities it should offer.

With the aim of providing different opportunities for the Marina del Rey community to provide its input, DRP

staff worked with other Los Angeles County departments and outreach consultants to host a series of events to gather ideas for a shared vision. These events included a community-wide town hall meeting, a community-wide workshop and walking tour, numerous focus groups, stakeholder interviews, and an interactive town hall-style website. Staff also met and spoke with many individuals directly who conveyed their thoughts and concerns about the Marina.

Input continued through August 2014, as County staff continued to meet with stakeholder groups and individuals interested in providing comments.



The Marina del Rey visioning process primarily focused on gathering community and stakeholder input to guide future policy decisions. Members of the public who participated in the outreach process represented

numerous interests and stakeholder groups, and offered a range of perspectives and priorities. These groups include non-motorized and motorized boating groups, retail and hospitality businesses, and residents. DRP also sought input from the Regional Planning Commission, Small Craft Harbor Commission, and Design Control Board.

The participants in the visioning process and the advisory bodies provided a wide variety of comments, concerns, and suggestions regarding the user experience and visions for the future of the Marina. Comments ranged from specific ideas about uses within geographical areas of the Marina to those regarding Countywide and regional matters. Summaries of the comments received at outreach events, the town hall-style website, and meetings with advisory bodies are contained in Appendices A and B.

The comments provided covered a range of topics including:

- Improve the Marina's identity as a destination for leisure and recreation activities.
- Expand open space and recreational opportunities.
- Update the Marina's infrastructure and the appearance and location of some of the uses.
- Improve directional signage and other guides to make reaching a destination in the Marina easier and more direct.
- Make it easier for people to enter the Marina and access its facilities.
- Improve the ability of visitors, pedestrians, residents, bicyclists, vehicles, boaters, and other users to move around the Marina easily, efficiently, and safely.
- Enhance people's ability to enjoy themselves in the Marina through opportunities such as dining, shopping, and boating.
- Improve and expand the main walking path along the water's edge in the Marina.
- Improve views of the water.
- Orient uses and activities in the Marina toward the area of land closest to the water's edge to take advantage of views of the water and activities taking place upon it.
- Improve the level of comfort people feel while in the Marina.

In support of the outreach effort, DRP contracted with consultants to perform critical analyses of existing conditions in the Marina. These consultants reviewed and analyzed: market conditions to determine the types of uses for which there is demand in the Marina; mobility conditions to suggest improvements for the efficient and safe circulation of people around the Marina; and, land use conditions to suggest an appropriate land use arrangement for an urban harbor. Specific suggestions from the consultants follow. Technical memoranda from these consultants can be found in Appendices C, D, E, and F.

### Market Study

A market study was conducted to analyze socio-economic characteristics (e.g., population, income, demographics, etc.) and the retail, hotel, and office markets. This market analysis identified a range of uses the market could support in Marina del Rey and provided guidance on the types of land uses being proposed.

The take-away ideas regarding market-supported opportunities in the Marina are:

• The Marina del Rey market can support potential additional retail development of 206,000 square feet.

- Future office development should be for less-traditional, creative space.
- There is potential support for approximately 610 to 940 additional hotel rooms.

# **Mobility**

An analysis of the various modes of transportation, parking facilities, directional signage, and infrastructure currently serving Marina del Rey was conducted, and areas for improvement were identified. The analysis identified potential mobility focal points within the Marina that would provide enhanced opportunities for residents and visitors to move in and around the Marina more easily, consistent with community input.

The analysis found that there is more than sufficient parking in the Marina, but that the appropriate quantities are not serving the areas with demand. Additionally, once people park in one of the many lots in the Marina, it is not clear how to get to their destination or travel between destinations, nor are they encouraged to travel between destinations.

The Promenade is intended to be a continuous walkway along the bulkheads of the Marina del Rey harbor, providing public access to and views of the waterfront, where safety permits. An assessment found that almost two-thirds of the Promenade measured 10 feet wide or less leading to inevitable choke points and conflicts between users. In addition, the Promenade does not continue around the entire Marina, which impedes internal circulation and enjoyment of the facility.



Existing conditions in the Marina pertaining to the boating experience were also examined. The distance between boater parking and key amenities and facilities, availability of boat storage and launching areas, and both landside and waterside boater directional signage needed improvement.

The take-away ideas regarding mobility are:

- Create Mobility Hubs: Mobility Hubs are locations where modes of travel come together at key
  locations and provide the opportunity for convenient transfers between modes. These hubs will provide
  the Marina's residents and visitors with convenient mobility options beyond using their car. Mobility
  hubs can be located in or adjacent to a centralized parking facility that serves adjacent uses and
  provides public parking opportunities, and can include or have nearby co-located WaterBus stops,
  landside transit stops, bicycle facilities, bicycle parking, bicycle sharing kiosks, pedestrian access,
  visitor and directional information, and car sharing opportunities.
- Implement a "Park Once" Strategy: Marina del Rey has a substantial number of public parking lots. Existing lots are rarely full, so there are opportunities to repurpose portions of parking lots to provide Mobility Hubs and additional transportation options. A "Park Once" district with shared parking is recommended in each district to operate district parking more efficiently (both public lots and private off-street facilities), and consolidated parking facilities could eventually serve these districts. Existing public parking capacity would be retained and consolidated into structures when necessary. The "Park Once" districts include the areas around Marina Beach, the Lloyd Taber-Marina del Rey Library, Burton Chace Park/Waterside Shopping Center, and Fisherman's Village.
- Accommodate Bicycles: Existing conditions for bicycle facilities found a mix of high quality off-street
  bike facilities, with some conflict zone areas. Recommended mobility enhancements include a series of
  specific design treatments, such as signage and pavement striping, to improve visibility and safety at
  conflict locations, as well as strategies to fill in gaps in the system. A multi-use promenade that can also
  serve bicyclists is also recommended.
- Expand Transit: Existing transit service in the Marina is infrequent, and transit stops are hard to find and have few amenities. Similar conditions are present with the Marina's WaterBus. Mobility



recommendations include co-locating transit stops (both ground and water, where feasible) at Mobility Hubs with clear directional signage and good schedule coordination to ensure easy transfers between transit modes. If financially feasible, improving service frequency is recommended so the beach shuttle can better serve those traveling within the Marina. The light rail service being considered for Boulevard Lincoln provides an opportunity to expand connections to regional transit and encourage greater auto-free access to the Marina.

### Enhance Boating Facilities:

Recommendations for boaters are focused on providing high-quality dedicated facilities (such as parking); avoiding conflicts with other modes at boat launch areas and locations where boaters have

trailers; and providing opportunities for using small watercraft for personal mobility within the Marina (short-term/visitor docks, waterside directional signage, and other improvements).

- Accommodate Pedestrians: Existing pedestrian signalized crossings are generally spaced far apart, and sidewalks are typically narrow. Recommended enhancements include the introduction of additional signalized pedestrian crossings, as well as wider sidewalks, and design treatments on shared mole roads to improve the pedestrian experience in the Marina. Existing crossings in Marina del Rey could be enhanced to improve pedestrian safety and comfort. A multi-use waterfront promenade that can serve the entire Marina is also recommended.
- Redirect Vehicles: The roadways in the Marina are impacted by cut-through traffic, and existing
  parking lots and driveways are at times difficult to find. Mobility recommendations include improved
  vehicle directional signage and access to parking lots and Mobility Hubs to ensure direct, convenient
  connections to parking facilities and alternative transportation options. Because traffic level of service in
  the Marina generally operates at an acceptable level, additional roadway capacity enhancement
  projects beyond those required by the Marina del Rey Local Coastal Program (LCP) to accommodate
  development allowed by the LCP are discouraged, as they will encourage additional regional cutthrough traffic.
- Improve Directional Signage: Directional signage is a critical component of successful navigation. Signs on the street, whether static (e.g., traditional street signs pointing to specific destinations) or dynamic (e.g., electronic signs that point users to currently available parking supplies) are an important measure for making navigation work effectively and efficiently. Additional pedestrian-level signage would connect visitors to amenities such as restaurants, recreational boating, day charters, bicycle rentals, and the Promenade.

# Urban Design

A strengths and weaknesses analysis was conducted that critically assessed the Marina's existing physical conditions. This research covered such topics as the Marina's local and international identity, sense of place, ease of mobility, pedestrian connections, parking, view corridors, uses, and the private realm. Also performed was a case-study analysis to identify elements of other successful marinas from around the world to inform a design for a harbor and selection and arrangement of land uses.

In conducting an analysis of existing conditions in the study area, dated infrastructure, such as the older portions of the waterfront promenade, the quality and style of some new development, and obstructed views of the harbor from Admiralty Way and Via Marina detract from the ambience of the Marina. It was also found that there is a lack of unifying landscape elements throughout the Marina. Recommendations include preparation of urban design guidelines to address elements of the built environment aside from land use.

The analysis also identifies public gathering spaces as a critical ingredient for enhancing the Marina's future land use scenarios. Activity districts, which are areas with clusters of similar or related uses, are suggested as a means of creating sense of place, and are also enhanced by the mobility hubs identified in the mobility study.

The take-away ideas regarding urban design are:

### General Comments

Encourage street furniture, dining and general seating options, and other urban design amenities to

- activate the Promenade with day- and night-serving uses.
- Create active public gathering spaces adjacent to the Promenade and also treat them as view corridors and as places to be the focus for new uses.
- Consider bringing in attractions, performing arts pavilions, and other unique facilities that can be a catalyst for restaurant, retail, and other visitor services.
- o Repurpose parking lots (where feasible) for public gathering spaces shared with restaurants/retail.
- Ensure sensitivity of existing and future development to the physical and visual relationship to the waterfront.
- Create a better sense of place by introducing a greater mix of compatible uses, particularly near the waterfront.
- Continue the use of the "bowl" concept to guide building heights throughout the Marina, developing taller buildings outside of the loop roads and shorter buildings along the waterfront.
- Introduce at least one mobility hub in each activity district.
- Marina Beach Area (Marina Beach Activity District): The general land use and urban design recommendations for this area aim to realize a more local-serving and family-oriented atmosphere with an emphasis on recreation and non-motorized boating activities.
  - Dedicate the beach area and current beach cabana/restroom area to recreational, retail, and restaurant uses for pedestrians, bicyclists, families, non-motorized boaters, visitors, and residents. Shared parking would be available primarily in the current locations with a mobility hub located adjacent to the waterfront near Panay Way.
  - Locate boater-related operations, services, storage and parking shared with adjacent commercial and recreational uses as close as possible to Marina Beach.
  - Locate low- to mid-rise hotel and/or visitor-serving uses on the parcels facing Marina Beach.
  - Provide bistros with outdoor dining, new attractions, unique retail, an improved waterfront promenade along Marina Beach, and new improved pedestrian linkages connecting the Marina Beach promenade to adjacent basin promenades.
  - Construct an enhanced gateway near the intersection of Washington Boulevard and Via Marina.
- Admiralty Way Area (Visitor's Row Activity District): The general land use and urban design ideas for this area aim to realize a more visitor- and resident-serving atmosphere with an emphasis on retail, restaurants, civic uses, and office opportunities for smaller professional firms and start-ups north of Bali Way. The ideas also aim to realize enhanced entertainment destinations with an emphasis on retail, restaurants, and cultural amenities along Admiralty Way. Major features are:
  - Reconfigure the area from the Fire Station to Mindanao Way into a waterfront-oriented mix of uses with clusters of restaurants with outdoor dining and specialty retail linked together by a new enhanced, straight, and continuous waterfront promenade. On the waterfront, there would be well-defined view corridors, short-term/visitor docks, second levels with bars and night clubs, and potentially a select-service hotel with rooftop amenities.
  - O Develop a new civic center just north of Bali Way on the west side of Admiralty Way and combined with a mobility hub. The civic center would co-locate harbor administration facilities with a visitor's information center and the Lloyd Taber-Marina del Rey Library on one site. This same alternative would develop a creative-office complex across Admiralty Way on the east side that is envisioned to be occupied by smaller professional firms and start-ups.
  - o Retain the existing boat launch and storage facility and enhance non-motorized boater amenities.

- The parcels could accommodate a multi-modal mobility hub, boat storage, and dinghy short-term/visitor docks.
- Construct enhanced gateways near the intersections of Bali, Mindanao, and Fiji Ways with Lincoln Boulevard.
- Fiji Way Area (Boater's Way Activity District): The general land use and urban design ideas for this area aim to realize a more boater-serving atmosphere with an emphasis on launching, storage, service/repair, charter boat operations, and parking to support these uses:
  - o Retain boat servicing, repair, and operations uses.
  - Construct a continuous waterfront promenade where possible, taking into account safety considerations, with additional pedestrian linkages to make walking and bicycling more pleasant for visitors and residents.
  - Revitalize the existing visitor-serving retail center along the Main Channel by bringing in a waterfront-oriented mix of uses and enhancing the center's aesthetics.
- **Urban Design Guidelines**: Develop an updated set of urban design guidelines to address elements of the built environment such as building design, promenade design, lighting, gateways, and the provision of public furniture.

### **Themes**

The following list includes the overarching themes that emerged from this input process and represent areas to address in the Marina.

- · Create activity districts.
- Improve mobility and directional signage.
- Enhance the image of the Marina and its built environment.
- Enhance recreation opportunities.
- Provide public gathering spaces.

These themes are discussed in greater detail below.

# **Activity Districts**

The participants and consultants involved in the visioning process identified areas where existing activities are currently clustered. However, even with recreational activities and special events occurring in clustered areas, the Marina still requires visitors and residents to travel to numerous places to take advantage of the amenities it has to offer.

The take-away ideas from the public and consultants concerning activity districts are:

- Organize uses in the Marina into districts.
- Create a dedicated civic center area to serve as a community anchor.
- Identify spaces for arts and culture, including public art, to broaden the mix of activities and attract different kinds of visitors who otherwise would not have experienced the Marina.
- Recognize and support the different uses and user groups at Marina Beach.
- Enhance the non-motorized boating activities and support infrastructure such as parking, restrooms,

rinse areas, and storage at Marina Beach and elsewhere in the Marina.

- Increase family-oriented activities at Marina Beach.
- Enhance the visitor-serving retail with entertainment uses in the area along Fiji Way.

### Mobility and Directional Signage

A large number of comments and suggestions provided by the community, stakeholders, and consultants were directly related to issues of accessibility and mobility. In particular, there was concern that getting around the Marina is not easy, reliable, or as safe as it could be. Pedestrian circulation is hindered by a non-continuous promenade, by the separation of employment areas and hotels from visitor-serving uses by narrow sidewalks often peppered with obstructions and by busy streets with limited pedestrian crossings, and by competition for space with other uses. Inconvenient and hard-to-find parking arose as another issue.



The take-away ideas from the public and consultants concerning mobility and directional signage are:

- Develop mobility hubs at strategic locations throughout the Marina where modes of travel come together and provide the opportunity for convenient transfers between modes.
- Implement "park once" districts to consolidate public parking centered on the mobility hubs.
- Provide year-round WaterBus service and add a shuttle to serve all parking lots and key Marina destinations.
- Enhance and provide clear directional signage to and from shuttle stops, WaterBus stops, and specific destinations.
- Provide convenient parking and access for boaters and their trailers.
- Ensure a continuous pedestrian promenade along the waterfront where possible through the entire Marina
- Improve bicycle facilities throughout the Marina.

# Image and Built Environment

Many community members provided their impressions of the Marina. The impression was that while the Marina continues to attract a wide variety of visitors, its development pattern does not emphasize the waterfront and available water-based activities and its overall ambience and appearance do not reflect that of a world-class facility. For this and other reasons, members of the community expressed concern that the Marina continues to be an afterthought in many people's minds. The consultants also noted that some of the Marina's architecture and infrastructure were generally dated. Further, it was determined there is not enough range of activities in the Marina to cater to the needs and desires of visitors and residents.

The take-away ideas from the public and consultants concerning image and the built environment are:

- Beautify the Marina by updating infrastructure and encouraging high-quality design for new public and private developments and the promenade.
- Provide additional restaurant, retail, and cultural activity opportunities for visitors and residents, particularly near the waterfront.
- Improve the perception of the Marina as a functioning harbor by integrating views of boating activities into public and private development.
- Highlight the Marina's wetland history by incorporating interpretive elements into public areas.
- Promote the Marina's diversity of wildlife.
- Announce arrival to the Marina by incorporating unique gateways at vehicular, bicycle, and pedestrian access points.



### **Recreation and Activities**

Marina del Rey features an array of activities on land and water. Community members recognize this as the strength and attraction of the Marina. Non-motorized and motorized boating stakeholders as well as community members emphasized that boating is especially critical to the Marina's culture and economy. Boating-related issues raised by the community ranged from a lack of adequate support infrastructure and waterside

directional signage to the need for tie-up boat slips near restaurants and at the waterfront to access landside facilities. The consultants also noted the importance of the recreational character of the Marina and provided suggestions for minimizing conflicts between these users and other visitors and residents.



The waterfront and the Promenade were also highlighted as critical components of Marina del Rey. In addition to the access and circulation issues discussed above, the Promenade is underutilized and some felt that it can be unsafe for co-existence of different uses.

The take-away ideas from the public and consultants concerning recreation and activities are:

- Minimize locations where boaters and trailers interact with other modes by creating and maintaining access areas separate from those for general harbor visitors.
- Include a trailer queuing area prior to and following boat launching.
- Recognize and support the different uses and user groups at Marina Beach.
- Enhance boater amenities and support infrastructure at Marina Beach and provide additional facilities for non-motorized boaters in other Marina locations.
- Install short-term/visitor docks at visitor- and resident-serving and civic locations such as restaurants, shops, and the library.
- Expand family-oriented recreation opportunities.
- Promote and enhance the area's wildlife-viewing opportunities.

# **Public Gathering Spaces**

Many of the participants expressed a desire to see more spaces for people to gather and enjoy the amenities that the Marina has to offer. The impression was that while the Marina currently offers a number of places for

people to engage in outdoor activities, there could be more opportunities provided in all parts of the Marina. The consultants also noted that public gathering spaces are essential in defining places within the Marina.

The take-away ideas from the public and consultants concerning public gathering spaces are:

- Develop vibrant waterfront public gathering spaces at strategic locations supported by recreation, food, and entertainment options.
- Use public gathering spaces as focal points for new development.
- Use new public gathering spaces as view corridors to the water and activities occurring upon it.
- Provide traditional green park space where possible.
- Provide additional lighting along the promenade and throughout the Marina (waterside and landside) to increase safety.
- Install street furniture at public gathering spaces.



### **RECOMMENDATIONS**

Marina del Rey should be a safe, easily-navigable, attractive, enjoyable, and economically-robust community for everyone, whether they are visitors, small-craft boaters, residents, shoppers, business proprietors, bicyclists, or curious tourists. Based on the extensive community input and analyses from the technical and consulting teams, the Department of Regional Planning developed a series of recommendations that will help guide the development of Marina del Rey into a world-class and vibrant destination and community.

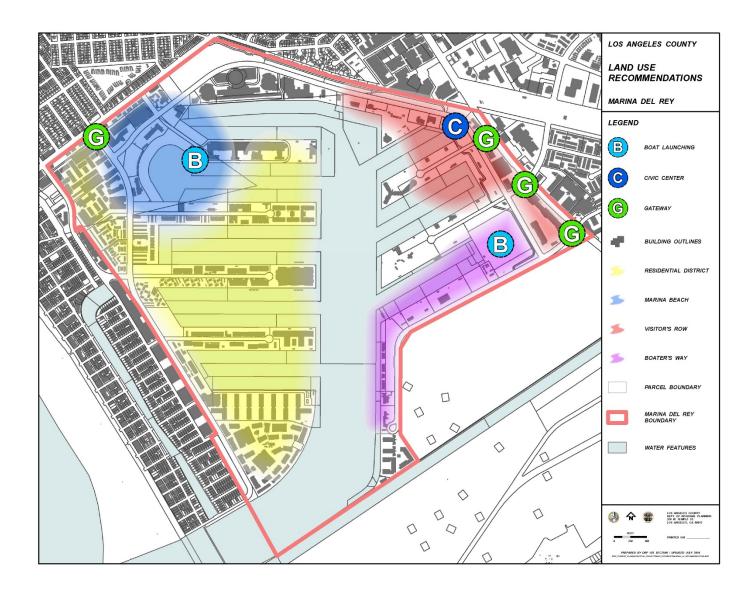
### **Land Use Recommendations**

The results of the public input gathered and the technical work prepared by the consultants were combined to identify the types of uses that could be located successfully within Marina del Rey and general locations for

their development. Using this information, the County makes the following land use recommendations:

- Group land uses into four districts. These districts are not intended to be exclusive; that is, they are not intended to exclude other compatible land uses.
  - The Residential District is intended to remain a predominantly residential area supported by resident-serving uses.
  - o Marina Beach is intended to be developed with marine-related, beach-oriented, and other related uses.
  - o Visitor's Row is intended to be developed with visitor- and resident-serving uses and amenities.
  - o Boater's Way is intended to be a boating center where boating-related businesses and services are located.
- Retain boat service, repair, and operations uses along Fiji Way.
- Retain parcels 49M/R/S as a boat launch facility with boat storage and additional amenities for nonmotorized boaters.
- Co-locate visitor's information, harbor administration offices, and the Lloyd Taber-Marina del Rey Library around the area currently occupied by the Library.
- Enhance the non-motorized boating area and support infrastructure such as parking, restrooms, rinse areas, and storage at Marina Beach and elsewhere in the Marina.
- Continue the use of the "bowl" concept to guide building heights throughout the Marina, developing taller buildings outside of Admiralty Way and Via Marina, and shorter buildings along the waterfront.
- Develop urban design guidelines to assist in the design of public and private redevelopment projects.



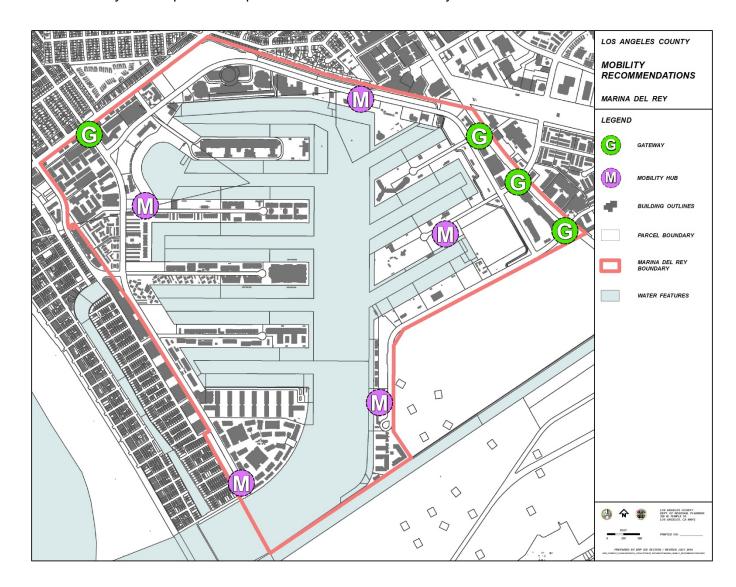


# **Mobility Recommendations**

The results of the public input gathered and the technical work prepared by the consultants were combined to identify a series of enhancements to the mobility and circulation system that would improve the ability of people to get around the Marina efficiently and safely. Using this information, the County makes the following mobility recommendations:

- Develop multi-modal mobility hubs that would co-locate vehicular, transit, bicycle, and pedestrian facilities at strategic locations throughout the Marina and serve each activity district.
- Develop park-once districts to consolidate parking and allow people to quickly enter the Marina, park, get out of their cars, and navigate the Marina without the use of cars.
- Improve directional signage.

- Develop gateway signage at main access points to the Marina.
- Enhance bicycle and pedestrian paths and the overall walkability of the Marina.



### **IMPLEMENTATION PROGRAM**

# **Intended Use of the Vision Statement**

Implementing the recommendations discussed herein can be achieved through a number of mechanisms, including enhancements to existing development and by use of urban design guidelines that will be developed by the County. This Marina del Rey Vision Statement will serve as a guide for future development in the Marina. County departments will refer to this Vision Statement to guide:

- Decisions concerning individual project components.
- Negotiations for lease extensions and new leases.

- Work programs for County departments with responsibilities in the Marina.
- Policy changes regarding the Marina del Rey Local Coastal Program.

# **Implementation Actions**

This section identifies actions that could implement the recommendations contained in this vision, as well as the department responsible for implementation. The following table details whether an action could be accomplished in the short-term or in the long-term, though some actions may occur under both time frames. The County will undertake the short-term implementation actions as its priorities while incorporating the long-term actions into the work programs of the appropriate department or agency.

# **Implementation Action**

# **Implementing Agency**

Short-Term	
Develop urban design guidelines in concert with the Design Control Board to inform the look, feel, character, and composition of both public and private areas in the Marina	DRP/DBH
Designate mobility hub locations so shared parking agreements and facility consolidation, WaterBus route optimization, land-based public transportation expansion, and bicycle and pedestrian facility improvements can occur	DRP/DBH/DPW
Construct continuous waterfront promenade where safety allows	DRP/DBH
Construct short-term/visitor docks at visitor- and resident-serving uses and public facilities	DRP/DBH
Develop community-level signage plan to strategically locate branding, informational, and on- and off-site directional signage for vehicles and pedestrians	DRP/DBH/DPW
Install both landside and waterside gateway improvements at Marina access points	DBH/DPW
Install bicycle path improvements and safety enhancements, such as lane striping and directional signage	DPW/DBH
Provide non-motorized boating amenities and support infrastructure, such as storage and wash down areas, at Marina Beach	DBH
Upgrade amenities at Marina Beach, such as shade structures and restrooms	DBH
Develop landscaping palette	DBH/DPW/DRP
Install palette-consistent public realm landscaping	DBH
Construct Parcel 9 wetland park	DBH
Identify revenue source(s) in addition to the Accumulative Capital Outlay fund to provide resources necessary to implement public realm improvements in lease negotiations	DBH/BOS

Long-Term	
Partner with community groups and organizations to develop and provide low-cost boating opportunities and recreational activities	DBH
Acquire strategically-located lease parcels to implement the vision	DBH
Construct short-term/visitor docks at visitor- and resident-serving uses and public facilities	DRP/DBH
Expand operation of waterborne and landside public transportation services	DBH
Strategically relocate and consolidate public parking	DRP/DBH
Consolidate civic facilities into a single location	DBH
Implement infrastructure upgrades to Marina Beach	DBH/DPW
Construct public boathouse facility	DBH
Implement Burton Chace Park Master Plan upgrades	DBH
Implement water treatment and capture best management practices and strategies to improve water quality	DBH
Realign the bike path in conformance with the County Bicycle Master Plan, the Marina del Rey Land Use Plan, and the mobility plan	DRP/DPW
Assist in the development of a bike share system	DBH/DPW
Install plan-consistent public realm landscaping	DBH
Construct continuous waterfront promenade where safety allows	DRP/DBH
Provide expanded visual access to the water at key locations	DRP/DBH
Attract a regional-draw-type use to the Marina	DRP/DBH

BOS – Board of Supervisors

DBH - Department of Beaches and Harbors

DPW - Department of Public Works

DRP - Department of Regional Planning

### **Annual Work Programs**

The implementation actions identified in the table above will be accommodated by the annual work programs of DRP, DBH, and DPW, as staff and resources become available, and as land use opportunities arise.

### **Urban Design Guidelines**

The urban design guidelines will be crafted such that they provide direction on appropriate redevelopment and infrastructure projects so the Marina is developed in a consistent, coherent, and high-quality manner. Unlike the Marina del Rey Specific Plan, which contains detailed development standards, the design guidelines are intended to shape the general character, look, feel, and composition of Marina del Rey.

The urban design guidelines will serve in an advisory capacity to allow the contents to evolve over time as needs, tastes, and trends change. It is expected that the guidelines will be used by the development community, staff at DRP and DBH, and the Design Control Board to guide and inform redevelopment in the

Marina.



### **BACKGROUND**

### **History and Setting**

Marina del Rey is an unincorporated community in Los Angeles County bounded by the City of Los Angeles on all sides with Washington Boulevard on the north, Lincoln Boulevard and the Ballona Wetlands on the east, the Ballona Creek and Marina del Rey harbor entrance channel on the east and south, and the community of Venice on the west. Marina del Rey encompasses 807 acres, and the area's land and water is owned by the County of Los Angeles and leased to private leaseholders on long-term agreements. Today, it is the largest constructed small-craft harbor in North America and Marina del Rey is home to approximately 9,000 residents.

Marina del Rey as it exists now was a long time in the making. Construction of the jetties for the present entrance channel began in December 1957, but efforts toward realizing a harbor at this location actually began some twenty years earlier. After many years of construction delays, storm damage, and other assorted development issues, Marina del Rey eventually progressed toward completion. A formal dedication of the Marina del Rey Harbor was held on April 10, 1965.

## **Visioning Process**

In April 2013, the Los Angeles County Department of Regional Planning (DRP) embarked on a wide-ranging outreach effort to solicit public input in crafting a vision for the future of Marina del Rey. The ideas generated by

the community over the course of the process have been used to develop future policy and implementation strategies for improving this important County asset.

As part of the comprehensive community outreach process, DRP staff worked with the outreach consultant to design and initiate a broad-based community dialogue informed by targeted research and information gathering. The team employed a range of methods and formats to provide opportunities for the whole of the Los Angeles County community to participate, with an emphasis on the process being interactive. The outreach program included community workshops and an interactive website to enable a virtual marketplace of ideas accessible by all.

These sessions generated valuable input and insights as to how residents and visitors interface with the Marina on a regular basis, setting the foundation for further research and discussions with the community.

County staff also fielded telephone calls and emails from many individuals and met with individuals requesting additional information and wishing to contribute their ideas and voice their concerns.

The County used the data accumulated during the visioning process to develop a new vision for guiding development in the Marina over the next 15 to 20 years. This Vision Statement is the framework that will guide the Departments of Regional Planning, Beaches and Harbors, and Public Works with the delivery of public services that reflect the future needs of the community.

### **Background Studies**

Following this document are a series of technical memoranda detailing the design of the outreach process, existing conditions, analyses performed, and recommendations made by the outreach, market, mobility, and architecture/urban design firms that assisted DRP in the Marina del Rey visioning process. These memoranda, along with the input received from the community and stakeholders, form the foundation upon which the recommendations described above are based.

