

• • • Gary Jones Director

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, January 21, 2015, 1:30 p.m.

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

### 1. (1) Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda

### 2. Approval of the November 19, 2014 Minutes

### 3. (1)) Public Comment

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

### 4. Consent Agenda

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

### 5. Old Business

(\*)) A. 2015 Design Control Board Meeting Schedule

(ii) B. Parcel 10 – Neptune Marina – Consideration of redevelopment – DCB #04-014-D Attachment: Applicant Plans

()) C. 2015 Design Control Board Meeting Commemoration of Historic Figures and Events

### 6. <u>New Business</u>

M A. Parcel 103 – Oakwood Marina del Rey Apartments – Consideration of repainting of facility – DCB #15-001

Attachment: Applicant Plans

### 7. Staff Reports

- M A. Temporary Permits Issued by the Department
  - B. Ongoing Activities Report
    - Board of Supervisors Actions on Items Relating to Marina del Rey
    - Regional Planning Commission's Calendar
    - Coastal Commission's Calendar
    - Future Major DCB Agenda Items
    - Small Craft Harbor Commission Minutes



Attachment: Schedule

\_\_\_\_\_

Design Control Board Agenda January 21, 2015 Page 2

- Marina Design Guidelines Update
- Redevelopment Project Status Report
- Venice Dual Force Main Update

O. Marina del Rey Special Events

### 8. Adjournment

### PLEASE NOTE

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9538 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at rstassi@bh.lacounty.gov.

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

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

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

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

Burton Chace Park Community Room 13650 Mindanao Way Marina del Rey, CA 90292 MdR Visitors & Information Center 4701 Admiralty Way Marina del Rey, CA 90292

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

### DESIGN CONTROL BOARD MINUTES November 19, 2014

**Members Present:** Peter Phinney, AIA, Chair (Fourth District); Simon Pastucha, Member (Third District); Tony Wong, P.E., Member (Fifth District)

Members Absent: Helena Jubany, FAIA, Vice Chair (First District)

**Department Staff Present:** Brock Ladewig, Deputy Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Maral Tashjian, Planner; Yeni Maddox, Secretary

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

**Guests Testifying:** Catrina Love, Department of Beaches and Harbors; Jalaine Madrid, Department of Public Works; Adam Wodka, Signs Now Marina del Rey

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

Chair Phinney called the meeting to order at 1:31 PM

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

### Ayes: 3 – Chair Phinney, Mr. Pastucha, and Mr. Wong

Mr. Wong led the Pledge of Allegiance.

Chair Phinney informed the Board that agenda numbers 6A and 6B were misnumbered in the respective reports; however, the items would be heard in the order they appeared on the agenda.

### 2. Approval of September 17, 2014 minutes.

On a motion of Mr. Wong, seconded by Chair Phinney, the September 17, 2014 minutes were approved.

Ayes: 3 – Chair Phinney, Mr. Pastucha, and Mr. Wong

3. Public Comment

None

4. Consent Agenda None

None

### 5. Old Business

A. <u>Marina del Rey 50<sup>th</sup> Anniversary– Further consideration of seasonal event signage and Design</u> <u>Control Board Review related thereto – DCB #13-016-C</u>

Mr. Lopez introduced Ms. Maral Tashjian as the new planner who would be presenting the staff reports going forward.

Ms. Tashjian presented the staff report.

Catrina Love stated that they were unsuccessful in obtaining permits from the Department of Public Works (DPW) and Southern California Edison (SCE) to increase the banners' size. She also introduced Jalaine Madrid, a representative from DPW, to address any questions the Board had regarding light pole banner guidelines. Ms. Love also stated that the Community and Marketing Services Division's (CMSD) goal was to have the banners installed before the Annual Boat Parade, that a temporary permit was

Marina del Rey Design Control Board November 19, 2014 Page 2

obtained that allowed them to install the banners, and that CMSD was open to revise the design should the Board want to make any changes to it.

### Public Comment

None

### **Board Comment**

Chair Phinney reiterated the Board's preference from the last meeting, to double the sign size, and asked DPW staff why the increase was not possible.

Jalaine Madrid explained that they are limited to 18 square feet of surface area.

Chair Phinney requested a meeting with DBH staff to discuss this issue further.

Mr. Pastucha suggested discussing the fastners and printing methods.

Mr. Wong added that there would be an additional permit process to modify the SCE poles.

Chair Phinney asked which banner option was printed and installed.

Catrina Love replied that banner version number one was installed.

The Board agreed that banner version number one was their preferred choice.

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

### Ayes: 3 – Chair Phinney, Mr. Pastucha, and Mr. Wong

### 6. New Business

A. Parcel 95 – Epsteen & Associates – Consideration of new tenant signage – DCB#14-008

Ms. Tashjian presented the staff report.

### Public Comment

None

### **Board Comment**

Mr. Pastucha asked if the proposed sign was non-illuminating.

The applicant replied that the sign does have lights; however, it's not powered nor will it be.

Chair Phinney stated that he had no problem with approving the sign as it exsists; however, expressed concern about the frequency of after-the-fact signage requests.

Ms. Miyamoto stated that she spoke with the lessee's representative, Jill Peterson, about the issue and that Ms. Peterson would instruct her tenants about signage procedures.

Chair Phinney stated that it is important to have signs approved before they are produced and installed.

### On a motion of Mr. Pastucha, seconded by Mr. Wong, the item was approved as submitted.

Ayes: 3 – Chair Phinney, Mr. Pastucha, and Mr. Wong

### B. Parcel 50 - Paper Source - Consideration of new tenant signage - DCB#14-009

Ms. Tashjian presented the staff report.

### Public Comment

None

### **Board Comment**

Mr. Pastucha stated that the temporary sign looked just like the proposed signage.

### On a motion of Mr. Wong, seconded by Mr. Pastucha, the item was approved as submitted.

### Ayes: 3 – Chair Phinney, Mr. Pastucha, and Mr. Wong

### C. Report by the Department of Beaches and Harbors on Chase Bank signage

Ms. Tashjian presented the staff report.

Public Comment

None

Board Comment

None

D. 2015 Design Control Board Meeting Schedule

Ms. Tashjian presented the staff report.

### Public Comment

None

### **Board Comment**

Mr. Pastucha stated that the current schedule is challenging due to his work schedule and would continue to try his best to attend meetings.

Chair Phinney asked staff if it was possible to change the meeting time to better accommodate Mr. Pasucha's schedule. He also inquired about Small Craft Harbor Commission (SCHC) meeting times.

Ms. Miyamoto replied that the SCHC meetings take place on the second Wednesday of each month.

Chair Phinney requested that staff poll the absent Board members and inform them of the discussion about the possibility of moving the meetings to the second Thursday of every month.

Ms. Miyamoto stated that staff would check the Board members' and meeting room availability. She also suggested that the Board approve the January meeting date in case the December meeting was cancelled, to allow the January meeting to move forward.

Mr. Wong motioned to continue the item; and approve the January 21, 2015 meeting date.

On a motion of Mr. Wong, seconded by Mr. Pastucha, the January 21, 2015 meeting date was approved.

Ayes: 3 – Chair Phinney, Mr. Pastucha, and Mr. Wong

### D. 2015 Design Control Board Meeting Commemoration of Historic Figures and Events

Ms. Tashjian stated that the item was placed on the agenda at the Board's request.

Chair Phinney suggested that the Board acknowledge the 50<sup>th</sup> Anniversary throughout the year 2015, and suggested that each meeting in 2015 be dedicated to a historical event or person that has made an impact on Marina del Rey.

Mr. Pastucha stated that he supported Chair Phinney's proposal.

Chair Phinney suggested establishing a method of selection of the events or people and suggested involving the Marina del Rey Historical Society (Historical Society). He added that he would like to adjourn each meeting in honor of an individual or event with a brief paragraph of their history.

Ms. Miyamoto informed the Board that DBH staff was not equiped with the time or resources to take on the task of preparing a historical report for each meeting.

Chair Phinney volunteered his time to write a paragraph each month.

Public Comment None

7. <u>Staff Report</u> All reports were received and filed.

Public Comment None

### 8. <u>Adjournment</u> Chair Phinney adjourned the meeting at 2:06 PM.

Respectfully Submitted,

Yeni Maddox Secretary for the Design Control Board



Gary Jones Director

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

January 15, 2015

TO: Design Control Board

FROM: Gary Jones, Director

## SUBJECT: ITEM 5A – CONSIDERATION OF THE 2015 DESIGN CONTROL BOARD MEETING SCHEDULE

At the November 2014 meeting, your Board requested that staff look into alternative dates and times for the Design Control Board meetings. Staff checked each Board member's availability as well as meeting room availability, and confirmed that no alternative dates would work better than what is currently in place.

The 2015 meeting and submittal filing schedule is provided for your consideration. All of the Design Control Board meetings are proposed to begin at 1:30 p.m. on the third Wednesday of each month at the Burton Chace Park Community Building, 13650 Mindanao Way, Marina del Rey, 90292. The proposed 1:30 p.m. meeting start time is consistent with the 2014 schedule.

As has previously been discussed by the Board, evening meetings may be arranged whenever there is an agenda item with broad community interest, such as the first time a development project is presented or policy initiatives by the Department of Beaches and Harbors or Department of Regional Planning are discussed.

GJ:CM:mmt

Attachment



• • • Gary Ione

Gary Jones Director

Kerry Silverstrom Chief Deputy

> **John Kelly** Deputy Director

Brock Ladewig Deputy Director

January 15, 2015

## TO: Design Control Board FROM: Gary Jones, Director

## SUBJECT: ITEM 5B – PARCELS 10 and 14 – NEPTUNE MARINA – DCB #04-014-D CONSIDERATION OF REDEVELOPMENT

Item 5B on your agenda is a returning submittal from Legacy Partners (Applicant) seeking final approval of the proposed Neptune Marina redevelopment project. Neptune Marina is located on Parcels 10 and 14, at approximately 14126 and 14130 Marquesas Way, at the intersection of Via Marina and Marquesas Way.

## Background

On June 29, 2006, your Board conceptually approved the Applicant's apartment redevelopment project (DCB #04-014-B) with a condition to return for final review of landscape, promenade detail, signage, colors and materials. Subsequently, on December 17, 2009, your Board conceptually approved the Applicant's proposed promenade improvements (DCB #04-014-C) with the condition that a final design be submitted for DCB review post-entitlement. The Applicant has returned with a final project design for your consideration.

## **Current Conditions**

The landside portion of Parcel 10 is currently developed with 136 apartment units in multiple two-story buildings with at-grade parking that were constructed in the mid 1960's. The waterside portion of Parcel 10 is developed with an anchorage containing 184 boat slips and 14 end-ties, which was constructed at the same time. Parcel 14, formerly Parcel FF, is currently a public parking lot with 201 parking spaces.

## **Proposed Final Design**

The proposed project consists of the complete redevelopment of Parcels 10 and 14. It would include a new 526-unit residential apartment complex consisting of three structures on Parcel 10 (Buildings 1, 2 and 3) and one building on Parcel 14 (Building 4), two new waterfront pedestrian promenades and an anchorage. The height of buildings 1, 2 and 4, which front Marquesas Way, would not exceed 55 feet, while Building 3, which fronts Via Marina, would not exceed 60 feet. The proposed promenades will be 28 feet wide and approximately ¼ mile long along Parcel 10, and 200 feet long along Parcel 14.



Design Control Board January 15, 2015 Item 5B Page 2

Since the conceptual design approval, the Applicant has made a few changes to the proposed building design. The project's previously proposed Art Deco architectural style was revisited and updated to a Mid-Century Modern design.

In response to the DCB's previous comments, the Applicant revised the interface between the apartment buildings and the water front promenade to provide at-grade landscaping, shading structures, and benches, in order to enhance the pedestrian experience.

In addition, the total length of unobstructed view corridors along Marquesas Way was increased. In the 2006 submittal, the lengths of the view corridors along Marquesas Way were 38.5 feet, 44 feet, 45 feet, and 185 feet, respectively. Now the view corridors measure 38.5 feet, 45 feet, 66 feet, and 217 feet, respectively.

### Neptune Marina Apartment Buildings – Buildings 1, 2, 3, and 4

The project consists of four apartment buildings. Buildings 1, 2 and 3 on the 7.32-acre Parcel 10 will have 400 units, and Building 4 on the 2.05-acre Parcel 14 would be developed with 126 units.

Building 3, at 60 feet in height, would be the most visually prominent building in the apartment community due to its size and location at the intersection of Via Marina and Marquesas Way. It contains a porte cochere, arrival court, Leasing Center, and community club house. Additional apartment community amenities such as a swimming pool, spa, lounge areas, barbeques, and tables, are located at grade level between Buildings 2 and 3.

The apartment buildings consist of four floors of apartment units above two levels of parking. Each building features a series of courtyards that provide common spaces for the residents and open views to the Marina. Amenities in these courtyards include outdoor seating, lounge areas, barbeques, tables, fire pits, and trellised shade structures.

The two-level parking structure within each apartment building provides a total of 1,164 parking spaces for apartment residents, their guests and the anchorage tenants. Boater parking is provided at-grade level within the parking garage at Building 3. All parking garages are screened from the street with landscaped planters and from the promenade with vine pockets. Street-level building entryways are located within the garage space.

Proposed apartment building façade treatments and materials include plaster finishes, simulated stone veneer, fiber cement lap siding, glazed porcelain accent tiles, sheet metal canopies with steel posts and beam supports, vinyl windows, glass balconies with aluminum railings, and aluminum storefronts (see page A-32 of Applicant's submittal).

Design Control Board January 15, 2015 Item 5B Page 3

### Promenade Improvements

The 28-foot wide waterfront promenades, which double as Fire Department access, will have paving treatments, landscape pockets and seating areas for waterfront view opportunities. The promenade will be designed using the requirements set forth in the Draft Design Guidelines "The Marina Walk – Marina Del Rey's Waterfront Promenade" from January 1998. Additionally, the design will incorporate suggestions from the recent draft Marina del Rey Urban Design Guidelines.

The bulkheads will be lined with Palm trees, shade structures, benches and lighting within the eight-foot landscaped portion of the promenade. Promenade materials include precast concrete pavers and colored concrete (see page L-13 of Applicant's submittal).

### Access

There are multiple public points of pedestrian access to the waterfront promenade throughout the apartment community. One point of public access is provided to the waterfront promenade along Basin C on Marquesas Way, east of Building 4. Three points of public access to the waterfront promenade are provided on Marquesas Way to the promenade along Basin B east of Buildings 1, 2 and 3. One point of public access to the waterfront promenade along Via Marina, south of Building 3 (See page A-23 of the Applicant's submittal).

### Landscaping

Landscaping along the waterfront areas will consist of water efficient plants which are compatible with Southern California's coastal plant community. Landscaping along the streets and medians will include tall palm trees to reinforce the existing street theme and provide visual continuity. Plant materials in these areas will be compatible with native wetland plants that are intended to assist in the pretreatment of stormwater runoff. Street scene landscaping will buffer the architectural massing. Plant materials will be layered with a hierarchy of textures and colors with an emphasis on building entries and drop-off areas.

### Illumination

Proposed exterior lighting includes a variety of fixtures such as poles with multi- and single- direction lights, bollards, and tree-mounted lights (for down-lighting only). To avoid light pollution, efforts will be made by the Applicant to eliminate light spillage onto the adjacent properties; upward lighting will be reduced to avoid sky glow. All exterior lighting will comply with the County's bird-safe building guidelines, building code regulations, and all related environmental standards. (See page L-14 and L-15 in the Applicant's submittal).

### Signage

Signage is not yet available during this stage of the proposed project. A detailed sign program for the residential community will be provided to your Board for review and approval at a later date.

Design Control Board January 15, 2015 Item 5B Page 4

## STAFF REVIEW

The proposed project design has been updated to better complement the surrounding community's architectural styles and Marina setting. The property incorporates features and amenities that serve both residents and visitors to the Marina. The proposed design conforms to the Marina del Rey Local Coastal Program (LCP) requirements with respect to building design, pedestrian and promenade improvements, landscaping and hardscaping, and view areas and corridors.

The planes of the exterior building walls vary in depth, height, materials, and paint color, which helps reduce bulk and monotony. The placement of residential courtyards adjacent to the promenade allows the buildings to relate closely to the pedestrian promenade. Balconies, terraces, and patios, incorporated throughout the site allow residents and visitors to take advantage of scenic views of the harbor and promenade.

The promenade, accessible from both Marquesas Way and Via Marina via the open spaces between the buildings, would allow for public pedestrian access to the waterfront. The promenade design incorporates landscaping and pedestrian amenities such as shade structures, benches, trash receptacles, drinking fountains, and bike racks.

The view corridors along Marquesas Way have been increased in width from the previously approved plan. The view corridors would allow for uninterrupted views of the harbor from the road to the waterside, at ground level.

The proposed landscaping would include ground cover, shrubs, and trees that are drought-tolerant species, which would conform to California's water conservation initiatives and the County's Drought-Tolerant Landscaping Ordinance. The new planting design would be more water efficient, low maintenance, and adapted to the micro-climate of the property.

The proposed lighting for the site would be shielded and directed downward. Up-lighting would be minimized as much as possible to reduce light pollution.

The Department recommends <u>APPROVAL</u> of DCB #04-014-D, subject to the following condition:

1) The Applicant should return at a later date to provide complete details on signage design, including materials and color, for all signage proposed for the site.

GJ:CM:mmt



. . **Gary Jones** rector

.

**Kerry Silverstrom** Chief Deputy

> John Kelly eputy Director

**Brock Ladewig** Deputy Director

January 15, 2015

TO: Design Control Board FROM: Gary Jones, Director

## SUBJECT: ITEM 5C - FURTHER DISCUSSION OF DESIGN CONTROL BOARD **MEETING COMMEMORATION OF HISTORIC FIGURES AND EVENTS** IN CELEBRATION OF THE 50<sup>TH</sup> ANNIVERSARY OF MARINA DEL REY

At the September 2014 and November 2014 meetings, your Board discussed the possible use of each Design Control Board meeting in 2015 to commemorate a person or historical event that made an impact on Marina del Rey, in celebration of Marina del Rey's 50<sup>th</sup> anniversary. Further discussion is needed on selecting the person or historical event.

GJ:CM:mmt



Cluromin Branch

Caring for Your Coast

Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

January 15, 2015

## TO: Design Control Board FROM: Gary Jones, Director

# SUBJECT: ITEM 6A – PARCEL 103 – OAKWOOD MARINA DEL REY DCB #15-001

Item 6A on your agenda is a submittal from Equity Residential (Applicant), for consideration of the exterior repainting of the Oakwood Marina del Rey Apartments. The apartments are located at 4111 Via Marina, within the Parcel 103 Leasehold.

The Applicant has provided four color scheme options for your Board's consideration:

	Trim, Railings, Entry Doors and Light Post	Body and Ceilings	Body
Scheme 1	SW7549	SW7696	SW6214
Scheine I	"Studio Taupe"	"Toasted Pine Nut"	"Underseas"
Scheme 2	SW7744	SW2829	SW6430
Scheme 2	"Zeus"	"Classical White"	"Great Green"
Scheme 3	SW7639	DE6205	SW6206
Scheme 5	"Ethereal Mood"	"Stucco Tan"	"Oyster Bay"
Scheme 4	SW6151	SW6386	SW2865
Scheine 4	"Quiver Tan"	"Napery"	"Classical Yellow"

## **STAFF REVIEW**

The facility is currently painted white with trim and railing accents in various shades of taupe. Staff believes the proposed color palettes will give the facility a more attractive appearance.

The Department recommends <u>APPROVAL</u> of DCB #15-001 using the color scheme selected by your Board.

GJ:CM:mmt





Gary Jones

Kerry Silverstrom Chief Deputy John Kelly Deputy Director

> Brock Ladewig Deputy Director

January 15, 2015

TO: Design Control Board

Ros For

Gary Jones, Director

FROM:

## SUBJECT: ITEM 7A - TEMPORARY PERMITS ISSUED BY THE DEPARTMENT

Item 7A on your agenda is an update on permits that have been issued by the Department of Beaches and Harbors (Department) for temporary banners, signs and/or canopies. Since the November 2014 report, one temporary permit was issued by the Department:

**TP 14-005** Parcel 102, Marina 41 Apartments. Approval to display one 3' x 5' temporary identification sign that reads "MARINA 41 APARTMENTS" in 4"-high white painted vinyl letters on a dark bronze background color. The 0.090" aluminum sign will be mounted on the existing main identification monument sign facing Via Marina located along the front entry driveway. The apartment complex located on Parcel 102 was formerly called the "Archstone Marina del Rey Apartments." The sign is permitted through February 21, 2015.

GJ:CM:mmt

Attachment (1)



\* \* \*

Gary Jones Director

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

November 25, 2014

Mr. Marc Trerotola Equity Residential 4157 Via Marina Marina del Rey, CA 90292

## Temporary Sign for Marina 41 Apartments (Parcel 102) (TP 14-005)

Dear Mr. Trerotola,

By means of this letter, Marina 41 Apartments is permitted to install one temporary sign announcing the new name of the Parcel 102 leasehold, formerly known as Archstone Apartments. The proposed temporary sign will measure 3 feet high by 5 feet long, will be made of .090" aluminum, and will read "MARINA 41 APARTMENTS" in 4-inch high white painted vinyl with dark bronze background color. The temporary sign will be mounted on the existing main identification monument sign facing Via Marina located along the front entry driveway.

The temporary sign will be permitted from December 22, 2014 through February 21, 2015. An extension of time or new permanent identification sign approval must be requested from the Design Control Board prior to the expiration date of this permit. Should you have any further questions, please contact me at (310) 822-4639.

Very truly yours,

GARY JONES, DIRECTOR

Ismael Lopez

**Planning Division** 

GJ:IL





Gary Jones

Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

January 15, 2015

TO: Design Control Board

FROM: Gary Jones, Director

## SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

## BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On November 12, 2014, the Board of Supervisors approved an amendment to extend the Option Agreement Regarding Leasehold Interest for the Anchorage at the Marina Del Rey Hotel, Parcel 43 at 13534 Bali Way in Marina Del Rey, for up to 12 months to satisfy certain conditions, and authorized the Director of Beaches and Harbors to approve required amendments to the existing Reciprocal Easement Agreement dated August 30, 2013 to coordinate the construction and operation of each of the hotel and marina projects.

On December 16, 2014, the Board of Supervisors adopted a resolution authorizing the Director of Beaches and Harbors to accept grant funds in the amount of \$300,000 from the California Department of Parks and Recreation, Division of Boating and Waterways, for the Marina del Rey Public Boat Launch Area Improvements Project.

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

On November 19, 2014, the Regional Planning Commission reviewed a variance request from AMLI Residential (Esprit Apartments on Parcel 15), for additional signage beyond what is permitted by the Zoning Ordinance. The Regional Planning Commission approved the variance with modifications.

## CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were heard by the California Coastal Commission during meetings for the month of December 2014. A January 9, 2015 hearing was held regarding the application of MDR Boat Central, LLP to construct a 75-foot to 82-foot high dry-stack boat storage facility on Marina del Rey Lease Parcel 52. The project was approved, with ten members of the Commission voting in favor of the proposal, and two abstaining.



Design Control Board January 15, 2015 Item7B Page 2 of 2

## **FUTURE MAJOR DCB AGENDA ITEMS**

No major items are currently scheduled for a future DCB meeting.

### SMALL CRAFT HARBOR COMMISSION

The November 2014 minutes are attached.

### MARINA DESIGN GUIDELINES UPDATE

With the approval of the Vision Statement by the Board of Supervisors, staff will now begin preparation of the Marina Design Guidelines update.

### REDEVELOPMENT PROJECT STATUS REPORT

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

## VENICE PUMPING PLANT DUAL FORCE MAIN PROJECT UPDATE

The City of Los Angeles will conduct a hearing on the Coastal Development Permit (CDP) for the portion of the project located in the City on January 21, 2015, at the Westchester Senior Citizens Center. The CDP for the portion of the project located in the County's jurisdiction is scheduled to be heard by the Regional Planning Commission on February 25, 2015, at their hearing room in downtown Los Angeles. The City will also need to secure a CDP from the California Coastal Commission for the segment under the Marina's main channel.

GJ:CM:mmt

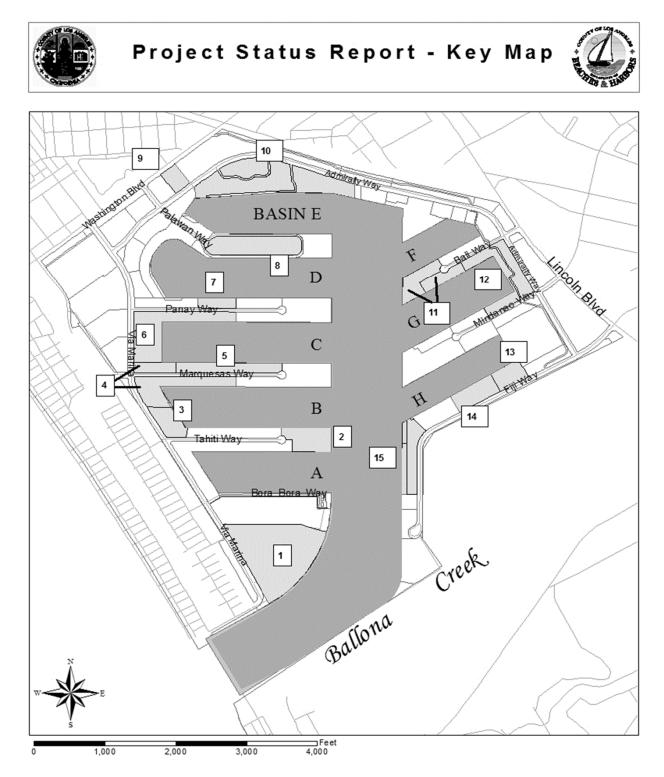
Attachments (2)

#### Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals As of January 15, 2014

			As of January 15, 2014			
Map Key	Parcel No Project Name/Lessee	e Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	
3	9 Proposed Hotel on northern portion o Parcel 9U, wetland park on southern portion.	f Sam Hardage	<ul> <li>* 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).</li> <li>*Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</li> <li>*New promenade improvements, restaurants and amenities.</li> <li>* Wetland public park project (1.46 acres).</li> </ul>	Massing Revised project will be resubmitted at a later date.         Seeking A           Parking Parking plan will be resubmitted at a later date.         Interval and the second se	pprovals Regulatory DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/2908. 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 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. 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 w 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-MI 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 fin	
4	<b>10/14 (FF)</b> Neptune Marina/ Legacy Partners	Tim O'Brien	<ul> <li>* Demolish existing facilities and build 526 apartments</li> <li>* 161-slip marina + 7 end-ties</li> <li>* 28 foot-wide waterfront promenade</li> <li>* Replacement of public parking both on and off site</li> </ul>	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 recomm agreement. Regulatory DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of p ElR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. LCP Amendments were included in the LCP ma BOS on 2/1/11; on April 26, 2011, the BOS indicated its intent to approve the project and recertified the ElR; Proposed marina replacement was incl application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 01/3/11 with modifications as suggested by Coastal staff. In 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS on sproved Counsel's final resolution 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 substantial issue on the appeals.	
5	13 Villa del Mar	David Canzoneri	<ul> <li>Complete leasehold refurbishment of 198 apartments</li> <li>Existing 209-slip anchorage will be renovated commencing no later than 202</li> <li>Improved pedestrian promenade and public amenities will be renovated.</li> </ul>	Massing Four existing buildings up to 3 stories high           9 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 agreen 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 1 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 adopt design of the renovation project.	
6	15 AMLI Residential	Jason Armison	<ul> <li>* Demolish existing facilities and build 585 apartments</li> <li>* New 8,000 s.f. commercial space</li> <li>* New 241 boat slip marina</li> <li>* New 1,271-parking space garage</li> </ul>	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 2/1 substantial issue. On 109/01 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 30, 2014, demolition of the site commenced.	
7	21 Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Frank Hickman	<ul> <li>* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retai marine office)</li> <li>* 92-slip marina</li> <li>* 28 foot-wide waterfront promenade and pedestrian plaza</li> </ul>	<ol> <li>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</li> </ol>	Proprietary Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for up to a 66-month extensi 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 4/28/10. Appeal to BOS filed \$7/12/10. On April 26, 2011. the BOS approved the project and certified the EIR-Proposed marina replacement was in 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 began on 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     Replacement of existing docks within 6 months of completed of landside     renovation	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	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<ul> <li>Build 5 new visitor serving commercial and dry storage buildings</li> <li>91,760 s.f. visitor serving commercial space</li> <li>141 slips + 5 end ties and 57 dry storage spaces</li> </ul>	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 a 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 Cc rathe 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 early 20	
13	52 Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County Boatwright facility	Massing — 81.5' high boat storage building partially over water and parking with view corridor Parking — All parking required of the project to be located on site	Proprietary Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted exten Option Agreement and extension for 6 months approved on S/1/4/13. An extension to the Option was approved at the 11/2/13 BOS meeting. Regulatory DCB review continued on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replace 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 suggeste LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012, Public review of DEIR from 15/12 to 33/12 and public 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 amend 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. The waterside Coastal Commission on January 9, 2015.	
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 watersi walkway.	Massing One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. de 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. Regional Planning is currently processing a CDP for the project.	
15	<b>55/56/W</b> Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	<ul> <li>* 132-room hotel</li> <li>* 65,700 square foot restaurant/retail space</li> <li>* 30-slip new marina</li> <li>* 28 foot-wide waterfront promenade</li> </ul>	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. Lessee reconfiguring project. Regulatory DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screen check DEIR in revi project. The Department of Regional Planning had considered a design concept, which would relocate the launch ramp to Fisherman's Village. In J the launch ramp would no longer be part of the visioning process.	
1	113 Mariner's Village	Michael Sondermann	<ul> <li>Complete leasehold refurbishment of 981 apartments</li> <li>Retail space increase from 2,070 s.f. to 9,000 s.f.</li> <li>New 92-slip anchorage will be constructed</li> <li>New 28 foot-wide pedestrian promenade and public amenities</li> </ul>	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 co return for review. A new EIR scoping meeting was held on 09/16/14 in Chace Park. The revised scope includes the environmental analysis for a CI occurred in November 2013.	
9	147 (OT) Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<ul> <li>* 5-story, 114-unit senior accommodation units plus ancillary uses</li> <li>* 3,500 square feet of retail space</li> <li>* Replacement of 92 public parking spaces on site</li> <li>* Public accessway from Washington to Admiralty</li> </ul>	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 appr option (2) years) for which Lessee has paid 350,000 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 proj 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 ame 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 & 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 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.	
2	<b>7</b> Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments	Construction Massing 3 stories, 36-7" in height.	in Process Proprietary BOS action on term sheet on 9/29/09.	
	<ul> <li>Tume odfild/K, Hakilli</li> </ul>		<ul> <li>* Relocate landside boater facilities</li> <li>* 214 slips + 9 end ties will not be reconstructed at this time</li> </ul>	Parking 465 spaces.	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 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 on schedule to complete the project by the end of 2014. The project passed final inspection on November 18, 2014.	
11	42/43 Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	Massing One 36' tall hotel building Parking 372 Parking spaces	Proprietary Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 in 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 sues have the due to ption 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 n 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 heari Renovation began August 2013 completion estimated December 2014. Dock replacement will be phased during a 5-year period beginning late 2014.	
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 pedestria amenities.		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 waterside CDP application to CCC. CCC approved waterside master CDP for dock construction on 11/3/11. Final approval of promenade improven docks is anticipated from January 2013 through June 2014. Final promenade improvements approved by DCB on 8/21/13. On 4/2/14, RPC approvec promenade improvements. Restroom and promenade construction started in August 2014.	

1

	Regulatory Matters
D8. On 10/14/09, the RPC requested a DCB review for RPC approval of Tentative Tract Map, CDP, CUP, 10. The park and hotel projects were both appealed to ct was denied by the BOS. The park was appealed to the 5-MDR-12-161). The redesigned hotel returned to DCB or final approval at a future date.	
ommendation for renewal of option to extend the lease	
of promenade improvements on 12/17/09. RPC certifie map and text amendment which was approved by the sincluded in the County's master waterside CDP aff. BOS accepted CCC changes to LCPA & CDP on ution on the LUP as certified by the CCC, the ordinance CCC on 06/07/12. On 7/12/12, the CCC found no	
greement and revised lease document based on a term sh the lease term, which was heard and approved by the Bo	
dopted MND. On 6/18/14, the DCB approved the final	
n 2/13/01 CCC determined that appeal failed to raise 9/14, DCB approved final redesign of project. On June	
tension approved by BOS on 10/4/11. Lessee has extend	ed
EIR and approved CDP, CUP, and Parking Permit on as included in the County's master waterside CDP final. Final DCB approval granted on 4/18/12. Demolitic	n
e County's master waterside CDP application approved by 2015.	Shared Parking Agreement No Variance proposed
xtension and modification of Option on 11/10/09. Lease blacement was included in the County's master waterside ested by Coastal staff. BOS accepted CCC changes to public hearing for testimony on DEIR only was schedul endments to Title 22 took effect 41/912. Project was erside portion of the project is scheduled to go before th	structures beat least 15 ft. from bulkhead d
	Shared Parking Agreement
review. Lessee has indicated intent to submit a revised In June 2014, Supervisor Knabe announced that moving	Variance for reduced setbacks (side and waterfront)
e conceptual design proposal and asked that the applicar a CDP, to cover the removal of unoccupied nests, which	
approved by BOS on 10/4/11. Lessee has extended its project on 10/21/09 to 12/16/09. RPC certified EIR	
t amendment approved by the BOS on 21//11; On 4/26/ d by Coastal staff. BOS accepted CCC changes to LCP/ on the LUP as suggested by the CCC, the ordinance	
	No Variance proposed
vved in concept by DCB on 7/21/10. DRP Site Plan d on 1/20/11. Construction started March 2012 and still	
1 43 into separate leaseholds, expand Parcel 43 water water premises, and extend lease for 39 years at Parcel 42	No Variance proposed. Parking Permit for reduced parking.
sed marina replacement was included in the County's nearing officer on 7/3/12. Last day to appeal was 7/17/12 2014.	
arina replacement was included in the County's master ovements granted by DCB on 3/16/11. Reconstruction of oved CDP to expand boaters' restroom and public	



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

## SMALL CRAFT HARBOR COMMISSION MINUTES November 12, 2014

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

**Department of Beaches and Harbors:** Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Linda Nava, Real Property Agent II; Charlotte Miyamoto, Chief of Planning Division; Michael Tripp, Planning Specialist; Carol Baker, Chief of Community and Marketing Services Division; Debra Talbot, Principal Real Property Agent.

**County:** Amy Caves, Senior County Counsel; Anita Gutierrez, Department of Regional Planning; Deputy Nova Simon, Sheriff's Department

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

Approval of Minutes: Motion by Commissioner Lesser to amend the September 10, 2014 minutes, the minutes should state that the adjournment was conducted by Vice Chair Alfieri, seconded by Commissioner Lumian, the minutes were unanimously approved.

### Ayes: 4 – Chair Rifkin, Vice Chair Alfieri, Mr. Lesser, Mr. Lumian

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

Liz Greenberger, the Director of Row LA, spoke about the success of their rowing program and expressed her gratitude to the Department of Beaches and Harbors (DBH) staff.

James Maurer expressed concern with continuous construction and increased traffic in Marina del Rey.

Jon Nahhas spoke about having consistency and following up on items at the Small Craft Harbor Commission (SCHC) meetings.

Commissioner Lesser stated that staff has followed up on the items from previous meetings and mentioned that other items of interest are left on the agenda every month to ensure they are followed through.

### Item 4 – Communication with the Commissioners

Commissioner Lumian reported that he attended the US Sailing Community Meeting in Newport Beach and disclosed communication with other individuals.

Chair Rifkin reported his reappointment by Supervisor Yarsolavsky as member of the SCHC for another term, his attendance to the Board of Supervisor's meeting on the Marina del Rey Vision Statement, where he provided written comment into the record focusing on the importance of a recreational boating strategic plan and sent a congratulatory letter to the Marina del Rey Historical Society and Mr. Epstein on the behalf of the commission.

#### Item 5a - Marina Sheriff

Sheriff Deputy Nova Simon presented the Crime Stats; however, she was unable to report the Liveaboard stats due to the short notice.

Mr. Lesser pointed out that the crimes against people stats are non-existent which indicates that Marina del Rey is a safe place.

Deputy Simon agreed and mentioned that property crimes are more prevalent in Marina del Rey; therefore, the Sheriff Department will be educating the community on how to prevent property crimes.

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

Ms. Baker announced the upcoming Fall Youth Camp at Chace Park, reported on the preparation for the Marina del Rey's 50<sup>th</sup> anniversary celebration and stated that the Boat Parade is the kick-off for the

Small Craft Harbor Commission November 12, 2014 Page 2 of 6

celebration. She also mentioned that on April 10, 11, and 12, 2015 there will be a large Marina Fest, which will include a concert in the park with evening fireworks. Lastly, she announced The Special Olympics Polar Plunge, will take place at Marina "Mothers" Beach on Feb. 28, 2015.

### Item 5c – Marina Boating Section Report

Ms. Talbot reported on the 52<sup>nd</sup> Annual Boat Parade schedule and mentioned the website where people can find information on the boat parade.

She reported that Parcel 77 now has two rowing clubs and is very busy.

She announced that the US Coast Guard would be installing a Mariner's Radio Activated Sound Signal Device on Marina del Rey's light number three, on the week of November 24<sup>th</sup>.

She also reported that on September 18, 2014, Governor Brown signed SB94, a bill requiring all operators of motor driven recreational vessels to be licensed through a government sanctioned boating education course, the law will go into effect on January 1, 2018.

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

Janet Zaldua reported on the hotels' summer occupancy rates, the status of Marina del Rey Hotel's approximate opening, and the Convention Visitors Bureau's winter hotel promotion. She also mentioned their US Airways Magazine (inflight magazine) promotion, which consists of a 10-page article featuring Marina del Rey.

Jon Nahhas spoke about the Boat Parade and expressed concern about the international tourists.

Chair Rifkin inquired about the types of advertisement for the Boat Parade.

Ms. Talbot replied that the advertisement includes press releases, an ad in the Mariner's Magazine, and Marina managers' (dock masters) receipt of entry forms and flyers for distribution to their boaters. She also mentioned a 10- to 12-page advertisement in the Argonaut Newspaper and advertisement at the Marina del Rey Library.

Chair Rifkin suggested having an article in the Los Angeles Times about the Boat Parade.

Ms. Talbot replied that the Boat Parade is listed in media websites such as NBC and the LA Times.

### Item 6a - Old Business

None; however, Chair Rifkin allowed Jon Nahhas to comment on old business items mentioned on agenda item eight.

Jon Nahhas spoke about communication between staff and commissioners; he also suggested that the meeting minutes include follow-up information from previous meeting.

Chair Rifkin requested that Mr. Penn schedule a meeting with him to discuss some administrative procedures for the next SCHC meeting agenda.

Mr. Penn agreed.

**Item 7a – Venice Dual Force Main Project Presentation by City of Los Angeles Bureau of Engineering** Abid Chowdhry and Dr. Jan Green Rebstock presented the project through a PowerPoint Presentation.

James Maurer inquired about the relocation of the project and expressed concern about the traffic impacts to residents.

Jon Nahhas requested information about the lawsuits leading to the project and expressed concern about oil fields.

Small Craft Harbor Commission November 12, 2014 Page 3 of 6

Marsha Hanscom spoke about tree removals, the project route, the lack of a Federal Environmental Impact Report (EIR), emergency response issues, and methane gas and toxic chemicals.

Elizabeth Shapiro expressed her concern about the oil wells and inquired about the safeguards for the three condos near the project.

Simon Lant expressed his concern regarding the increase in difficulty with emergency services response times.

Chair Rifkin asked staff to address the public's questions and report on the granting permit process.

Mr. Penn responded that the City of Los Angeles (City) is in the process of obtaining the development permit from three different agencies and reminded the commissioners that the presentation item is not an approval item.

Commissioner Lesser inquired about the status of the lawsuit.

Ms. Caves replied that the County of Los Angeles (County) did not prevail in litigation and pointed out that all the documents including the judge's opinions with regard to the appeal, are public documents.

Commissioner Lesser inquired as to the reasoning behind the project's relocation.

Mr. Chowdy stated that he could not give the specific reasoning behind the change, but it's his understanding that beach access, an alternate option in case of a disaster, and traffic impact were some of the reasons.

Commissioner Lesser stated that he understood the reasoning; however, the beach alignment seemed to be the more logical approach.

Dr. Rebstock stated that the final EIR and the supporting findings are public documents. She added that the document points out the cons against each of the alternate routes, instead of concisely stating why the relocation of the project is the best potential route. She reiterated Mr. Chowdhry's comments, and added that they received correspondence from the Coastal Commission expressing concern about direct beach access, the impact to the least tern nesting area, and the higher concentration of oil wells in the area. She also offered to send the commissioners a package that includes the discussions, findings, and overall considerations documents.

Mr. Chowdhry mentioned three letters from Coastal Commission presented to the SCHC in 2008, which listed reasons the Coastal Commission would not have approved the beach alignment project site.

Chair Rifkin thanked the City staff for the information and stated that he would indeed like to receive the summary report offered by Dr. Rebstock.

Dr. Rebstock replied that she would send it electronically.

Commissioner Lumian asked if Via Marina will be reduced to two lanes.

Mr. Chowdhry replied affirmatively.

Commissioner Lumian inquired about the closure of the channel during construction.

Mr. Chowdhry replied that the channel will remain open.

Commisioner Lumian expressed his concern regarding the number of construction projects on Via Marina and inquired as to the accommodations for all the different traffic restrictions.

Mr. Chowdhry replied that they are working closely with the Department of Public Works (Public Works) to coordinate the construction start times.

Small Craft Harbor Commission November 12, 2014 Page 4 of 6

Chair Rifkin asked City staff why they were returning to Coastal Commission.

Dr. Rebstock replied that they need to obtain a coastal development permit that's within the Coastal Commission's jurisdiction.

Chair Rifkin requested information about the County's permit to the City.

Mr. Penn mentioned that this project is a standing item on agenda item eight and will keep commissioners informed on the process of the permit.

Chair Rifkin requested this project be an agenda item.

Mr. Penn answered affirmatively.

## Item 7b – Review of Final Environment Impact Report, Addendum and approval of Option Lease Agreement to Facilitate Redevelopment at Parcel 9U (Woodfin Hotel)

Mr. Penn introduced the item.

Mr. Geisinger presented the project staff report.

Melanie Luthern requested that the commissioners not endorse or approve the Option Lease Agreement.

Lynn Shapiro spoke about hotel construction in residential areas, the construction on a wetland, and traffic congestion in Marina del Rey.

Sandra Starr spoke about public land for recreational use.

Sandra Merill spoke about the traffic congestion created by all the construction in Marina del Rey.

Jon Nahhas stated the item should be presented at a special night meeting.

Margot Hartman requested that the lease be denied and suggested using the land for a new park.

Jessica Kurland spoke about an article mentioning Marina del Rey development, Parcel 9U being a wetland, and construction in Marina del Rey.

Marcia Hanscom requested that the commissioners postpone the item due to the transitioning of the two new supervisors and stated that her understanding is that state law prohibits a lease longer than 50 years.

Commissioner Lesser stated that he believed there was no law prohibiting a 60 year lease and asked if a 99 year lease is allowed.

Ms. Caves stated that a 99 year lease is allowed.

Aaron Clark stated that the project has been in process since 1998, discussed the changes made to the original project proposal, and mentioned the project was presented to the Design Control Board at a night meeting. He added that the project will return to the Department of Regional Planning (DRP) Commission for a hearing, which is appealable to the Board of Supervisors (BOS). He also added the project will provide a public serving wetland and a public anchorage.

Mr. Penn asked Mr. Tripp to address the EIR and the Addendum questions.

Mr. Tripp stated that the EIR was certified in 2012 and asked Anita Gutierrez from DRP to address the Addendum issue.

Small Craft Harbor Commission November 12, 2014 Page 5 of 6

Ms. Gutierrez stated that the Addendum for the proposed project, pursuant to CEQA is not required to be circulated for public review, and that the draft EIR was circulated in 2005, recirculated in 2008, 2010 and adopted as the final EIR in 2012, which was publicly certified and circulated and heard before the BOS.

Commissioner Lesser stated that the project was an improvement over the previous project proposal.

Mr. Penn stated that the commissioners need to decide whether to endorse the director's recommendation to the BOS to grant the Option Agreement. Once the Option Agreement is presumably granted to the developer, they would still have to go through the entitlement process and return to DRP, where there will be conditions about what mitigations will be implemented or imposed upon the permits.

Commissioner Lumian asked if this item would return before the SCHC.

Mr. Penn replied that after the SCHC endorsed the director's recommendation, the project will not return before the Commission.

Commissioner Lesser stated that the project will generate a substantial amount of revenue for the County.

Vice Chair Alfieri stated that the project is a huge improvement and expressed his support for the project and the wetland.

Commissioner Lumian requested additional information about the public access for boaters.

Aaron Clark replied that there is a public anchorage that's going to be developed by the adjacent Lessee.

Mr. Geisinger stated that the Lessee for Parcel10 has an obligation to build the public docks that will be located on waterside area adjacent to Parcel 9; however, it's not part of what the SCHC is requested to endorse.

Aaron Clark stated that its part of the development permit and it will serve as a connection to the proposed hotel and wetland, which creates a benefit to the project.

Chair Rifkin asked who will manage the docks.

Aaron Clark replied that the County will manage the docks. He also added that they would like to present the project to the current BOS because Supervisor Molina and Supervisor Yarsolavsky had familiarity and a key interest in the project.

Commissioner Lumian inquired about the traffic mitigation fees and how it would be spent.

Aaron Clark stated that a portion will go to the Department of Public Works.

Mr. Tripp explained that the fees will be spent towards circulation improvements within the Marina.

Commissioner Lesser inquired about the length of time the Lessee has to exercise the option to begin construction before losing the option fee.

Ms. Caves replied that it's her belief the option period is 24-month with a potential 6-month extension, in total of 30 months maximum.

Commissioner Lumian asked for the approximate length of construction.

Aaron Clark stated that construction would take approximately two years.

Chair Rifkin stated that his issues are whether or not the project is consistent with the Visioning Statement and the Local Coastal Program (LCP).

Mr. Tripp answered that the project is consistent with the Visioning Statement and LCP.

Ms. Gutierrez added that the project area is zoned "hotel" and the proposed project is a hotel.

Chair Rifkin asked staff to repeat, in a precise and concise form, what was being asked of the Commission to review and take action on, and mentioned that he did not appreciate the lack of summary and staff report in advance.

Mr. Penn stated that the Commission is requested to endorse director's recommendation to the BOS to accept and adopt the EIR Addendums and to grant the Option Agreement to the developer to proceed with the project and go through the entitlement process.

Vice Chair Alfieri disclosed his acquaintance with two of the principals involved with the project; however he does not have any financial interest in the project, nor has he been promised anything in exchange for favorable treatment of the agenda item.

Chair Rifkin asked Ms. Caves if Vice Chair Alfieri's disclosure prohibits him from voting on the project.

Ms. Caves replied that Vice Chair Alfieri's disclosure is voluntary and not legally required. And thus he is allowed to participate in the voting process.

Commissioner Lumian motion to approve; seconded by Vice Chair Alfieri; Chair Rifkin stated he will not support the motion, motioned carried.

### Ayes: 3 – Vice Chair Alfieri, Mr. Lesser, and Mr. Lumian Noes: 1 – Chair Rifkin

### Item 8 – Staff Reports

Mr. Penn provided the staff report and stated he agreed that sub-items about Parcel15's asbestos issue should be included in the staff report.

Commissioner Lesser requested that staff contact Fisherman's Village lessee to obtain a tentative project schedule.

Jon Nahhas spoke about the US Coast Guard meeting and the importance of this meeting being well advertised for the public.

Chair Rifkin inquired about the outreach efforts for the US Coast Guard Meeting.

Mr. Penn read for the record an excerpt from the US Coast Guard Environmental Checklist Document regarding the removal of the anchorage. He also stated that the outreach efforts will continue via e-mail blast to the public, the Argonaut Newspaper, DBH media channels, and an announcement at the dock master's meeting.

Commissioner Lumian asked about the approximate date of the Anchorage 47's completion.

Mr. Penn stated that the contractor should be selected by the end of year or early next year; the contractor will then provide a detailed construction schedule with starting and ending of construction.

Commissioner Lumian requested that staff keep commissioners informed with updates regarding this project.

### Adjournment

Chair Rifkin adjourned the meeting at 12:54 p.m.





Kerry Silverstrom Chief Deputy

> John Kelly Deputy Director

Brock Ladewig Deputy Director

January 15, 2015

TO: Design Control Board FROM: Gary Jones, Director

## SUBJECT: ITEM 7C - MARINA DEL REY SPECIAL EVENTS

## BURTON CHACE PARK WALKING CLUB

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

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

For more information: Call (310) 305-9595

## BURTON CHACE PARK FITNESS CLUB

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

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

For more information: Call (310) 305-9595

Design Control Board January 15, 2015 Item 7C Page 2

## MARINA DEL REY FARMERS' MARKET Marina Beach + 4101 Admiralty Way + Marina del Rey Thursdays 9:00 a.m. – 2:00 p.m.

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

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

### FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

13755 Fiji Way ♦ Marina del Rey Sponsored by Pacific Ocean Management, LLC All concerts are from 1:00 p.m. – 4:00 p.m.

> Saturday, January 17<sup>th</sup> Shades, playing R&B

Sunday, January 18<sup>th</sup> Susie Hansen's Latin Jazz, playing Jazz

> Saturday, January 24<sup>th</sup> Blue Breeze, playing R&B

> Sunday, January 25<sup>th</sup> 2Azz1, playing Jazz/Funk

<u>Saturday, January 31<sup>st</sup></u> Jimbo Ross & The Bodacious Blues Band, playing R&B

Sunday, February 1<sup>st</sup> Brasil Brazil, playing Samba/Bossa For more information: Call Pacific Ocean Management at (310) 822-6866.

### BIRDWATCHING

Burton Chace Park + Lobby 13650 Mindanao Way + Marina del Rey January 29, February 26, April 30 and June 25, 2015, 9:00 a.m. – 11:00 a.m. Design Control Board January 15, 2015 Item 7C Page 3

### March 26 and May 28, 2015, 4:00 p.m. – 6:00 p.m.

The Department 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

## LOS ANGELES BOAT SHOW (IN THE WATER PORTION)

Burton Chace Park + 13650 Mindanao Way + Marina del Rey February 19 – 20, 2015, 12:00 p.m. – 5:00 p.m. February 21 – 22, 2015, 10:00 a.m. – 5:00 p.m. Adults: \$12 (16 & older) Kids: Free (15 & younger) Active Military: Free with Military ID

The Los Angeles Boat Show is the ultimate destination for boating and outdoor lifestyle enthusiasts, featuring sport fishing vessels, brokerage yachts, performance boats, sailboats, ski boats, cruisers, jet skis, pontoons, motorboats, catamarans, cabin cruisers, inflatables, canoes, kayaks, Stand Up Paddleboards and more. With the addition of the in-water portion of the show at Burton Chace Park in Marina del Rey, visitors can also find super-sized new and brokerage yachts — both power and sail — available for on-board tours and cruising "test drives." Complimentary round trip shuttle transportation will be available to and from the LA Convention Center and Marina del Rey.

For more information: Visit www.losangelesboatshow.com

### HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP

Saturday, February 21, 2015 9:00 a.m. – 3:00 p.m. Dock 52 Parking Lot ♦ 13483 Fiji Way ♦ Marina del Rey

The County of Los Angeles Department of Public Works and the Sanitation Districts of Los Angeles County are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information: Call Los Angeles County Sanitation District at (800) 238-0172 or visit their website at www.lacsd.org.

### 2015 POLAR PLUNGE

## Saturday, February 28, 2015 10:00 a.m. – 1:00 p.m. Marina Beach ♦ 4101 Admiralty Way ♦ Marina del Rey

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

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

GJ:CB:cml