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. Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda

2. Approval of the November 19, 2014 Minutes

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

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

5. Old Business
   A. 2015 Design Control Board Meeting Schedule
   Attachment: Schedule
   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. New Business
   A. Parcel 103 – Oakwood Marina del Rey Apartments – Consideration of repainting of facility – DCB #15-001
   Attachment: Applicant Plans

7. Staff Reports
   A. Temporary Permits Issued by the Department
   B. Ongoing Activities Report
      • Board of Supervisors Actions on Items Relating to Marina del Rey
      • Regional Planning Commission’s Calendar
      • Coastal Commission’s Calendar
      • Future Major DCB Agenda Items
      • Small Craft Harbor Commission Minutes
Design Control Board Agenda  
January 21, 2015  
Page 2

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

C. Marina del Rey Special Events

8. **Adjournment**

**PLEASE NOTE**

1. **ADA ACCOMMODATIONS:** 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 [http://marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov), or the [Design Control Board Archive](http://marinadelrey.lacounty.gov) for more information.

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

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

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

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

Si necesita asistencia para interpretar esta información, llame a este número: 310-822-4639.
**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

5. **Old Business**
   A. **Marina del Rey 50th Anniversary– Further consideration of seasonal event signage and Design Control Board Review related thereto – DCB #13-016-C**

   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
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 fasteners 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 exists; 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. Pastucha’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 50th 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 equipped 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. Staff Report
All reports were received and filed.

Public Comment
None

8. Adjournment
Chair Phinney adjourned the meeting at 2:06 PM.

Respectfully Submitted,

Yeni Maddox
Secretary for the Design Control Board
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
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.
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).
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 is provided 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.
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 APPROVAL 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.
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 50TH 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 50th anniversary. Further discussion is needed on selecting the person or historical event.

GJ:CM:mmt
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:

<table>
<thead>
<tr>
<th>Scheme 1</th>
<th>Trim, Railings, Entry Doors and Light Post</th>
<th>Body and Ceilings</th>
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<tbody>
<tr>
<td></td>
<td>SW7549 “Studio Taupe”</td>
<td>SW7696 “Toasted Pine Nut”</td>
<td>SW6214 “Underseas”</td>
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<tr>
<td>Scheme 2</td>
<td>SW7744 “Zeus”</td>
<td>SW2829 “Classical White”</td>
<td>SW6430 “Great Green”</td>
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<td>Scheme 3</td>
<td>SW7639 “Ethereal Mood”</td>
<td>DE6205 “Stucco Tan”</td>
<td>SW6206 “Oyster Bay”</td>
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<tr>
<td>Scheme 4</td>
<td>SW6151 “Quiver Tan”</td>
<td>SW6386 “Napery”</td>
<td>SW2865 “Classical Yellow”</td>
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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 APPROVAL of DCB #15-001 using the color scheme selected by your Board.

GJ:CM:mmt
January 15, 2015

TO:       Design Control Board

FROM:     Gary Jones, Director

SUBJECT: ITEM 7A – TEMPORARY PERMITS ISSUED BY THE DEPARTMENT

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

Ismail Lopez
Planning Division

GJ:IL
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.
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)
Redevelopment Proposed Massing and Parking Status

Regulatory Matters

Parking plan will be resubmitted at a later date.

Sam Hardage * Revised project to be submitted as requested during 4/26/11 BOS hearing.

Parcel 9U, wetland park on southern portion.

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

Massing

1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site near Marina Beach)

Parking

- Existing subterranean parking structure contains 947 parking spaces.

- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are

- The proposed parking proposal included 163 public spaces and 127 spaces for staff and visitors.

- Existing parking spaces will be replaced with 127 projects required parking spaces to be replaced off site near Marina Beach)

- PRP recommended approval for 2/2/00. On 12/20/00 DRP required extension of all variances except a variance for reduced setbacks.

- The appealed variance for reduced setbacks (side and waterfront)

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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 50th anniversary celebration and stated that the Boat Parade is the kick-off for the
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 52nd 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 24th.

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.
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.

Commissioner 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.
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.
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.
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
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 17th
Shades, playing R&B

Sunday, January 18th
Susie Hansen’s Latin Jazz, playing Jazz

Saturday, January 24th
Blue Breeze, playing R&B

Sunday, January 25th
2Azz1, playing Jazz/Funk

Saturday, January 31st
Jimbo Ross & The Bodacious Blues Band, playing R&B

Sunday, February 1st
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.
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