



*To enrich lives through effective and caring service*



**MARINA DEL REY DESIGN CONTROL BOARD  
AGENDA**

**Wednesday, April 20, 2011, 12:30 p.m.**

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

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 March 16, 2011 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**

NONE

6. **New Business**

A. Parcel 50 – Waterside Shopping Center – Consideration of new business identification signs and Design Control Board review related thereto – DCB #11-003

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
- Local Coastal Program Periodic Review Update
- Small Craft Harbor Commission
- Marina Design Guidelines Update
- Redevelopment Project Status Report

C. Marina del Rey and Beach 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) 305-9590 (Voice) or (310) 821-1734 (TDD).
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.
3. All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations:

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

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

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

**\*DRAFT\***  
**DESIGN CONTROL BOARD MINUTES**  
**March 16, 2011**

**Members Present:** Peter Phinney, Chair (4<sup>th</sup> District); Helena Jubany, Vice Chair (1<sup>st</sup> District); Tony Wong, P.E., Member (5<sup>th</sup> District) David Abelar, Member (2<sup>nd</sup> District)

**Members Absent:** Simon Pastucha, Member (3<sup>rd</sup> District)

**Department Staff Present:** Santos H. Kreimann, Director; Gary Jones, Deputy Director; Paul Wong Division Chief; Peter Dzewaltowski, Regional Planning Assistant; Moses Feliz, Temporary Sr. Secretary

**County Staff Present:** Michael Tripp, Department of Regional Planning; Tom Faughnan, County Counsel

**Guests Testifying:** Roy Williams, Linear Architecture; Barbra Schroeder, Essex Property Trust; Gegam Burnazyan, Blue Water Design Group; Jamie B. Myer, Myer Architecture; Aaron Clark, Armbruster, Goldsmith & Delvac; Jill Peterson, Pacific Ocean Management; Michael Pashaie, Gold Coast Village, LLC; Jules Doyle; Tim Riley

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

Ms. Jubany called the meeting to order.

Mr. Abelar led the pledge of allegiance.

**Mr. Wong moved to excuse the absences of Mr. Pastucha and Mr. Phinney (Temporarily); Seconded by Mr. Abelar, motion passed unanimously.**

**2. Approval of February 16, 2011 Minutes**

**Mr. Abelar moved to approve the February 16 meeting minutes. Seconded by Mr. Tony Wong, motion approved unanimously.**

**3. Public Comment**

Ms. Jubany asked if any members of the public had comments on matters of interest to the Board not already set on the agenda. Seeing none, the public comment period was closed.

**4. Consent Agenda**

None

**5. Old Business**

**Item 5A - Parcel 125I Marina City Club - DCB #10-016B**

Peter Dzewaltowski presented the staff report for the Marina City Club promenade improvement project.

Barbra Schroeder, Gegam Burnazyan and other lessee representatives summarized the previous presentation to the DCB and the discussed the revised design and landscaping proposal.

Mr. Abelar asked questions about the width of the promenade, whether the cobblestone would create accessibility problems and whether walkway lighting would be available. Gegam Burnazyan responded that

certain areas of the walkway would be increased by approximately five to eight feet, to the minimum of 12 feet, the walkway will not impede access, and walkway and gates will be illuminated.

Ms. Jubany commended on the lack of shade structures.

Mr. Phinney joined the Design Control Board Meeting at 1:20 PM.

Gegam Burnazyan stated that many options of shade structures and shade trees had been considered but all would block views of the apartment.

Mr. Abelar questioned whether the landscaping around the benches would create problems. The applicant stated that low-maintenance landscape species were selected and did not anticipate impacts to marina.

Paul Wong stated depending on the plant selection and design, the landscape areas could catch storm water, like a bio-swale, consistent with BMPs being implemented by the Department of Public Works that address water quality issues.

Ms. Jubany asked for other public comments and hearing none, the Public Comment was closed.

Paul Wong proposed that the DCB could grant approval subject to the Applicant submitting a shade structure design to the staff if this is the only remaining concern.

Mr. Phinney commented on the design options and noted he prefers the sail-like design and favors any solution that is architectural but he did not oppose to having no shade structures after hearing the drawbacks.

Mr. Abelar expressed concern that the design of the shade structure looks like a bus stop. And he, too, did not object to not having shade structures.

Ms. Jubany stated the board was in concurrence with the landscape, hardscape and fencing and would approve the project except for the absence of shade structures. She added that if the applicant returned with either options 1 or 4, the DCB would find the proposal acceptable.

Paul Wong stated that he and his staff could work with the Applicant to meet the board's approval.

**Mr. Phinney moved to approve the project with the condition that the Applicant work with staff to establish an appropriate shade structure, based on either option 1 or option 4, as presented. Seconded by Mr. Wong, motion was approved unanimously.**

## **6. New Business**

### **Item 6C - Status of Fishermen's Village - Parcel 56**

Gary Jones asked for the new business items to be heard out of order. Mr. Phinney and the Board agreed and took up item 6C - Follow Up Report on Fisherman's Village, Parcel 56.

Gary Jones summarized the DCB's request in January and provided a report.

Michael Pashaie provided an update on the Fisherman's Village's redevelopment status. On the current condition, Mr. Pashaie stated that other than the space vacated by the Angler's Choice, the Fisherman's Village is fully leased.

Jill Peterson provided a quick tenancy report at Mr. Phinney's request.

Mr. Abelar asked why the kiddie rides were removed. Jill Peterson stated that the kiddie rides were outdated and have caused accidents and the lessee decided to replace them with bike racks.

Mr. Abelar asked if other children's play facilities would be considered and whether the removal of the equipment negatively impacted the community. Jill Peterson stated that similar amenities will be maintained and that family events like weekend concerts were regularly provided. Michael Pashaie stated that a new operator with safer ride equipment would be installing rides on the site.

Mr. Phinney asked Jules Doyle from Café al Fresco to provide his statement.

Julian Doyle restated his January comments wants the arcade and more retail stores.

Mr. Phinney asked for other public comments, hearing none, public comment was closed.

Mr. Wong stressed that the aesthetics of the built components of the Marina should be of the highest quality possible considering the current economic obstacles to maintaining high tenancy.

Mr. Phinney thanked Mr. Pashaie for attending the DCB meeting,

#### **Item 6A - Design Control Board Review Process Discussion**

Peter Dzewaltowski presented the staff report and the origin of the DCB's mission in Title 22.

Mr. Phinney commented on the concurrent DCB/DRP review process. Mr. Kreimann and Michael Tripp commented on the 90-day time limit following the filing of a coastal development permit application for DCB action.

Mr. Kreimann noted that although the clock starts upon filing of a permit, the final decision is not made until Beaches and Harbors is satisfied with the development permit before an applicant may proceed to the Department of Regional Planning.

In response to an inquiry by Mr. Abelar regarding timing for temporary signs, Peter Dzewaltowski noted there is a 60 day limit, which consists of a 30-day approval time plus 30-day extension. He clarified for Ms. Jubany that these include the leasing signs.

Mr. Phinney asked if there were any public comments.

Mr. Riley commented on the DCB's willingness to look at ways to improve the approval process.

Mr. Phinney noted an improvement in the Board's willingness to work with lessees. He also suggested staff look into Santa Barbara's Historic District Commission's review process for helpful ideas.

Ms. Jubany asked why some lessees have to follow DCB guidelines in regard to signs, but not the County, and added whether there could be more consistency.

Peter Dzewaltowski stated that around 1995 the County went through a process where a coordinated identification sign program for Marina and County signs was formulated.

Gary Jones said he would look into that matter and provide an update at a later date.

**Item 6B - Presentation of the Department of Beaches & Harbors Strategic Plan - 2011 to 2013**

Santos Kreimann presented the Strategic Plan report.

Mr. Tony Wong asked how the public may make comments and what is the status of the master plan.

Mr. Kreimann stated that most public concerns would be satisfied and that the strategic plan is easily accessible online.

Mr. Tony Wong noted that the Department's role had improved despite past criticism from the public.

Ms. Jubany asked when visioning of the Marina would take place.

Mr. Kreimann said specific details have not yet been vetted; the Department's focus has been on the map and text amendment project and completion of Phase II development within the Marina.

Michael Tripp stated that the vision process is required within five years from the September 2009 Board of Supervisors approval. He added that the visioning process is also intended to create the Marina's master plan.

Mr. Kreimann added that the visioning process would be similar to the one that took place in 1995, when the LCP as it exists now, was amended.

Mr. Phinney asked for other public comments, hearing none, Public Comment was closed.

Mr. Phinney asked about a comment link on the website. Mr. Kreimann said the Department's website allows the public to provide feedback on any matter.

**7. Staff Reports**

**Item 7A - Temporary Permits and On-Going Activities Report**

Paul Wong gave the report on the temporary signage.

Paul Wong continued to **Item 7B - Ongoing Activities Report.**

On **Item 7C - Marina del Rey special events**, Paul Wong suggested the Board accept the report for file. All reports were received and filed.

**8. Adjournment**

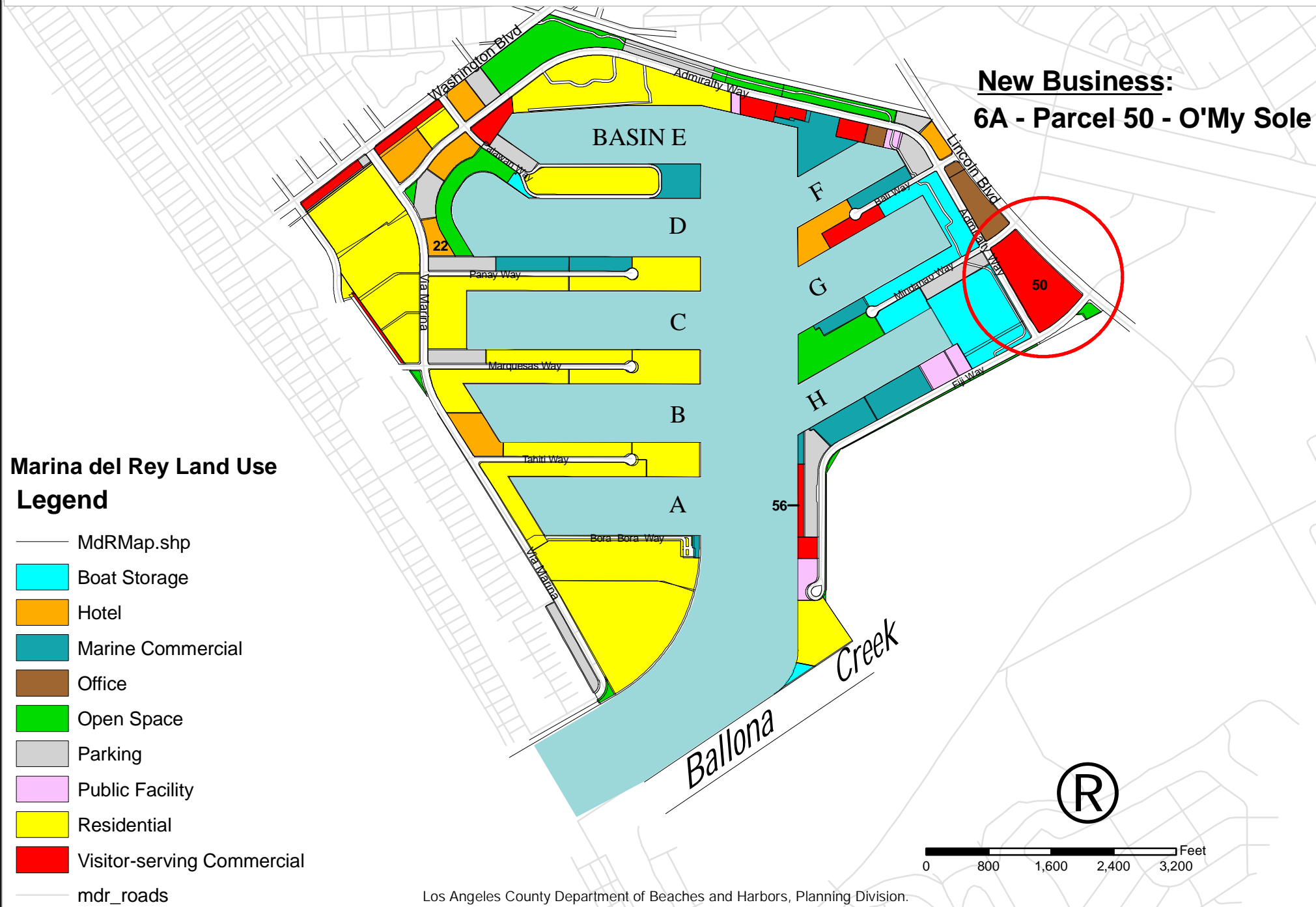
**Mr. Tony Wong moved to adjourn at 3:30 PM. Seconded by Ms. Jubany, motion was approved unanimously.**

Respectfully Submitted,

Moses Feliz  
Temporary Sr. Secretary for the Design Control Board



# Locations of April 20, 2011 DCB Items





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April 14, 2011

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board  
FROM: *Gary Jones*  
for Santos H. Kreimann, Director

**SUBJECT: ITEM 6A - PARCEL 50 - O' MY SOLE - DCB #11-003 - CONSIDERATION OF NEW SIGNAGE, AWNING AND DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from O'MY SOLE (Applicant), a new retail tenant, seeking approval to erect two new façade-mounted business identification signs and a new awning within the Waterside Shopping Center at 4774 Admiralty Way.

### **Business Identification Signs**

The proposed signs are identical reverse illuminated channel letter design constructed of sheet metal with a clear Lexan backing measuring 1' high by 8' long. One sign will be located on the front storefront façade, the other located on the rear elevation facing Lincoln Boulevard. The sign is 8 square feet in area and will be centered and mounted upon the front façade at 18' above grade level and at 10' above grade level on the rear elevation. The following lettering is proposed:

Line 1 - "O' MY SOLE" in burgundy (PMS 195) custom font.

The sign is proposed to be internally illuminated with white Light-Emitting Diode (LED) lights, which will cast a halo through each letter's Lexan backing and onto the building surface. Each of the letters in the sign will be affixed to the building with screw anchors. The letters will be mounted 1.5" from the façade and will have a return depth of 4.5".

### **Temporary Sign**

The Applicant received approval from the Department for a temporary business identification banner (2' high by 6' wide) on March 31, 2011. In conjunction with the subject request for approval of a permanent business identification sign, the Applicant is seeking an additional extension on the temporary sign permit for up to 60 days or until the permanent sign is installed, whichever occurs first. The extension will ensure temporary signage is legally in place while permits for permanent signage are secured. The existing temporary sign is made of white vinyl and reads "O'MY SOLE" in 8.2" high lettering of burgundy color.

### **Awning**

The existing solid blue awning will be replaced with a black, burgundy and stone-colored striped Sunbrella awning of the same size. The proposed multi-colored striped awning design is currently utilized in other locations within the shopping center.



The proposed awning will be mounted in the same location as the existing awning above the entrance and below the business identification sign.

**STAFF REVIEW**

The subject sign application is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. Staff finds that the dimensions and materials of the requested permanent sign meet the standards set forth in Sections 4 & 5, Permitted Permanent Signs, of the *Sign Controls*.

**The Department recommends APPROVAL of DCB #11-003, including extension on the temporary sign permit for up to 60 days or until the permanent sign is installed, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning before installation.**

SHK:kk:il



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April 14, 2011

**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Design Control Board  
FROM: *for Gary Jones* Santos H. Kreimann, 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 & Harbors for temporary banners, signs and/or canopies. Since our March 2011 report, the following permits have been issued:

**TP 11-004** Install one 2' x 6' temporary banner mounted along the storefront of O'My Sole, a retail tenant at the Waterside Shopping Center (Parcel 50). The banner was permitted from March 31, 2011 through April 30, 2011.

SHK:il

Attachment



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April 4, 2011



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

Mr. Young Moon  
Citi Sign Co.  
3021 W. Pico Blvd.  
Los Angeles, CA 90006

**TEMPORARY GRAND OPENING BANNER AT O'MY SOLE (PARCEL 50)  
(TP 11-004)**

Dear Mr. Moon,

By means of this letter, O'My Sole is permitted to mount one 2' high by 6' wide temporary banner along the existing storefront at the Waterside Marina Shopping Center. The banner will be made of white vinyl and will read "O'MY SOLE" in 8.2"-high custom font and burgundy color. The sign must be maintained neatly and securely affixed above the existing awning.

The banner is permitted from March 31, 2011 through April 30, 2011. The banner must be removed by noon on May 1, 2011. Failure to remove the banner by this time will result in their removal and storage by the County of Los Angeles at your expense.

If necessary, one 30-day extension may be granted, provided that a written request is made in writing to the Department before the original permit expires.

If you have any questions, please contact me at (310) 822-4639.

Very truly yours,

SANTOS H. KREIMANN, DIRECTOR

Ismael Lopez  
Planning Division

SHK:IL

cc: Ken Foreman  
Ken Edson  
Seth Curtis  
Myla Wyatt



*To enrich lives through effective and caring service*

April 14, 2011



TO: Design Control Board  
FROM: *Gary Jones*  
for Santos H. Kreimann, Director

**Santos H. Kreimann**  
Director  
**Kerry Silverstrom**  
Chief Deputy

**SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT**

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

On March 15, 2011, the Board voted to reduce the permit fee to \$100 and waive the estimated gross receipts fee and the \$240 for four boat slips for two days, excluding the cost of liability insurance, at Marina del Rey for the Marina del Rey Anglers' 36th Annual Halibut Derby, to be held May 14 and 15, 2011.

On March 15, 2011, the Board voted to adopt a resolution finding proposed Local Coastal Plan Amendment, Project Number R2009-02277-(4), comprises a portion of an equivalent regulatory program under California Environmental Quality Act, and indicating intent to approve and submit proposed Local Coastal Plan Amendment to the California Coastal Commission, which relates to a major amendment to the Marina Del Rey Local Coastal Program, consisting of revisions to the Marina Del Rey Land Use Plan, Specific Plan and Transportation Improvement Program.

On March 15, 2011, the Board acting as the Governing Body of the County Waterworks District No. 29, Malibu, and the Marina del Rey Water System, voted to suspend implementation of the Phased Water Conservation Plan at the level of a Phase II Shortage in the County Waterworks District No. 29, Malibu (3), and the Marina del Rey Water System (4), to allow for the development of a new budget-based rate structure that will replace both the normal rate structure and the Plan's rate structure within the new billing system.

On April 19, 2011, the Board will consider the Mitigated Negative Declaration for the Marina del Rey Hotel and anchorage lease extensions and renovation projects, Parcels 42 and 43 located at 13534 Bali Way, together with any comments received during the public review period (Item 36 on the agenda).

On April 19, 2011, the Board will consider the proposed plans for reconstructing the County-owned docks adjacent and proximate to Burton W. Chace Park, Marina del Rey, affecting Parcels 44 (portion), 47, 48, 49R, 77, and EE (water areas surrounding Chace Park peninsula), and endorse the concept of aggregating various public and private leasehold dock reconstruction plans, including Chace Park docks, into a single application to the California Coastal Commission for a Master Waterside Coastal Development Permit, which includes Parcels 10, 21, 42/43, 53 and 125 (Item 37 on the agenda).

On the April 26, 2011 Board Agenda seven items are scheduled for public hearing related to proposed development on Parcels 9, 10, FF, OT and 21. The description of projects is as follows:

- R2006-03647 – (Parcel 10R) – Proposed 400-unit Neptune Marina Apartment complex proposed. A Local Coastal Program Amendment is required for this project.
- R2006-03652 – (Parcel FF) – Proposed 126-unit Neptune Marina Apartment complex. A Local Coastal Program Amendment is required for this project.
- R2006-03644 – (Parcel 9U) – Public anchorage proposed in Basin B adjacent to Parcel 9U.
- TR067861 – (Parcel 9U) – Proposed 288-room hotel and timeshare resort on the northern portion of Parcel 9U. On March 22, 2010 an appeal of Regional Planning's decision to approve TR067861 was filed in the Executive Office of the Board.
- R2006-03643 – (Parcel 9U) – Proposed wetland and upland park on the southern portion of Parcel 9U.
- R2006-01510 – (Parcel OT) – Proposed 114-unit Senior Accommodations Facility. A Local Coastal Program Amendment is required for this project.
- R2006-02726 – (Parcel 21) – Proposed Marine Commercial and parking facility.

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

No items relating to Marina del Rey issues since last meeting.

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

There are no Marina del Rey-related items on the Commission's March or April meeting agendas. The Coastal Commission will be hosting their June 15 to 17, 2011 meeting at the Marina del Rey Hotel.

#### **LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE**

A public hearing date for the Marina del Rey Local Coastal Program Periodic Review has not yet been scheduled.

#### **SMALL CRAFT HARBOR COMMISSION (SCHC)**

The March 9, 2011 meeting minutes are attached for your review.

#### **MARINA DESIGN GUIDELINES UPDATE**

Staff continues to complete the directed amendments to the draft design guidelines.

Design Control Board  
April 14, 2011  
Item 7B  
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**REDEVELOPMENT PROJECT STATUS REPORT**

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

SHK:il  
Attachment (2)

# SMALL CRAFT HARBOR COMMISSION MINUTES

## March 9, 2011 – 10:00 a.m.

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

**Department of Beaches and Harbors:** Santos Kreimann, Director; Gary Jones, Deputy Director; Charlotte Miyamoto, Chief of Asset Management Division; Dusty Crane, Chief, and Penelope Pinckney, Program Manager I, of Community and Marketing Services Division.

**County:** Thomas Faughnan, Principal Deputy County Counsel; Detective Sergeant Anthony Easter, Sheriff's Department.

### **Call to Order and Pledge of Allegiance:**

Chair Lesser called the meeting to order at 10:00 a.m. followed by the Pledge of Allegiance.

### **Approval of Minutes:**

**Motion to approve by Vice-Chair Alfieri, seconded by Commissioner Rifkin; unanimously approved.**

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

Jon Nahhas commented on the February minutes, public participation and transparency, and illegible documents.

### **Item 4a – Sheriff Regular Reports**

Detective Sergeant Anthony Easter gave the monthly crime and liveaboard reports.

### **Item 4b – Marina del Rey and Beach Special Events Report**

Ms. Pinckney presented the report.

Chair Lesser announced that Dusty Crane would be retiring and thanked her for the many years of dedication and hard work. Commissioner Rifkin asked to have the Commission present a resolution to Ms. Crane recognizing her service. Mr. Jones responded the Department will prepare the document.

Jon Nahhas commented that Marina del Rey should offer more variety of music than just classical.

### **Item 6a – Adoption of Mitigated Negative Declaration and approval of Option for Amended and Re-stated Lease to Facilitate Redevelopment at Parcels 42 and 43 including bifurcation of existing lease and addition of water area to Parcel 43 (Marina del Rey Hotel and Anchorage)**

Mr. Jones presented the staff report.

Chair Lesser asked if the slip study was prepared for all marinas.

Mr. Jones replied that the 2009 study (by Noble Consultants) was Marina-wide and the replacement plan design followed the study recommendations.

The lessee team of Daniel Hyde, Aaron Clark and Adam Marquis gave a brief presentation on the project.

Vice-Chair Alfieri asked if there are any public access restrictions on the promenade.

Mr. Marquis and Mr. Clark replied there will be no restrictions to the promenade which will be redone and amenitized.

Commissioner Rifkin asked if the 322 parking spaces in the parking plan is a net increase or decrease of spaces.

Mr. Marquis replied it was a decrease and Mr. Clark responded it was due to the elimination of the 33 parallel spaces along the promenade to provide clear access around the building.

Commissioner Rifkin asked if there was a way to mitigate the reduction through valet parking.

Mr. Clark responded they will be looking at shared parking or valet services for periods of high demand.

Commissioner Rifkin asked about the parking allocations between the anchorage and hotel users.

Mr. Clark responded that the regulatory agencies will require separate and clearly mark hotel and boater parking.

Jeff Pence and Tom Hogan presented the anchorage portion of the project.

Vice-Chair Alfieri asked about the timing of the development.

Mr. Hogan responded that Coastal Commission approval would be needed for the waterside but not the landside development. Also, they are ready to proceed on the lease extension option.

Commissioner Rifkin asked the location of the water taxi stop on the revised plan

Mr. Hogan pointed out the location of ADA ramp, taxi dock and transient dock on the slide.

Roger Van Wert spoke of the marina design and looks forward to seeking Coastal Commission's approval.

Jennifer Carter spoke of the benefits of dock redevelopment and urged the Commission's support and approval.

Eric Roiko expressed his support of the lease amendment and looks forward to the improvement.

Alie Gaffan expressed her support of the lease amendment.

Shawn Highland voiced his support of the lease amendment.

Raymond Fisher commented that the marina needs to be improved to meet today's standard of quality which will attract more visitors and generate more revenue.

Robert Papazian spoke of the marina needing change and that a new marina and hotel should be supported.

Fred Pernisco spoke of marina needing change and supports the development.

Rick Clemenson agrees with the study about the decrease of 25-foot boats over the past 10 years and that the vacancies seem to be in the small slips.

Jon Nahhas spoke of the Coastal Commission not allowing separation of waterside and landside, boating studies, and loss of boating access.

Fred Soelter spoke of his support of the development, particularly the dinghy docks and the water taxi stop.

Roger Howard said there is a need for renovation, for larger slips not smaller slips, and that the project move forward.

Fred Adriance expressed his support of the project.

Commissioner Rifkin recommended including in the Board letter, information on the project's public benefits such as promenade improvements, transient slips and water taxi stops. Also include provisions in the REA to deal with parking issues.

Commissioner Rifkin asked staff if the mitigation fee had been incorporated into the financials of the proposed lease extension option.



Small Craft Harbor Commission

March 9, 2011 Meeting

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Mr. Jones responded that no credit was given in the waterside deal. The proposed lessee for the waterside leasehold was fully aware of the proposed fees.

Vice-Chair Alfieri spoke of his full support for the project.

Chair Lesser said this was an excellent project and called for a motion.

Commissioner Rifkin reiterated the need to have the public benefits mentioned in the Board letter.

Mr. Jones replied that as requested, public benefits will be covered in the Board letter.

**Motion by Vice-Chair Alfieri to recommend the Board of Supervisors adopt the mitigated negative declaration and approve the option agreement as set forth in the Board letter; seconded by Chair Lesser; unanimously approved.**

**Item 6b – Presentation of Department’s Strategic Plan**

Mr. Kreimann gave the presentation.

Commissioner Rifkin asked the Chair if he should make comments now or come back with comments later.

Chair Lesser replied that the Commission will provide their comments in the next 30 days.

Jon Nahhas commented on the mission statement, plan implementation and distribution.

Chair Lesser asked about the distribution of the plan.

Mr. Kreimann responded that the Strategic Plan can be found on the Department’s web site and will be on facebook. The Department planned to also meet with the Design Control Board and the Beach Commission.

Chair Lesser asked about Mr. Kreimann’s willingness to meet with any boating group or any coalition who wants to talk to him about the plan.

Mr. Kriemann replied that he would be willing to meet with any individual or group.

**Item 7a – Staff Report**

Chair Lesser indicated it was not necessary for staff to present the report but went on to state that the historical vacancy report showed that vacancy flowed with the economy.

Commissioner Rifkin stated that the historical table clearly presented the information requested of staff.

Jon Nahhas commented on the vacancy report and slip rents.

Mr. Jones said the Department was working on compiling the annual survey on slip rental for a 60-mile radius. The Department would present the data to the Commission once it was finalized.

Chair Lesser asked about vacancy information at other harbors.

Mr. Jones said the Department had verified with the Harbor Director of Channel Islands and found out their current vacancy rate was around 24-25 percent.

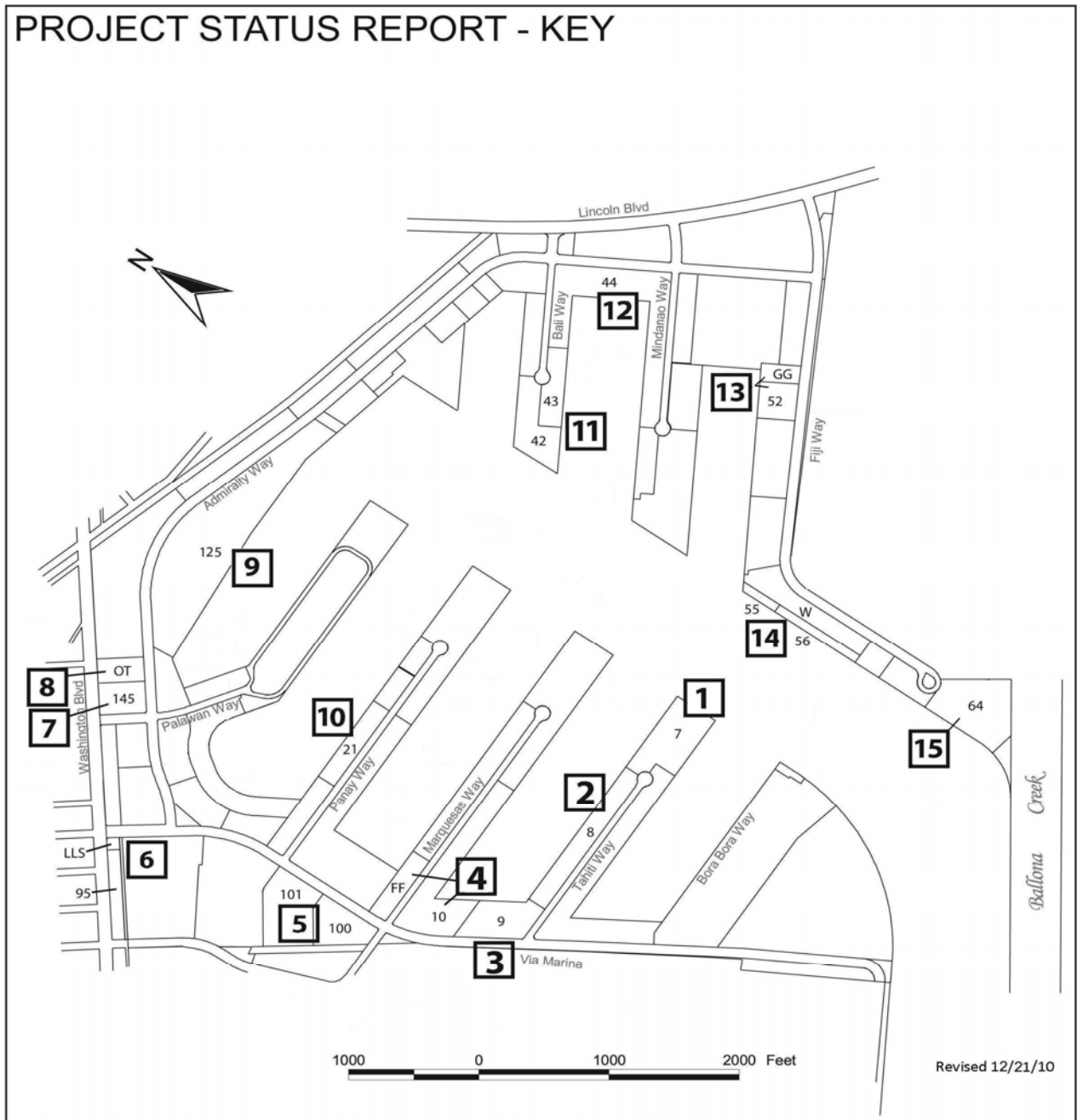
Chair Lesser stated that our rates are competitive and other marinas have similar vacancies, which indicate the demand is not there because of the economy.

**Chair Lesser adjourned the meeting at 12:16 p.m.**

**Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of April 14, 2011**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	<b>Massing</b> -- 3 stories, 36'-7" in height <b>Parking</b> -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11.	No Variance proposed
2	8 -- Bay Club/ Decron Properties	David Nagel	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	<b>Massing</b> -- Two 3-story residential buildings over parking; 41' and 48' <b>Parking</b> -- 315 residential parking spaces and 172 slip parking spaces	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. Regulatory -- DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10.	No Variance proposed
3	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Ron Nehring	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 6-story parking structure containing 360 spaces * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	<b>Massing</b> -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half <b>Parking</b> -- All project required parking to be located on site	Proprietary -- Term sheet action by BOS February 2007 Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC continued the item from 10/29/08, and on 10/14/09 requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC approval of CDP for wetland park and Plot Plan for waterside on 3/10/10. Project appealed to BOS; hearing scheduled for April 26, 2011.	CDP required from CCC for waterside improvements
4	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachorn	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 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 Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11. Overall project will be heard by BOS on April 26, 2011.	LCP amendment to allow apartments on Parcel FF, remove Open Space category, and transfer development potential from other development zones Parking permit to allow 103 replacement public parking spaces off site Variance for enhanced signage and reduced setbacks
5	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	<b>Massing</b> -- Twelve 75' tall 5-story residential buildings <b>Parking</b> -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. BOS approved modifications to the form of Amended and Restated Lease Agreement on 2/15/11. Regulatory -- DCB concept approval 1/20/05. RPC approval June 2006; BOS heard appeal February 2007; and approved project March 2007. DCB final review 7/19/07. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08. Building permit issued 3/3/11; construction started 3/18/11.	Variance for enhanced signage
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*23,500 square feet of commercial/retail/restaurant and public park component.	<b>Massing</b> -- Single story buildings <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- New Term sheet to be negotiated. Regulatory -- To be determined.	No Variance proposed
7	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	<b>Massing</b> -- Two 3-story buildings, 42' and five 1-story bungalows, 22' <b>Parking</b> -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10. BOS extended the lease term for 39 years on 2/08/11. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. SCHC reviewed MND on 12/14/10. BOS certified the MND on 2/08/11.	No Variance proposed
8	OT -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit congregate care units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- 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. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11. Overall project will be heard by BOS on April 26, 2011.	LCP amendment to create Active Seniors Accommodations Land Use Category and rezone OT from Parking to Active Seniors Accommodations with Mixed Use Overlay Zone, and transfer development potential between Development Zones Parking permit for senior retirement facility and to allow some replacement public parking off site. No Variance proposed
9	125 -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Marina Walk and fire access improvements with new pavers, railing, landscape and pedestrian amenities.	<b>Massing</b> -- No modifications to existing buildings proposed. <b>Parking</b> -- Existing 361 shared parking spaces will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement is included in the County's master waterside CDP application to CCC. Reconstruction of Marina Walk and docks is anticipated from September 2011 through August 2013.	CDP for waterside is needed from Coastal Commission No Variance proposed
10	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Option has expired. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; hearing scheduled for April 26, 2011. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	CDP for landside from Regional Planning CDP for waterside from Coastal Commission No Variance proposed
11	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	<b>Massing</b> -- 36' tall hotel building <b>Parking</b> -- 372 Parking spaces	Proprietary -- Term sheets initiated; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10; MND certification and lease extension by BOS will be considered on 4/19/11.	No Variance proposed
12	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65'5" tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking)	Proprietary -- Term sheet to be negotiated. Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised.	Shared Parking Agreement No Variance proposed
13	52/GG -- 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	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet action by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007. BOS granted extension and modification of Option on 11/10/09. Regulatory -- DCB review continued on March 2007, project disapproved on May 2007. DRP application filed December 2008. Screencheck Draft EIR received July 2009. 2nd Screencheck Draft EIR received June 2010. Updated 2nd DEIR agency review period 12/06/10 through 1/05/11. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11. Overall project has yet to be heard by BOS.	LCP amendment to rezone site to Boat Storage and to transfer Public Facility use to another parcel. Variance for reduced setbacks and Architectural Guidelines requiring that structures be at least 15 ft. from bulkhead
14	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- 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 <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
15	64 -- Villa Venetia/ Lyon	Peter Zak	* Complete leasehold renovation	<b>Massing</b> -- Existing 224 units in 3 stories with portions over parking <b>Parking</b> -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10 Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND was recirculated with 30-day public review period 7/5/10 through 8/4/10. SCHC reviewed MND on 9/08/10. BOS certified MND on 9/14/10. Site Plan application in DRP currently under review. DCB final concept approved 11/17/10.	No Variance proposed

# PROJECT STATUS REPORT - KEY



Revised 12/21/10



*To enrich lives through effective and caring service*

April 14, 2011



**Santos H. Kreimann**  
Director

**Kerry Silverstrom**  
Chief Deputy

TO: Small Craft Harbor Commission

FROM: *for Gary Jones*  
Santos H. Kreimann, Director

SUBJECT: **ITEM 7C - MARINA DEL REY AND BEACH SPECIAL EVENTS**

### **MARINA DEL REY EVENTS**

#### **MARINA DEL REY OUTDOOR ADVENTURES 2011**

Sponsored by the Los Angeles County Department of Beaches and Harbors  
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ CA ♦ 90292

#### **BIRD WATCHING EXPERIENCE PROGRAM**

Thursdays, April 21 and June 23, at 9:00 am

&

Thursday, May 19, at 4:00 pm

County-sponsored bird watching walk for adults is a free two-hour walk, which will take place at various sites in the Ballona Wetlands. This year, we will also be visiting the shoreline habitat to observe sandpipers. Meet at the Burton Chace Park Community Room. Participation and transportation to the tour site are free. Parking is available for \$6 in County Lot #4 located at 13500 Mindanao Way. **Pre-registration is a must! To register, please call (310) 301-9152.**

For more information call: (310) 301-9152

#### **SUNSET SERIES SAILBOAT RACES**

Marina del Rey

Wednesdays, April 13 – September 7

5:30 pm – 8:00 pm

Spectators can enjoy these races from the comfort of one of the restaurants with views of the Main Channel on Wednesday evenings between 5:30 pm (sailboats leaving the harbor) and 8:00 pm (race finishes at California Yacht Club).

For more information visit: [sunsetseries@hotmail.com](mailto:sunsetseries@hotmail.com)

**FISHERMAN'S VILLAGE WEEKEND CONCERTS**

Sponsored by Pacific Ocean Management, LLC

All concerts from 2:00 pm – 5:00 pm

**Saturday, April 16**

Brasil Brazil, playing Brazilian Jazz

**Sunday, April 17**

The Iliana Rose Band, playing, Latin, Cuban & Jazz

**Saturday, April 23**

The Nina Beck Quintet, playing Latin Jazz

**Sunday, April 24**

The John Zambricki Band, playing Folk & Pop

**Saturday, April 30**

Jimbo Ross & the Bodacious Blues Band, playing Jazz & Blues

**Sunday, May 1**

Upstream, playing Caribbean Style

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

**BEACH EVENTS**

**SHORE FISHING**

Dockweiler Youth Center ♦ 12505 Vista del Mar ♦ Los Angeles ♦ 90245  
8:00 am – 10:00 am

Los Angeles County Department of Beaches and Harbors is offering an introduction to shore fishing class. Come enjoy a beautiful morning of fishing from the shores of Dockweiler Beach. Fishing poles and bait will be provided at no cost. A parking pass is available for \$2 at the Dockweiler Youth Center office. All ages are welcome. Anyone under the age of 12 years old must be accompanied by an adult. Anyone over the age of 16 years old must present a valid California fishing license to participate. **Please call to pre-register at (310) 726-4128. Limited to 10 participants per session.**

**Fishing Dates** - Saturdays: April 16, April 23 and April 30

For more information call: (310) 726-4128

**RICHSTONE PIER TO PIER WALK**

City of Hermosa Beach

Saturday, April 30

7:30 am – 10:00 am

The Pier-to-Pier Walk is a great way to spend your Saturday morning while raising money for the prevention and treatment of child abuse. Walk begins at Manhattan Beach Pier to the Hermosa Beach Pier and ends back at the Manhattan Beach Pier for a distance of 3.4 miles.

For more information call: (310) 970-1921 or visit website [www.richstonefamily.org](http://www.richstonefamily.org)

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