



To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD *SPECIAL MEETING*

Thursday, December 13, 2007, 3:00 p.m.

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

Design Control Board Members

Susan Cloke – Chair	- First District
Peter Phinney, AIA – Vice Chair	- Fourth District
David Abelar – Member	- Second District
Tony Wong, P.E. – Member	- Fifth District
Vacant	- Third District

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

The Chair advises all attendees that due to time considerations, the Board may be unable to hear all the items placed on the agenda for this meeting.

2. **Approval of Minutes**

None

3. **Design Control Board Reviews**

A. Parcel 95 – Marina West – DCB #07-013

Approval of the record of the DCB's September 30, 2007 action for conditional approval of permanent signage for Lennar Urban

4. **Old Business**

A. Parcel 76 – Marina Towers – DCB #07-011-B

Further consideration of exterior renovations

B. Parcel 50 – Waterside Marina del Rey – DCB #07-014-B

Further consideration of exterior renovations, signage for The Counter

C. Parcel 8 – Bay Club Apartments & Marina – DCB #07-016-B

Further consideration of repainting

D. Parcel 102 – Archstone Marina del Rey – DCB #07-009-B

Further consideration of storage area renovations

5. **New Business**

A. Parcel 95 – Marina West – DCB #07-017

Consideration of temporary signage for Lennar Urban

- B. Parcel 75 – Marina Professional Building – DCB #07-018
Consideration of signage program for facility
- C. Parcel 141W – Marina Beach Marriott – DCB #07-019
Consideration of valet signage and parking lot bollards
- D. Parcel 50 – Waterside Marina del Rey – DCB #07-020
Consideration of permanent signage for Calidora Skin Care
- E. Parcel 49M – Marina del Rey Convention & Visitors Bureau – DCB #07-021
Consideration of repainting and landscaping of the MdR Visitor Center

6. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
 - Board of Supervisors Actions on Items Relating to Marina del Rey
 - Local Coastal Program Periodic Review Update
 - Small Craft Harbor Commission Minutes
 - Marina Design Guidelines Update
 - Redevelopment Project Status Report
 - Marina del Rey and Beach Special Events
- C. Status of December 2007 DCB Meeting and Meeting Schedule for 2008
- D. Marina del Rey Signage – Hours of Illumination

7. Comments From The Public

Public comment within the purview of this Board (three minute time limit per speaker)

8. Adjournment

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 Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

Project Materials: 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: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; and Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595.

Please Note: The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County 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 they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

Departmental Information: <http://beaches.co.la.ca.us> or <http://labeaches.info>



"To enrich lives through effective and caring service"



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November 8, 2007

TO: Design Control Board
FROM: Stan Wisniewski, Director *SWisniewski*
SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS:
DCB REVIEW #07-013**

The Design Control Board's action from September 20, 2007 is attached:

A. Parcel 95 – Marina West – DCB #07-013

SW:CM:CS
Attachment

DRAFT

**DESIGN CONTROL BOARD REVIEW
DCB #07-013**

PARCEL NAME: Marina West Shopping Center

PARCEL NUMBER: 95

REQUEST: Consideration of signage for Lennar Urban

ACTION: Approved, per the submitted plans on file with the Department.

CONDITION: Lighting to be only until 11:00 pm.

MEETING DATE: September 20, 2007



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November 8, 2007



TO: Design Control Board

FROM: Stan Wisniewski, Director

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

SUBJECT: AGENDA ITEM 4A – PARCEL 76 - MARINA TOWERS – DCB #07-011-B

Item 4A on the agenda is a returning submittal from Brookfield Properties (Applicant) seeking final design review and approval of its exterior improvements to the Marina Towers at 4640-4676 Admiralty Way. This submittal includes revisions to the visual screening at the parking facility and the landscaping, signage, and lighting plans, to address concerns expressed by the Design Control Board at its August 30, 2007 meeting.

Architecture

The Board approved the use of black metal for the screen structure at the parking facility as a substitute for the wood screening material proposed by Applicant. Instead of the black metal, Applicant is requesting approval to use natural color aluminum strips in the same design and dimensions as previously approved.

Landscaping

As requested by the Board, Applicant explored alternatives to palm trees in its landscaping plan. While Applicant prefers to stay with the original proposal, the revised plan has the new palms along Admiralty Way replaced with additional olive trees. New palm trees continue to be proposed at the corner of Lincoln Boulevard and Mindanao Way, at the Lincoln Boulevard drive entrance, and at the entrances of the two towers on the Lincoln Boulevard side. However, Applicant feels the palm trees shown in its original proposal create a better presentation of the property and more of an enhancement to the area.

Signage

The Board requested Applicant to consider one large tenant monument sign instead of the three smaller monument signs and alternate designs for the retail tenant signs. Applicant has designed an alternative tenant monument sign, with space for the names of three tenants, measuring 5'-8" wide. Due to its location on a slope at the corner of Lincoln Boulevard at Mindanao Way, the top of the sign will rise to 7'-2" above grade. Applicant believes the one large sign would impact the line of sight of pedestrians and automobile traffic and compete with the adjacent property identification sign. Applicant, therefore, requests the Board to reconsider the original proposal of three separate monuments constructed of a poured concrete base with an integrated, internally illuminated, clear-coated, brushed aluminum sign cabinet with white push-thru letters. The three signs are each 5'-8" wide and will rise 4'-7" above grade.

As for the retail signage under the canopy along Admiralty Way, Applicant has revised its submittal and will add blade signs. These blade signs will be 2'-4" wide by 1'-4" high and will

hang 7'-9" above grade. Each blade sign will be fabricated of clear-coated brushed aluminum with applied black vinyl letters and logos and will be mounted to the wall column.

Lighting

Following the Board's requests, Applicant proposes the following lighting schedule:

All MU1 lights and newly proposed under-canopy retail lights may be turned off at 11:00 p.m., although Applicant would prefer keeping them lit from dusk till dawn; and

All MP1 and MP2 lights must remain lit from dusk till dawn, because of path of travel and security liability.

In response to the Board's request to limit up lighting, Applicant proposes removing the up lights at the parking structure along Lincoln Boulevard. Additionally, if the alternate plan for olive trees instead of the palm trees is adopted, the proposed MU1 lights along Admiralty Way will be eliminated from the concept lighting plan. However, Applicant requests the Board to reconsider leaving the up lights along Admiralty Way to eliminate the considerable darkness along the retail edge of the property.

Phone Booth

The Board requested Applicant to return with a redesign and relocation of the phone booth. Applicant was advised by the Department of Beaches and Harbors that the phone booth exterior could not be modified, however, it could be relocated to a spot satisfactory to the Department. At this time, Applicant does not have an alternate location for the phone booth and will return at a future date when a suitable one is identified.

STAFF REVIEW

The project has been redesigned to create an environment that should satisfy the tenants and visitors alike, as well as provide a cohesive, aesthetically pleasing design that will enhance both the office complex and the surrounding area.

The project is in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*.

The Department recommends APPROVAL of DCB #07-011-B, with the following conditions:

- 1. Applicant obtains further review and approval by the Department of Regional Planning.**

SW:CM:ks



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November 8, 2007



Stan Wisniewski
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Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 4B – PARCEL 50 – THE COUNTER AT WATERSIDE
MARINA DEL REY – DCB #07-014-B**

Item 4B on your agenda is a returning submittal from The Counter (Applicant), a new tenant at Waterside Marina del Rey. The project consists of exterior modifications for the new 3,024 square foot restaurant proposed at the southwest corner portion of the space currently occupied by Pier One Imports. At the August 30, 2007 meeting, your Board approved the roll-up window element of the Applicant's project.

The project consists of exterior modifications for The Counter restaurant including new storefront glass, framing, and access openings along the west and east elevations, painting, and signage.

Color Scheme

The Applicant is proposing to revise the main exterior color of its facility from the existing Terracotta color to the Lakefront Blue as provided in the elevation plans and color chip exhibits. The existing cornice and trim will remain as the White and Ivory Coast colors. The current striped canvas awning and brick veneer on the southwest corner will remain. The existing metal canopy over the main entry on the east elevation will remain as well, but will be painted or reskinned blue (PMS 5405). The reskinning process will entail installing approximately ½" thick aluminum around the exposed borders of the canopy. The reskinned canopy will then be painted blue (color PMS 5405). This process will allow a smoother finish.

Architectural Modifications

Main access to the restaurant site will be provided along the east elevation facing the main parking lot. The existing glass storefront on the east side of the space will be replaced with new glass and clear anodized aluminum framing, including a 6' x 7' double door of the same materials.

New glass and clear anodized aluminum framing will also replace the existing glass on the west elevation. The existing double door located on the west elevation will be removed and two new 3' x 7' glass doors will be added. One door will be located approximately where the opening between the planter areas is and will be for ingress and egress by staff members only. The second door located near the southwest corner of the restaurant will be used as a public emergency egress only.

All existing landscaping and ADA pathways will remain.

Signage

The Applicant is proposing four signs. The first is a double-sided projecting sign on the east elevation (section D of the submittal). The sign face is 14.88 square feet, will project 16" from the building wall, and is 1'-7" wide by 9'-3" tall. It will be mounted to the building using two 4" pipes painted Mathews Brushed Aluminum. There will be 9'-9" of clearance beneath the sign. The projecting sign will consist of two major sections, the base (main cabinet) and the "Icon".

The sign base has three major components:

- 1) A 1½" border painted Mathews Brushed Aluminum on three sides of the sign except the top;
- 2) A blue (color PMS 5405) background; and,
- 3) White letters with the word "THE" in block horizontal letters and the word "COUNTER" in block vertical letters.

The sign will have two 7' HO Lamps for illumination.

The Icon portion of the sign also has three components:

- 1) A 1½" white border around the sign;
- 2) A brown (color PMS 4625) background; and,
- 3) The Counter logo. The logo is three white stripes in the shape of a stylized letter "c".

The Icon portion of the sign will be illuminated using 15mm white neon illumination.

The sign is proposed to be mounted to the existing 15' wide canopy on the east elevation and will consist of the phrase "THE COUNTER" above the phrase "CUSTOM BUILT BURGERS™" in a space of 25.38 square feet. The portion of the sign that reads "THE COUNTER" will feature reverse halo lit pan channel letters with clear plex backs. The letters will have white aluminum false backs pegged to reflect halo lighting. Letter heights for "THE COUNTER" will be 14", and each will be mounted with 1½" x 2" brushed silver tubes. The total length of the letters "THE COUNTER" will be 11'-9" and lit using 3500 K white neon illumination. The letters in the phrase "CUSTOM BUILT BURGERS" will be 5" tall mounted on a 5" deep cabinet that is 8'-8" in length. The letters will be white push thru plex, and the cabinet background will be painted blue (color PMS 5415). This sign will be lit using 3500 K white neon illumination.

A similar sign consisting of the phrase "THE COUNTER" above the phrase "CUSTOM BUILT BURGERS™" will be installed on the west elevation wall. This sign will be larger, taking up an area of 54 square feet, and it will include the Icon. Letters for the phrase "THE COUNTER" will be 1'-6" tall and the total length will be 15'-1". These letters will be installed 1½" from the wall and painted Mathews Brushed Aluminum. The letters in the phrase "CUSTOM BUILT BURGERS" will be 5" tall in white push thru plex

mounted on a 5" deep cabinet, 10' in length, painted blue (color PMS 5415). The wall sign on the west elevation will also feature the Icon measuring 2'-3½" by 2'-3½" and painted Mathews Brush Aluminum. This sign will be lit using 3500 K white neon illumination.

The fourth sign will be located on the south elevation and will feature The Counter's Icon sign. The sign measures nine square feet (36" x 36") in a 5" deep cabinet painted Mathews Brushed aluminum. The ¾" white border and the three white stripes forming a stylized letter "c" is achieved with white routed push thru plex. The Icon will be pegged 1½" from the wall and will be lit with 3500 K white neon.

The proposed signage will be illuminated from dusk until 11:30 P.M. nightly (which is consistent with other uses within Waterside).

The existing kiosk sign found at the front of The Counter space on the west side will be removed and relocated within the center. The area of relocation will be determined at a later date.

Hours of Operation

The proposed hours of operation for this business will be 11 A.M. to 10 P.M. Monday through Thursday, 11 A.M. to 11 P.M. on Friday and Saturday, and 11:30 A.M. to 10 P.M. on Sundays.

STAFF REVIEW

Staff believes the proposed modifications conform to the overall design component of the Waterside development and meet the intent of the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*. The project is also consistent with the visitor-serving designation and enhances the public experience and design quality of the center.

The Department recommends APPROVAL of DCB #07-014-B with the condition that the Applicant obtains further review and approval from the Department of Regional Planning.

SW:CM:ks



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Chief Deputy

November 8, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 4C – PARCEL 8 – BAY CLUB APARTMENTS & MARINA – DCB #07-016-B**

Item 4C on your agenda is a revised submittal by Decron Properties Corp. (Applicant) for consideration of repainting the exterior balcony trim on 205 apartment units at the Bay Club Apartments, located at 14035 Tahiti Way, Marina del Rey.

Applicant proposes to repaint the exterior horizontal trim below the roofline as well as all balcony trim, consisting of the railing and supporting balusters, on levels 1 through 3 for 205 apartment units. As suggested by the Board during its September 2007 meeting, the Applicant will paint each bay of apartment units (comprised of three to six units) one color, with each adjacent bay being painted a different color, and then repeating the color order. The following three colors will be used:

- P2 - Wooded Acre, DE – 6130;
- P7 - Adobe, DEC – 726; and
- P8 - Roman Brick, DEC – 713.

The new colors will be applied to the horizontal trim, balcony and balusters on all levels for each bay section.

STAFF REVIEW

The 205 units at the Bay Club Apartments are contained in two buildings, each with three stories of apartments with underground parking. The apartment buildings will retain the existing stucco color, while the trim and balustrade of 205 apartment unit balconies will be repainted. There is a separate building housing the business office and tenant amenities (fitness center, lounge, etc.), however, no painting of this facility is being proposed at this time. Staff believes the proposed color palette is acceptable and will give the facility a more attractive and modern look.

The Department recommends APPROVAL of DCB #07-016-B, as submitted.

SW:CM:ks



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November 8, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 4D – PARCEL 102 – ARCHSTONE MARINA DEL REY – DCB #07-009-B

Item 4D on your agenda is a returning submittal by Archstone Smith (Applicant) to renovate the storage space in the Archstone Marina Del Rey apartment complex, located at 4157 Via Marina. The storage facility is located at the back (west side) of the property, along Dell Avenue. Applicant proposes to re-configure the existing areas within the storage facility to make storage more efficient for a greater number of on-site residents.

At the August 30, 2007 meeting, your Board requested the Applicant to use the same hue of yellow as approved for the base of the adjacent apartment building. Your Board also requested the Applicant to return with a landscape plan for the Dell Avenue elevation, a correction for the surface water problem on Dell Avenue, and a drawing showing the correct footprint of the building and its overhang in relation to the parcel boundary.

Current Conditions

According to Applicant, the existing storage area behind a chain link fence is 275' long, 39' wide and approximately 8' high (the height varies slightly due to the slight slope in the floor) and has been used for storage by a handful of tenants for over 20 years. The storage area is located on the lowest (ground) level of a three-level structure that has parking on the 2nd level and tennis courts on the upper level. Neither the parking nor tennis courts will be modified.

Proposed Exterior Modifications

The existing chain link fence and two garage doors along Dell Avenue will be removed and replaced with a new wall, punctuated with block columns approximately every 18 feet. The wall will be of steel frame with a stucco finish similar in appearance to the other walls throughout the property. A jog exists between the garage doors and the chain link fence and along the length of the fence. To eliminate these jogs and give the wall a flush and consistent look, the proposed wall will be extended towards Dell Avenue from between 4.5' to 6.5' along that elevation. The new wall will still be located well within the overhang of the parking level above. The wall and the entire facility will be repainted ICI-633 Flaxen Hair to match the base of the adjacent apartment building as approved by your Board at the August 19, 2004 meeting.

The new design includes new solid steel doors to be installed in alcoves at three locations along the west building frontage. This design will allow the residents to access their stored items from within the storage facility or from Dell Avenue at their convenience. The doors will also be painted ICI-633 Flaxen Hair, and a wall-mounted photo-cell light fixture will be installed outside of each door for nighttime security.

In addition, Applicant has returned with the following modifications suggested by your Board:

Landscape Plan

Applicant has provided a plan for a sustainable plant palette to go along the building face of Dell Avenue. Two 5' by 94' planters are proposed, to be cut into the existing pavement and enclosed within a 6" high concrete curb. Plant varieties will include Bronze Loquat, Savin Juniper, New Zealand Flax and Bird of Paradise. The planters will include an irrigation system, and a loading zone area will be added between them, in front of the new center door.

Surface Water Problem

Applicant has provided a drainage plan to capture and manage nuisance water that consistently appears on Dell Avenue. A new 8" underground PVC drainage pipe will be installed and connected to an existing above-grade drainage pipe located at the south end of the building. The new pipe will run northwest, parallel to Dell Avenue, and empty into an existing inlet in the center gutter of Dell Avenue near the north end of the building.

Site Plan

Applicant has provided a revised site plan that accurately reflects the location of the building and its overhang in relation to the parcel boundary. The plan indicates that the proposed planters fall within the overhang line and that the building and overhang fall within the property boundary.

STAFF REVIEW

Staff believes the proposed modifications will enhance the appearance and use of the facility. The project is in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*. It is recommended your Board approve the proposed exterior modifications.

The Department recommends APPROVAL of DCB #07-009-B with the condition that the Applicant obtains further review and approval from the Department of Regional Planning.

SW:CM:ks



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Chief Deputy

November 8, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 5A – PARCEL 95 (MARINA WEST) – LENNAR URBAN - DCB #07-017**

Item 5A on your agenda is a submittal by Lennar Urban for temporary signage for Pier Pointe Home Studio (formerly Wells Fargo Bank), at 480 Washington Blvd. in Marina West Shopping Center. The application before your Board is for three temporary business identification banners: one façade banner and a set of two banners for an existing pole sign.

Façade Banner

The proposed canvas façade banner is to go on the west façade (facing Washington Blvd) and will serve to identify the business to traffic along Washington Blvd. The banner will measure 2'-4" high by 16'-4½" wide and will be placed over the existing façade sign cabinet of the former tenant. It will have two sections of text; the left section will read "PIER POINTE" in 3" white text within the corporate logo, and the right section will read "HOME STUDIO" in 5" white text.

Pole Banners

The two proposed pole sign banners will go over cabinet faces on an existing pole sign located in front of the northeast corner of the building, facing the Washington Blvd. traffic flow. The banners will measure 4'-1" high by 6'-8" wide. The east-facing banner will read "PIER POINTE" in 4" white text within the corporate logo, "HOME STUDIO" in 5" white text, and "COMING SOON" in 4" white text. The west-facing banner will read "PIER POINTE" in 4" white text within the corporate logo and "HOME STUDIO" in 5" white text.

Materials and Colors

All three banners will be made of blue (PMS 289) canvas with white text and a Pier Pointe corporate logo containing the following colors: PMS 312 (turquoise), 301 (dark blue), 2685 (purple), 1215 (dull yellow) and 299 (medium blue).

Hours of Illumination

The banners will not be lit.

STAFF REVIEW

Business Identification Sign

The proposed temporary business identification banners represent new tenant identification for the building. While the dimensions of the banners are designed to conceal the existing signage of the previous tenant, the text area itself is within the 3' by 6' size limit imposed for temporary

signage, as per the 1971 *Revised Permanent Sign Controls and Regulations*. Staff believes the banners are compatible with the surfaces on which they will be mounted and with the scale of the mounting faces.

Recommendation

The Department recommends your approval of the signs. In addition, it is recommended that your Board waive the next-meeting DCB Review process for this item, as the applicant's Department-issued permit for the existing temporary signage expired on October 29, 2007. As the October Board meeting was cancelled for lack of a quorum, we have allowed the temporary signage to remain in place, pending your Board's consideration of the signage at this meeting. Following your Board's approval, the signage will be subject to further review and approval by the Department of Regional Planning.

The Department recommends APPROVAL of DCB #07-017, with the condition that the applicant obtains further review and approval of the signage by the Department of Regional Planning.

SW:CM:ks



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Chief Deputy

November 8, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 5B – PARCEL 75 – MARINA PROFESSIONAL BUILDING – DCB #07-018

Item 5B on your agenda is a sign program for the Marina Professional Building, at 4560 Admiralty Way. The application before your Board includes renovations to existing building façade signs, a freestanding identification pole sign and replacement directional post signs. The application is also for approval of existing tenant identification temporary banners.

Sign Program

Applicant has provided a sign program covering all signage on the leasehold. It is intended to provide sign consistency and correctly communicate the identification of the building and its current tenants to the surrounding community. The sign specifications have been designed to reduce the size of all signs and to make the font visually less dominating.

All signs will remain non-illuminated and modifications, as provided in the submittal, will consist of three phases. Applicant is willing to consider a lighting plan if deemed necessary at a future date with support from Beaches and Harbors staff and your Board.

Signage Improvements

PHASE I

In first phase will replace the double-sided pole sign and two parking post signs.

Pole Sign

The pole sign located in front of the building facing Admiralty Way traffic consists of two sign faces. Applicant will be replacing the sign faces of the existing pole sign to properly identify the building and to reflect its current tenants. The existing sign will be revised to include two new 8 feet wide by 12 feet high panels made of Lexan® polycarbonate (colored in blue vinyl). The lettering will consist of Clarendon and Clarendon Bold font in White Lexan, Navy Blue Vinyl and Sunflower Yellow Vinyl. The lettering at the top of the sign will be changed from "UCLA" to "MARINA" followed by "PROFESSIONAL BUILDING" and the building address. The sign will also include the following information:

- "MEDICAL – DENTAL – LEGAL" in Sunflower Yellow Vinyl, 3.5" in height
- "PLAYA MARINA WALK-IN URGENT CARE" in White Lexan, 4" to 7" in height

- "MARINA DEL REY PHARMACY" in White Lexan, 5" to 8" in height

Post Signs

Currently, there are two post signs at both the north and south parking lot entrances. One sign at each location will be removed to eliminate the excessive clutter of signs, and information from the two signs will be incorporated into one. The double-faced post sign at the north entrance, measuring 2.5 feet wide by 1.5 feet high, will combine parking entrance and validation information. The double-faced post sign at the south entrance, measuring 2 feet wide by 3 feet high, will combine restricted parking and security information. The lettering proposed on the new post signs consist of a Clarendon Bold font in White Lexan and Navy Blue Vinyl colors.

PHASE II

The second phase will include the removal and replacement of the north and south building façade signs that have different fonts and wording. The north façade faces the parking lot (Parcel 94) and the south facade faces Bali Way. Both signs will be removed, and any wall façade damages will be patched and repainted as required to match existing conditions.

Applicant is proposing north and south façade signs containing identical wording. The new signs will read "MARINA Professional Building" over the address "4560 Admiralty Way", over the words "MEDICAL", "DENTAL", "LEGAL". One final subheading will identify the main tenant of the building as "WALK-IN URGENT CARE". The proposed sign lettering consists of a Clarendon and Clarendon Bold font of Navy Blue and Sunflower Yellow Enamel colors. The plastic letters made from non-oil based materials will range in size from 7" to 12" high.

Phase III

This phase includes four signs that will not be modified until repair or replacement at a future date is required. The proposed sign program ensures that future sign modifications are designed utilizing the font, color, and material specifications as approved by your Board.

Phasing Schedule

Phase I: Will begin: Two – four weeks after approval.
Estimated production time: 1 day
Phase II: Will begin: Two – four weeks after completion of Phase I
Estimated production time: 5 – 7 days
Phase III: Improvements to be determined based on need for repairs

Temporary Banners

Applicant is also seeking an extension of time for three existing tenant identification banners, which were valid for 60 days from July 16, 2007 through September 16, 2007. The extension will allow for continued identification of the urgent care operation to its patients and the surrounding community.

The existing banner dimensions are 6 feet wide by 2 feet high. There are two banners attached to the double-faced pole sign that cover the identity of the former tenant (UCLA). The third banner is attached to the building façade facing Admiralty Way, directly over Playa Marina

Walk-In Urgent Care's suite. The banners are made of white vinyl with lettering in Helvetica Bold Condense font in white and marina blue colors.

STAFF REVIEW

Building Façade Signs

The building façade signs are new identification signs for the building. According to the 1971 *Revised Permanent Sign Controls and Regulations*, these signs are allowed on street frontages of a "size and quantity compatible with the scale of the structure as determined by the Design Control Board." Staff believes these signs are compatible for the building faces on which they will be mounted and recommends approval. Following your Board's approval, the signage shall be subject to further review and approval by the Department of Regional Planning.

Freestanding Pole Sign

Staff believes the proposed pole sign faces are appropriate in scale and recommends approval. Signage shall be subject to further review and approval by the Department of Regional Planning following your Board's approval.

Temporary Banners

Approval of the three existing tenant identification banners is recommended for approval. This will provide continued awareness of the urgent care's location to the public while permanent signage undergoes the approval process.

Recommendation

The Department believes the proposed signs are compatible with the scale of the building structure. The proposed signs are consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*. It is recommended your Board approve the signs.

The Department recommends APPROVAL of DCB #07-018, with the condition that Applicant obtains further review and approval of the signage by the Department of Regional Planning.

SW:CM:ks



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November 8, 2007

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 5C – PARCEL 141 – MARINA BEACH MARRIOTT HOTEL - DCB #07-019

Item 5B on your agenda is an after-the-fact submittal for a valet parking sign and reflective bollards at the Marina Beach Marriott Hotel located at 4100 Admiralty Way.

New Signage

The valet parking sign is intended to advise guests that the hotel has gone to valet parking only and directs them to pull to the front of the hotel. The sign is located at the front portion of the porte-cochere, at the southeast corner of the building.

The sign is portable and made of plastic and metal with a size of 28" by 44". The sign is white with a silver-colored metallic frame and black font. The font varies in size from 3½" down to ¾" tall as dimensioned and provided in the submittal. The sign is not illuminated.

Bollards

The six reflective bollards, which are located at the southeast corner of the parcel and near the access driveway, will prevent guests from driving into an area lacking sufficient vehicular turn-around space. The bollards will effectively guide guests towards the valet parking staff.

The dimensions for the removable plastic bollards are 34" high by 3¼" wide. The bollards are white colored with reflective material on a black plastic base attached to the asphalt driveway.

STAFF REVIEW

The Marina Beach Marriott parcel is approximately 3.5 acres and does not have any signs of the type being proposed. According to the 1971 *Revised Permanent Sign Controls and Regulations*, signs of this type must be the smallest possible to serve the purpose of the sign. The proposed portable sign together with the six bollards provides information and directional guidance to Marriott visitors.

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Recommendation

The proposed signage is consistent with the *Revised Permanent Sign Controls and Regulations* and the *Minimum Standards of Architectural Treatment and Construction*.

The Department recommends APPROVAL of DCB #07-019, with the condition that the applicant obtain further review and approval of the signage by the Department of Regional Planning.

SW:CM:IL:ks



To enrich lives through effective and caring service



November 8, 2007

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director *SWia*

**SUBJECT: AGENDA ITEM 5D – PARCEL 50 – CALIDORA SKIN CLINIC AT
WATERSIDE MARINA DEL REY – DCB #07-020**

Item 5D on your agenda is a submittal from Calidora Skin Clinic (Applicant), a new tenant at Waterside Marina del Rey. The project consists of exterior modifications for a new clinic that plans to occupy 1,660 square feet in the northeast corner portion of the space currently occupied by Pier One Imports.

The proposed exterior modifications will include a new storefront frameless glass system along the east entrance. A new secondary access opening will also be installed on the west elevation facing Admiralty Way.

Architectural Modifications

Main Entrance

Access to the clinic site will be provided along the east elevation facing the main parking lot, where a new 15.5 lineal feet of ½" thick frameless glass system will replace the existing glass storefront. Included in the new storefront will be a 6-foot wide double door entrance. Brushed stainless steel will appear as a band on the lower portion of the glass and doors.

The existing overhead striped awning will be replaced with a blue Sunbrella material awning in Pantone color 659U. The awning underside will be set at 9'1" above grade and rise to about 14'3" high, replicating the size of the existing awning. The metal awning supports and hardware will be a silver aluminum color.

Service Entrance

A new 3-foot wide service door will be added and painted to match all other service doors at the center, located along the west elevation facing Admiralty Way.

Signage

Main Entrance

Applicant plans to have installed 20 square feet of aluminum reverse channel letters, which will read "calidora" over the words, "SKIN CLINIC", on the existing east wall above the awning. The largest letters (spelling out "calidora") will not exceed 10" in height and the smallest (spelling out "SKIN CLINIC") will be 4" high. These silver colored letters will have white LED lighting placed in their interiors to give an illuminated "halo" effect at night. Illumination will be provided from dusk until 11:30 p.m., which is consistent with the other businesses in the center.

A new oval blade sign, measuring 3' long by 1.3' high, will be added to the northerly side of the storefront. This sign will be attached to the wall by a single square tube painted in Akzo Very Course Metallic (B 81 M), above the storefront glass. It will consist of a light blue Pantone 659U color oval aluminum base with non-illuminated dark blue Pantone 662U color plexi glass lettering. The sign will contain the logo in ¼" White Plex letters.

The proposed frameless glass entrance will have door signs spelling out "calidora" over "SKIN CLINIC". The sign will be 3'8½" long in deluxe silver vinyl (210-420) window letters. The word "calidora" will be 4¼" high and the words "SKIN CLINIC" will be 1 3/8" high.

Service Entrance

A new sign spelling out "calidora" over the words "SKIN CLINIC", at 7" and 4" high, respectively, made of high aluminum reverse channel letters will be added to the façade above the walkway on the west elevation. These silver colored letters will have white LED lighting placed in their interiors to give an illuminated "halo" effect at night. Illumination will also be provided from dusk until 11:30 p.m.

Color Scheme

The existing exterior wall façade colors will remain the same for both the main and service entrances.

Hours of Operation

The proposed hours of operation for this business will be 11 a.m. to 10 p.m. Monday - Thursday, 11 a.m. to 11 p.m. Friday and Saturday, and 11:30 a.m. to 10 p.m. on Sunday.

STAFF REVIEW

Staff believes the proposed modifications conform to the overall design component of the Waterside development and meet the intent of the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*. The project is also consistent

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Page 3

with the visitor-serving and convenience-commercial designation, while enhancing the public experience and design quality of the center.

The Department recommends APPROVAL of DCB #07-020 with the condition the Applicant obtain further review and approval from the Department of Regional Planning.

SW:CM:ks



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November 8, 2007

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

**SUBJECT: AGENDA ITEM 5E – PARCEL 49M – MARINA DEL REY CONVENTION
& VISITORS BUREAU – DCB #07-021**

Item 5E on your agenda is a new submittal from the Marina del Rey Convention & Visitors Bureau (Applicant). The project consists of repainting and landscaping the Marina del Rey Visitors Center, located at 4701 Admiralty Way. Built in 1982, the Visitors Center also houses the Community and Marketing Services Division of the Department, and the two organizations together assist over 30,000 residents, visitors and boaters each year.

Color Scheme

The color scheme is based on three selections from the County's current color palette for public buildings, with the addition of a new dark brown Sinclair color. The following is a list of the proposed colors:

- SIN8353 Blue (Trim)
- SIN White
- CM8513 Brown (Trim)
- SIN Birch (Stucco)

The new colors will highlight the building's landmark "lantern room", while preserving a warm and traditional color palette for the base building elements. A traditional look will be maintained on the tower, which will be painted in classic white with blue trim.

Dome Maintenance

The dome of the "lantern room" will be rubbed with a saline solution to stimulate formation of the typical green patina, which will emphasize the copper cladding while brightening its natural weathered look. The copper dome will also be scrubbed and washed with an environmentally friendly, nontoxic, "proprietary" tomato paste mixture. This process is labeled as Acid Wash Plan in the submittal. No toxic materials will be used.

Landscaping

In developing its landscaping plan, Applicant worked with landscape architect Marianne Liggett of TGP, Inc., who directed the landscape design at Waterside at Marina del Rey located on Admiralty Way directly across the street from the Visitors Center.

As both the building and its surrounding landscaping are seen from 360 degrees, the objective of the landscaping plan is to enhance the sightlines with plants that will create natural layering and year-round color. The plant palette is composed of drought tolerant and native compatible species that do not need frequent maintenance.

The existing, donated roses will be kept, pruned and perhaps slightly moved or consolidated. The roses' new arrangement will include a border of African boxwood hedge, giving it an ornamental first impression and providing a finished look even when the roses may not be at their best.

All other existing plants next to the building will be removed. A wide array of plant species will replace the existing landscaping, including Blue Hibiscus, Pride of Madiera, Maori Chief Flax, Lavatera, Hibiscus Hula Girl, Tuttle Natal Plum, Purple Fountain Grass (sterile) and Bird of Paradise. A portion of existing lawn areas on either side of the rose bush planter will be removed and planted with the new plants. Existing shrubs surrounding the benches will be replaced with sterile Purple Fountain Grass as well.

STAFF REVIEW

Staff believes the proposed modifications conform to the overall design component of the Waterside development and meet the intent of the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*. The project is also consistent with the visitor-serving and convenience-commercial designation, while enhancing the public experience and design quality of the center.

The Department recommends APPROVAL of DCB #07-021.

SW:CM:ks



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Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

November 8, 2007

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 6A - TEMPORARY PERMITS ISSUED BY DEPARTMENT

Item 6A on your agenda provides us an opportunity to advise your Board of permits issued by the Department for temporary banners, signs and canopies. Since our last report, the Department issued the following:

- TP #07-012 -** Temporary permit for one banner and three posters at Marina Beach and Parcels IR and NR for a "We are the Marina" rally held on October 6. The items were permitted for October 6, 2007 only.
- TP #07-013 -** Temporary permit for one tent at Saporì Restaurant. The tent has been permitted for December 1, 2007 through January 3, 2008.
- TP #07-014 -** Temporary permit for two leasing signs at Marina Professional Building. The signs have been permitted from November 1, 2007 through December 1, 2007.

Additional information is provided in the attachments.

SW:CM:CE:ks
Attachments (3)



To enrich lives through effective and caring service



October 2, 2007

Ms. Nancy V. Marino
We Are Marina del Rey
P.O. Box 9096
Marina del Rey, CA 90295

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

**TEMPORARY BANNER AND SIGNS AT MARINA BEACH (P-HS) AND ADJACENT
PARKING LOTS (P-IR/P-NR/P-GR)
(TP 07-012)**

Dear Ms. Marino:

By means of this letter and in conjunction with your permit from our Community and Marketing Services Division, Permits Section, We ARE Marina del Rey is permitted to install one (1) temporary banner and three (3) signs at the Marina Beach picnic area and adjacent parking lots located at 4135 Admiralty Way. The banner and signs will be sized as follows:

- One 2' high x 6' wide banner mounted horizontally at top of picnic arcade between tables 21-28 facing Marina Beach. The banner will be royal blue vinyl with orange accents, and white lettering stating "Rally to Save Marina del Rey", and group logo and web address.
- Three 20" x 30" yellow foam core posters with "Rally Parking" and arrow. To be tied to the bollards at the entrances to parking lots in parcels IR, NR, and GR. Please ensure that signs are posted in a way that they do not block the view of any vehicles, and pedestrians.

The banner and signs are permitted on October 6, 2007 only and must be removed by nightfall that day. Failure to remove by this time will result in its removal and storage by the County of Los Angeles at your expense. Should you have any further questions, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Charlotte Miyamoto, Chief
Planning Division

SW:CM:CE
cc: Wayne Schumaker
Steve Green
Michael Kerzie
Mark Spiro
Lynn Atkinson



To enrich lives through effective and caring service



October 3, 2007

Jill Peterson
Pacific Ocean Management
13575 Mindanao Way
Marina del Rey, CA 90292

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

**TEMPORARY TENT AT SAPORI RESTAURANT (PARCEL 56)
(TP 07-013)**

Dear Ms. Peterson:

By means of this letter and the appropriate permits from the County of Los Angeles Department of Public Works, Building and Safety Division (310-534-3760) and the Fire Department (310-358-2380), Sapori Italian Restaurant is permitted to place one tent on their patio area at 13723 Fiji Way, Marina del Rey. The tent will be a 20-foot by 25-foot white canopy style with one transparent sidewall on the east side. It will be thirteen feet high at the center and eight feet high at the edges, secured with 70-pound bases at each leg and placed according to the attached site plan.

The tent is permitted from December 1, 2007 through January 2, 2008. The tent must be removed by noon on January 3, 2008. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at your expense. Please note: during this event, public access along the waterfront promenade must be maintained. If you have any further questions or requests, please contact Chris Sellers at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

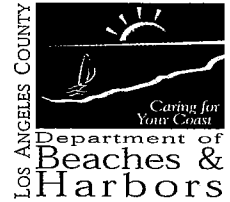
Charlotte Miyamoto, Chief
Planning Division

SW:CM:CS

Cc: Wayne Schumaker
Lynn Atkinson
Michael Kerzie
Steven Green
Sal Iannotti
Mark Spiro



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October 23, 2007

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

Mr. Wayne Pridgen
Hilton & Hyland
250 N. Canon Drive
Beverly Hill, CA 90210

**TEMPORARAY SIGNS AT MARINA PROFESSIONAL BUILDING (P-75)
(TP-07-14)**

Dear Mr. Pridgen:

By means of this letter, Hilton & Hyland, is permitted to mount two (2) 3-foot high by 6-foot wide temporary wood signs on the front lawn of their premises at 4560 Admiralty Way. The signs will be made of wood with a white background stating "Medical Space for Lease – Suites Available (310) 301-6523 Leasing Agent" in 3-inch red, white, and blue lettering. One sign will be placed on the lawn facing Admiralty Way and other will be placed on the lawn facing Lincoln Blvd. The temporary signs will be free standing on wooden poles.

The signs are permitted from November 1, 2007, to December 1, 2007. The signs must be removed by noon on December 2, 2007. Failure to remove the signs by this time will result in their removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request for such is made in writing to the Department *before* the original permit expires. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR


Charlotte Miyamoto, Chief
Planning Division

SW:CM:CE
cc: Wayne Schumaker
Steve Green
Michael Kerzie
Mark Spiro
Lynn Atkinson
Jules Trefler



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December 6, 2007

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Stan Wisniewski, Director
SUBJECT: **AGENDA ITEM 6B - ONGOING ACTIVITIES REPORT**

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

The term sheets for Parcels 95/LLS and Parcels 10/FF were approved by the Board in closed session on October 23, 2007.

LOCAL COASTAL PROGRAM PERIODIC REVIEW – UPDATE

The Small Craft Harbor Commission directed the Department to prepare a letter for the Chair's signature that indicated the Commission would like the January 2008 Coastal Commission meeting, at which the Marina del Rey Local Coastal Program (LCP) periodic review will be heard, to be held in Marina del Rey and that the hearing not be delayed any further. This letter was sent and is attached.

We have been informed the Coastal Commission will, indeed, consider the LCP periodic review at its January 2008 meeting and, further, that the meeting will be held in Marina del Rey. The Department will be reviewing logistical issues with Coastal Commission staff to determine if Chace Park provides adequate accommodations and, thus, would be an appropriate venue for the Commission's meeting.

SMALL CRAFT HARBOR COMMISSION MINUTES

The Small Craft Harbor Commission minutes for the August 8, October 11 and November 14, 2007 meetings are attached.

MARINA DESIGN GUIDELINES UPDATE

The first meeting of the Marina del Rey Design Guidelines Task Force was held on October 23, 2007 at Burton Chace Park. The Task Force set future meeting dates and times and established other protocols and procedures. There was also discussion about the Guidelines' Principles. The next meeting will be held on December 10th from 1:00 p.m. to 3:00 p.m. at the Boathouse conference room in Chace Park.

REDEVELOPMENT PROJECT STATUS REPORT

Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's web site (marinadelrey.lacounty.gov).

MARINA DEL REY AND BEACH SPECIAL EVENTS

MARINA DEL REY EVENTS

TALL SHIPS

Villa del Mar Anchorage, 13929 Marquesas Way, C-Basin
December 6th - 18th

Lady Washington, who played the "Interceptor" in "Pirates of the Caribbean – Curse of the Black Pearl", along with her tour partner, Hawaiian Chieftain, will arrive in Marina del Rey on Thursday, December 6th. Travel back in time aboard the Lady Washington, a reproduction of the great tall ship that sailed in the late 1700's.

There will be battle re-enactment sails and dockside tours open to the public beginning Thursday, December 6th, through Tuesday, December 18th. School aged children will have the opportunity to learn, hands-on, about global trade, navigation, and the life of 18th century sailors through scheduled educational programs.

For fee schedule and reservations call: Lady Washington at (800) 200-5239 or visit website <http://www.historicalseaport.org>.

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
All concerts from 1:00 – 4:00 p.m.

Saturday, December 15

Chris "Hammer" Smith Band, performing Harmonica Jazz & Blues

Sunday, December 16

Floyd & The Fly Boys, playing Rhythm & Groove

Saturday, December 22

LA Cat, playing Reggae

Sunday, December 23

Malachi Nathan & The Elements, performing Funky Jazzy Blues

Saturday, December 29

Bob DeSena Latin Jazz Band, Latin Jazz Vibraphonist

Sunday, December 30
Susie Hansen Latin Jazz Band, performing Hot Latin Jazz

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

MARINA DEL REY GREETES THE NEW YEAR
WITH FIREWORKS SPECTACULAR

Monday, December 31st
Sponsored by the Department of Beaches and Harbors
and presented by Zambelli Fireworks International

Marina del Rey will usher in the New Year with a spectacular free fireworks show off the Marina South Jetty on New Year's Eve, Monday, December 31. The fireworks will begin at the 30-second countdown to midnight and continue into the opening minutes of 2008.

The fireworks can be viewed throughout Marina del Rey. The best locations for viewing fireworks are Fisherman's Village on Fiji Way and Burton Chace Park. Parking is available in County lots throughout the Marina.

For event information call: Marina del Rey Visitor Center at (310) 305-9545.

BEACH EVENTS

SAND SNOWMAN CONTEST

Hermosa Beach Pier
Saturday, December 8
9:00 a.m. – 12:00 p.m.

The weatherman says it's nothing but Sand! Sand! Sand! Bring your family and friends, shovels, scarves and mittens, because in Hermosa Beach they are making SAND SNOWMEN! This unique holiday tradition is open to all ages and abilities. Come early and mark your spot for the best Sand Snowman! Join in holiday games and trivia. Event takes place north of the Hermosa Beach Pier at the shoreline and check-in begins at 8:45 a.m. with sand sculpting beginning at 9:00 a.m.

For more information call: The City of Hermosa Beach Community Resources Department at (310) 318-0280.

SW:CM:ks

Attachments (5)



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

October 22, 2007

Mr. Peter Douglas, Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Dear Mr. Douglas:

MARINA DEL REY LOCAL COASTAL PROGRAM PERIODIC REVIEW

The Los Angeles County Small Craft Harbor Commission (SCHC) has been informed that the California Coastal Commission (CCC) is scheduled to consider the Marina del Rey Local Coastal Program (LCP) periodic review at its next meeting to be held in the Los Angeles/Orange County area on January 9-11, 2008.

As this topic is of paramount importance to the Marina del Rey community, we respectfully request this item be considered without delay and that the subject meeting be held in Marina del Rey so that maximum input from the general public and other interested parties on this critical report can be obtained.

We appreciate your thoughtful consideration of our request, and we look forward to you holding your January 2008 meeting here in Marina del Rey.

Very truly yours,

Harley Searcy, Chairman
Los Angeles County Small Craft Harbor Commission

HS:SW:SHK:tm

c: Jack Ainsworth, Deputy Director, California Coastal Commission

**SMALL CRAFT HARBOR COMMISSION
MINUTES
AUGUST 8, 2007**

Commissioners

Harley Searcy, Chairman; Russ Lesser, Vice-Chairman; Albert Landini, Ed.D; Vanessa Delgado, MPA , Christopher Chuang-Lin, PhD

Department of Beaches and Harbors

Stan Wisniewski, Director

Also Present

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Dusty Crane, Community and Marketing Division; Lt. Roderick Kusch, Sergeant Michael Carriles and Deputy John Rochford of the Sheriff's Department

1. CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE

Chairman Searcy called the meeting to order at 9:37 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

Chairman Searcy moved and Vice-Chairman Lesser seconded a motion to excuse Commissioner Delgado from the meeting. The motion passed unanimously. Commissioner Delgado arrived later in the meeting.

2. APPROVAL OF MINUTES

Public Comment –

Ms. Marino referenced Page 10 of the minutes, second paragraph down. She stated that the discussion regarding the LCP review and the delays associated with the review, are not accurate. The entire paragraph is not very intelligible. She further commented that she did not receive the mailing on this and had just obtained this information last night.

Chairman Searcy asked Ms. Marino if she would like to spend some time correcting the minutes, which relates directly to that portion of her testimony. Chairman Searcy told Ms. Marino to provide her corrections to staff and staff would then have the minutes appropriately reflect that correction.

Ms. Marino replied that she would like to do that.

Chairman Searcy moved and Vice-Chairman Lesser seconded the motion to approve the July 11, 2007 minutes with Ms. Marino's correction to be given to staff. The motion passed unanimously.

3. REGULAR REPORTS

a. **Marina Sheriff – Crime Statistics**

Lt. Kusch stated that crime in the Marina area has remained fairly static over the last month. He commented that the Sheriff's bicycle team has stayed over the entire summer. The bicycle team has been paying attention to public events and increased patrols in subterranean garages.

Lt. Kusch explained the armed robbery at the Waterside Ralph's fresh faire market. Although this was listed as armed robbery, it was a shoplifting that escalated to a robbery when the staff tried to stop the robber. The robber brandished a knife, threw the items down and ran away. This was coded as a robbery even though it was a petty theft. There is another incident under investigation of a person brandishing a firearm at Dock 44.

Lt. Kusch would like to bring to the public's attention, that there is group(s) that are cutting down the palm trees in the Marina. It is his understanding that this is typically done when people oppose the vegetation that is not native to the area. A fifty foot palm tree is there one moment and gone the next. The Sheriff's Department is asking the public's assistance. If you see work crews hacking down a palm tree, please call the Sheriff's Station with the vehicle license plate number. The palm trees are not being cut up into small pieces and hauled away. This takes heavy equipment to saw down a palm tree in its entirety.

Lt Kusch advised the public that third row seats are being stolen out of Tahoe's, Yukon's and similar expensive vehicles. In case of a theft, the seats are marked. He advised the public that if this happens to one of them, to look on E-Bay or similar sites to see if their seat is being resold. The seats cost approximately three thousand dollars at the dealer.

--- **Enforcement of Seaworthy & Liveboard Sections of the Harbor Ordinance**

Sgt. Carriles reported there are no significant changes.

Public Comment

Carla Andrus stated she would like to see the year on the reports.

b. **Marina del Rey and Beach Special Events**

Ms. Crane stated that we are almost through summer and advised the public that Fisherman's Village continues to have its concert series. She further spoke about other beach events and mentioned the new Los Angeles County beach guide and the updated Marina del Rey area restaurant guide. These publications are produced by private sponsorship money in which the Arrowhead Company has been a tremendous sponsor to the Department.

c. **Marina del Rey Convention and Visitors Bureau**

Ms. Moore explained that they are in the process of conducting an audit of the Marina del Rey Convention and Bureau Website to increase traffic to the website. The website has approximately fifty thousand visitors to the site each month.

OLD BUSINESS

a. **County Review of Apartment, Boat Slip and Liveaboard Rental Rates**

Mr. Wisniewski stated during the last Commission hearing, the Commission requested that the slip rent survey be standardized to show all rates by lineal foot. Accordingly, the Department has returned with a revised rent survey by lineal foot for Southern California and Marina del Rey. He further explained the rates in the Marina are consistent and in line with the rates charged at other Southern California marinas.

Chairman Searcy asked what the radius is for the Southern California survey.

Mr. Wisniewski replied sixty miles. The survey covers areas from Ventura to Newport Beach.

Commissioner Landini asked if staff could provide a vacancy report for the Marina.

Mr. Wisniewski said that staff would happily provide the report.

Commissioner Chuang-Lin asked if some of the harbors had rent control.

Mr. Wisniewski replied no. The other marinas are under the same price control procedures.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

John Nahas asked to speak prior to the public comment period.

Chairman Searcy stated he would accommodate Mr. Nahas' request to change the Agenda.

However for the record, (prior to this meeting) Mr. Nahas sent an e-mail to the Commission with his information, requesting to speak and advising them of what the presentation would be. In the bi-line line of the e-mail, there is subject line and then next to it, request to speak. In Mr. Nahas' subsequent e-mail that was sent to the world and the press, it contained the same e-mail message, except the subject line was greater with Chairman Searcy's name next to it. Chairman Searcy advised Mr. Nahas he did not appreciate it especially when he is trying to work with him.

ITEM #7

Mr. Nahas complained to Chairman Searcy that he requested the Commission to provide financial statements and appraisals. Further, he requested the documents at the last meeting.

Vice-Chairman Lesser replied that he asked Mr. Nahas to submit all the documentation that he said that he had in advance so the Commission could review it.

Mr. Nahas said all his information was from Beaches and Harbors, so why would he submit things that the Department already had.

Chairman Searcy replied that when he makes a presentation, he is to furnish the materials. Chairman Searcy further explained that the Commission would accommodate him and have photocopies made of whatever he brought.

Mr. Wisnewski advised the Commission that on the public document table, there is a summary of Mariners Bay gross receipts from 2000 to 2007.

Mr. Nahas said that it was his mistake. He thought the financial documents covering Mariners Bay and the other marinas would have been produced by the County.

Chairman Searcy replied that he had Mr. Nahas e-mail and that Mr. Nahas asked Chairman Searcy to make copies of the Mariners Bay gross receipt summary from 2000 to 2007. Further, Chairman Searcy told Mr. Nahas to begin his presentation.

Mr. Nahas replied that if the Commission is to make recommendations, how could they make those recommendations when they have limited information. If the Commission does not have the original lease agreement and amendments or the amount that Mariners Bay and other marinas are getting in the way of actual gross receipts, how can the Commission really justify the slip rent increases.

Chairman Searcy explained to Mr. Nahas the process of the meetings and recommended that he start with his presentation since this was part of his presentation time.

Mr. Nahas explained that the data in the survey was flawed since it does not include amenities and attributes. The data was not comparable.

Mr. Nahas started his presentation speaking about slip fee increases. He stated Mariner's Bay had fifty percent slip rental rate increases this year and a three point five percent increase every year since 2002. This was unprecedented in Marina del Rey. Mr. Nahas (they) met with Steve Napolitano in which Mr. Napolitano said he was not aware of any increases in his West Los Angeles region. Further, Mr. Nahas stated there have been consistent raises over the last several years at several marinas including Mariners Bay.

Mr. Nahas went to the Department of Beaches and Harbors and found fourteen amendments to the lease. He noted the terminology changed from "fair return on your investment" to "fair market". Mariners Bay Company, last year alone had nine point eight million dollars of gross receipts and one point two million of that went to the County. Mr. Nahas cited how Orange County gave their lessees thirty years leases and they then said goodbye to the lessees when the lease expired. Orange County now has the property and uses a management company.

He explained how fair market value is an oxymoron. If there is no supply then there is no market. With no supply, the marinas have created a leapfrog effect with slip rates. This becomes a very slippery slope between the have's against the have not's. If he cannot afford his boat slip anymore then he cannot afford his boat. Mr. Nahas went over the Mariners Bay gross receipts summary with the public using the projector.

Mr. Nahas (they) discovered Michigan State University as a source for research. The University referred him to Professor Ed Mahoney who came to their assistance. Professor Mahoney gave him

data on public recreation boating and economics. This data showed that fair market value and waterfront property is going to be the highest in the land.

Mr. Nahas then produced a movie that contained boater's comments regarding slip increases. These boaters could not attend the meeting. The movie ran approximately five minutes. (parts of the movie inaudible for transcribing)

Mr. Nahas spoke how the Department of Beaches and Harbors is two months behind in their vacancy reports. He spoke of long ADA compliant gangways at Basin A that could be changed and spoke of the use of hydraulics instead. In addition, four hundred slips from Deauville have been taken off the market for seven years and yet we have more citizens coming in to the Los Angeles area who want boat slips.

Mr. Nahas then spoke about the manipulation at Mariners Bay by increases in the thirds. He felt that didn't make sense and Mariners Bay could have easily raised all the slips at once. Further, he spoke of live-aboard status for all and doctored maintenance reports,

Mr. Nahas spoke about how the Department of Beaches and Harbors Mission Statement does not mention anything about boating. He said it's hard to be put in the position of landlord where you are getting all these increases and the other side where the Department is saying the harbor is all about recreational boating and we will protect the boaters. Further, the Department has allowed the Lessees to have too much power by allowing live-aboard limitations, raising rents and no enforcement of compliance.

Mr. Nahas concluded by commenting that the County should let the leases expire and take the land back from the Lessees. The Marina should remain recreational boating.

Mr. Jim Oates read a letter from Professor Mahoney regarding issues such as public marinas, recreation and fair market value. In the letter, Professor Mahoney explained there is no way to calculate fair market price when it comes to marina slip pricing.

Mr. Oates stated he has a boat at Villa del Mar what he considers is a nice marina, however the condition and rates and some of the other docks are horrendous.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Dorothy Franklin, a slip renter at Bar Harbor had her rent go up from December 2002 to January 2004. The overall increase was \$293 a month. She spoke about Basin B and C being out of commission for almost seven years. She said the County forsakes its management responsibilities, which in turn curtails the public's right to the use and enjoyment of our costal resources. Further, she spoke of the lack of public outreach on the County's part.

Buzz Cook, is a slip renter at Mariners Bay who is very much stressed at the rent increases at his facility and that the facilities have not been brought up to standard, citing the bathrooms were shameful.

Nancy Vernon Marino thanked Mr. Nahas for a wonderful presentation and a good investigation. She did not get the mailing and was very upset to find out last that Item #4a was listed as a County review of apartment boat slip and liveaboard rental rates. She stated they do not want a review but an investigation and they want the county to do it. Further, she wants this Commission to do an investigation. Ms. Marino stated to the Commission that Mr. Nahas has brought them a tremendous amount of evidence.

Nancy Marino said the Marina del Rey slip rent survey was not defined. These numbers are not defined. There are two numbers for each one and Mr. Wisniewski thinks that is the range. She said five of the twenty marinas in the survey do not have small slips. That is twenty five percent and that is pretty shameful. She stated Neptune, Marina del Rey Hotel and Marina City Club have not been renovated and asked why are these small boat slips at twenty one dollars, twenty three fifty and twenty seven fifty a foot. Further, the Commission needs to ensure that Beaches and Harbors enforces appropriate rental rates in the Marina to encourage small craft boating and affordability for the average boater.

Nancy Marino asked if the averages on the slip survey had been calculated based on the number of slips per Marina or only on the rates. She questioned why Dock 77 was not on the survey, since they have affordable rates. She stated, the survey is incomplete, has poor information and needs to be improved.

Vice-Chairman Lesser said that Nancy makes an interesting point. The three rents are so out of line compared to everything else and their bottom number, whatever the bottom number means. Vice-Chairman Lesser then asked Mr. Wisniewski if he could try and get an explanation.

Chairman Searcy replied that other wise it seems to be spiking the averages.

Vice-Chairman Lesser replied that those three numbers are so out of line with everything else in the Marina.

Chairman Searcy added that while staff is looking at that, to also look at the methodology question.

Vice-Chairman Lesser added he would also like to know what the top and bottom top numbers represents.

Mr. Wisniewski replied that it does indicate the range, but we will be happy to report back.

Jun Yang is the Marina organizer for the People Organized for Westside Renewal. He wanted to see some oversight in regulations. Mr. Yang also added that we don't understand why it is so difficult for the people in the County of Los Angeles, who live, breath and die here to get any movement in and around the County of Los Angeles. We are asking for a little more transparency and a little more support for the community that we live in and work in.

Carla Andrus spoke about the manipulation of the Marina. She just received a copy of Deauville's lease and noted that Deauville has not been paying their ground rent of thirty two thousand dollars a month for the last seven years. She would like to sit down and write a number of questions and submit those questions to Chairman Searcy regarding the manipulation of Deauville Marina. Deauville Marina has all these slips out of commission. Bar Harbor is getting ready to send out their eviction notices so they may do their renovation. She feels it is only right that these boaters have a first come, first serve opportunity to be invited to the new marina at the same rent that they are paying at Bar Harbor.

Gerald Sobel is a boater who shares a slip at Pier 44. He spoke about his rent increase. He started paying \$135 a month and is now paying \$235 a month. This increase is over a eight-year period. He complained the high-rise buildings are blocking the wind for boaters.

Eric Kupris is a boat owner who rents a slip at Pier 44. He says that he cannot afford a fifty percent increase and asked for the County to buy his boat.

Rick Horner said this is not private real estate where the goal is the highest and best use of your property. This is almost a public park, where the highest is service for the community, not the highest

value that you can achieve on a square foot of property. He then asked how someone could be a member of the Commission.

Chairman Searcy asked Mr. Faughnan to respond.

Mr. Faughnan replied that the positions of the Small Craft Harbor Commission are filled by the Board Offices and there are certain qualifications for each one of these seats.

Chairman Searcy replied that if someone wished to be considered for sitting on this Commission, they should contact the Board of Supervisors.

Mr. Faughnan replied that Chairman Searcy was correct.

Mr. Horner replied that needed to be changed and he felt the Commission needs to have some balance.

Ronnie is a liveaboard at the Bay Club who is unhappy that he had a one hundred and fifty dollar rent increase this year. He said after the rent increase, the Bay Club changed the toilet paper in the bathrooms from two-ply to one ply.

Scott Ganary is a boat slip renter at the Bay Club who complained that things are not being repaired. He mentioned that he arrived one weekend and found no parking but noticed twenty-three unauthorized vehicles with no stickers. He mentioned the Harbormaster at his marina does not work on the weekends. Mr. Ganary presented pictures of the restrooms to the Commission. He also stated the mail drop on the weekend is behind a locked gate. He further mentioned that he has experienced the electricity go out four times. Afterwards, he received a letter from the office that he will be evicted if he is within five hundred feet of the office. The owner will not return his calls.

Howard Minkin is a licensed general contractor and a Marina resident and liveaboard. When he first lived in the Marina, his boat payment, insurance and rent was \$1,010.00 and now with no boat payment his rent alone is \$1,116.00. He spoke about the need for democracy and balance.

Rudi Pel has been a boater for the last forty years. He said he is afraid he is going to have to sell his boat because of slip increases.

John Rizzo asked why the questions he submitted earlier to staff were never answered.

Mr. Wisniewski replied that this was the first time that he has ever seen these questions.

Mr. Rizzo replied that he came into the office and gave the questions to Donna.

Mr. Wisniewski asked when he handed the questions in and advised him that he would have the response within a week.

Mr. Rizzo said he has seen this dog and pony show for 32 years. The Commission listened to us in 1975 and they jockey us around. We went to the Board of Supervisors, had three meetings and then came Policy Statement 27. Further, the only way to control the Marina is to look at the return on the investment. The cost to build plus the improvements. He said in his humble opinion, the Lessees are running the Marina by running the Supervisor. They own Don Knabe. Further, Don Knabe gets fifty thousand dollars campaign contributions from Jerry Epstein and Archstone. He also stated the County is losing over one hundred million dollars a year and that is why I don't have my questions answered. He ended by complementing Chairman Searcy on doing a good job.

Ed White has been a boater in the Marina for ten years. His boat slip rent has doubled at the Bay Club. He stated the working class people are getting squeezed out of the Marina.

Deborah Tallent is a resident of the Bay Club. She said that the tenants were forced into a lease since they would have to pay one hundred dollars more per month if they didn't sign a lease. Eight years ago, her slip fee was \$135 a month and as of September, her slip fee will be over \$600 a month. She stated the bathrooms are as bad as the pictures that were submitted earlier by another tenant.

T. Gray is a longtime Marina del Rey resident who was in the same situation as the last speaker who felt that she was forced into signing a lease. She stated her slip fees have almost doubled at the Bay Club. She asked Mr. Faughnan to see the requirements for becoming a member of the Commission and cited how Santa Monica College has students on their Education Board.

Louis Scaduto said he would appreciate if the survey were broken out to show the private marina versus the yacht clubs and also the management companies in place. He would also like to see the

Averages based on how many slips are in the area. In regards to the Southern California survey, he noticed that a majority of the slips are in a much lower rent profile.

Staff Comment

Mr. Wisniewski advised the public that there is a Marina del Rey slip vacancy chart for May and June 2007 available to the public at the public information table. He explained in the categories of 18 to 25 foot slips, there were 125 vacancies for the month of June. In the categories for 26 to 35 foot slips there were 39 vacancies. It is when you get into the 36 to 50 and 50 and over categories that there were only 6 vacancies.

He felt that there is a statewide if not a national trend for marinas that when they build new slips, the marinas go from a large number of small slips to a fewer number of larger slips, though they do maintain a balance in all of the categories. They do stress the larger slips. It's a matter of economics because the demand that we are not currently meeting is in the 36 and above category. The requirement that we have with the Lessees when they rebuild their slips is that they maintain a ratio that is consistent with the State Department of Boating and Waterways. They have done a study on this very issue and they have recommended ranges of percentages that an anchorage should have in each slip size catalog. The California Coastal Commission is aware of that standard and he believes they are using that when they are evaluating the number of slips that are different sizes.

Mr. Wisniewski stated this place is not run by contributions to the Supervisors. He is a paid executive and he makes recommendations to the Board. He has not seen a Supervisor give him direction on a deal point. Every deal that is made in Marina del Rey is verified as being at market pursuant to an appraisal and we are at least achieving market and in many cases, we over achieved. We have some of the toughest leases in the Country.

Mr. Wisniewski stated that in our slip rental rate survey, we survey ten thousand boat slips in Southern California and Marina del Rey falls in line with the rental rates of ten thousand other boats in Southern California. He stated that all of the proponents today would like to see investment defined as original cost. The Board of Supervisors has defined the term investment, as what is the market value is of that leasehold. Mr. Wisniewski said he does not support fifty percent increase as Mariners Bay has done and he has talked to that Lessee. Their fifty percent increase did not bring their rents above what is consider market. He felt that it was unfortunate that the Lessee did fifty percent and he has encouraged all the Lessees to increase slip rental rates in a balanced manner rather than try to

catch up with the market all at one time. Further, he is taking full responsibility for the Mariners Bay increase and it is compliant with the Lease and pursuant to Policy Statement 27.

Chairman Searcy asked how long is left on their lease.

Mr. Wisniewski replied he thought they had asked for a lease extension and the Department came back to them with terms. He thought that Mariners Bay has about twelve years left. The Department explained to Mariners Bay that the Department needed higher percentage rents from them in order to keep the County whole because the County can get this leasehold back in twelve years. Mariners Bay declined to date.

Vice-Chairman Lesser said he was looking at the schedule that the Commission was given and if you add May and June 07 compared to May and June 06, in May and June 06 it shows one million six seventy two and in May and June 07 it shows one million six ninety nine, which is a two percent increase in gross receipts.

Mr. Wisniewski replied that he believed Mr. Nahas prepared the summary. Further, he was not sure if that summary was the total gross receipts of the leasehold or just boat slip rentals.

Chairman Searcy said Mr. Wisniewski could look into it.

Mr. Wisniewski said he would be happy and then Vice Chairman Lesser replied that he wanted to know where was the rest of the money.

Mr. Wisniewski can verify that there was a fifty percent increase at Mariners Bay.

Mr. Wisniewski said that the Department conducts a premises maintenance inspection on the water every six weeks and on the land every eight weeks. He added that if the Lessee is not responsive to correcting the deficiency, the Department issues default notices. He guesses that the Department has issued six to ten notices in the four to five months. In the new leases, we require the Lessees to pay us one hundred dollars per day per violation that they go pass the deadline that the Department sets.

Commissioner Delgado said the two situations that were most prevalent were the Bay Club and Mariners Bay. She asked if the Department had done everything that they can.

Vice-Chairman Lesser commented that the picture of the Bay Club bathroom was disgusting. He asked Mr. Wisniewski if the Lessee does not correct the deficiency and cannot be charged money though the lease, then what can the Department do.

Mr. Wisniewski replied that once the lease default notice goes out, then the lender can enter the game and insist that the violations be corrected.

Vice-Chairman Lesser asked if default notices have gone out to these Lessees.

Mr. Wisniewski replied that he didn't know when those pictures had been taken.

Commissioner Delgado asked that the Commission get some follow up on the bathroom item in the picture.

Mr. Wisniewski said that the Department would be happy to follow up on that specific item, and asked if that item was at the Bay Club?

Commissioner Delgado replied yes.

Commissioner Landini said while there was a great deal said, there was not a lot of focus as to what was said in terms of a call to action. He has summarized what he has heard and has put them into two motions that he would place before this Commission to act on.

1) The County Board of Supervisors call for an independent investigation and audit of boat slip rental rates within Marina del Rey and that the results of that investigation and audit be made Public.

Vice-Chairman Lesser replied that audits cost a lot of money and if we already know the rental rates in Marina del Rey, then why do we have to spend money to have an audit.

Mr. Wisniewski replied that the numbers are correct. What are you going to want to use as an investment base. Do you want a Santa Monica style rent control here? He further added the Board of Supervisors decided that Marina del Rey was going to be a market driven structure.

Mr. Faughnan explained the County of Los Angeles does not have rent control provisions for the unincorporated areas. We did have rent control back in the eighties, when the Board determined there was a housing shortage but those provisions expired around 1985 and since then, there has been no rent control in Marina del Rey or anywhere else in the unincorporated areas. What we do have in Marina del Rey is a price control provision in the leases which provides the County, specifically the Director the right to determine if the prices are fair and reasonable under the lease given the factors that are set forth in that provision and the Lessees have the right to appeal a determination of the Director to the Board of Supervisors. Your Board only has the right to make recommendations to the Board regarding prices if the Board has actually requested you to do so. You can certainly make recommendations to the Board as we have talked about before. You are an advisory commission to the Board of Supervisors. You can make a motion or recommendation that the Board follows some particular action but the Commission does not have any independent right to review prices or undertake an investigation of price review.

Chairman Searcy thanked Mr. Faughnan and said that he understood. He continued to explain that Deauville was tied up in litigation for several years, which was one of the reasons for the cause of the delay. Some slips were out of commission, some were being refurbished, some had spent the money and they wanted to get their money back, some renters did not receive rent increase for a long time and when they did, they got it all at once. This is creating an issue and a problem and this is something that the Board of Supervisors needs to be aware of. This is part of the Commission's responsibility and asked how do we make them aware of this problem.

Commissioner Landini replied that with the comments that the Director has made, he could withdraw this motion if the Director would be so good as to create something as a motion that the Commission could do.

Mr. Faughnan said that this Commission is a advisory commission to the Board and that the Commission can approve a memo or communication to the Board of Supervisors, which raises the concerns that have been raised from the public; which you believe have validity and should be further investigated.

Chairman Searcy replied that the Commission couldn't just sit and let this pass. We have got to let them know there is a problem. The Commission wants to see something at the next meeting.

Mr. Wisniewski replied that we will draft a report from your Commission to the Board of Supervisors and we will have it at the next meeting.

Commissioner Landini gave his Motion Number #2

2) Board of Supervisors to establish a policy to 1) exclude boat slips from all future leases of County land within Marina del Rey. 2) Establish the Department of Beaches and Harbors as the operator in charge of renting, maintaining, and operating boat slips as current leases affecting the boats slips comes to an end of term. 3) That the Small Craft Harbor Commission be designated as the oversight commission approving slip rental rates for slips directly under County control.

Vice-Chairman Lesser said he would like to get the pros and cons before voting on this motion.

Commissioner Landini replied maybe the best way to handle motion number two is to have the Director to prepare a report that we could look at for transmission to the Board of Supervisors with the pro and cons of all three points.

Vice-Chairman Lesser replied that this sounded great but the County has to maintain and repair the slips when they fall apart. Vice-Chairman Lesser was on the City Council for Manhattan Beach. Manhattan Beach had civil service city employees doing their landscaping. When they brought in private industry in to do the job, the cost went from \$450,000 a year to \$150,000 a year and private industry did a better job. When Manhattan Beach got rid of the city trash business, everyone saved twenty five percent. Government is not notoriously efficient at doing things.

Commissioner Delgado replied that the only thing that she is willing to support is the review of what the pros and cons are.

Chairman Searcy asked Mr. Wisniewski if he had enough time between now and then to do an exhaustive review of the County taking over the operation of the boat slips.

Mr. Wisniewski replied that he didn't think that they were going to end up having an exhaustive review but we'll do the best that we can by the next meeting because this issue has a sense of urgency.

b. Compliant re: Capri Apartments Affordable Unit Rent Overcharges and Refunds

Mr. Faughnan stated that himself and staff from the Community Development Commission met with the Lessee and the Lessee's representatives and that they reached an agreement and understanding on the appropriate rates to be charged for the affordable units and what were not appropriate charges.

The Lessee has prepared information for the CDC to review of what the overcharges are for each individual apartment and the CDC is currently reviewing that information and once they confirm the information is correct, the Lessee will be cutting checks and sending the individuals tenants letters informing them of the appropriate rates and providing them with reimbursement of the overcharge.

Chairman Searcy asked if that would include interest.

Mr. Faughman replied yes.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Nancy Vernon Marino stated that she thought at the last meeting there was an acknowledgement that the lessees had overcharged the tenants and the amounts were pretty much understood. She thought the Commission should recommend that in addition to their money, there should be a penalty

for any more time taken. The overcharging was done illegally to begin with and to just simply give them money back with interest is not adequate in this situation.

Mary Ann Weaver asked Mr. Faughman when is this going to happen.

Mr. Faughman replied the CDC received the information yesterday, as did he. He has not been able to touch base with them, since he is here today. To determine how long the review will take, he doesn't imagine that it will take very long. The Lessee has agreed to send the checks and letters out as soon as they get confirmation from CDC that the numbers are correct.

Ms. Weaver replied that seven tenants including her have gone to the State and that the Lessee is violating State law. The State told her that it should not have taken nineteen months for the County to correct this problem. The gentlemen advised her to put in a complaint and get the State involved.

Carla Andrus stated she was disappointed that the public was not at the CDC meeting. She further stated that she asked Mr. Faughnan if the public could attend and he said, absolutely not. It was important for the public to be at this meeting because something is going on between the County and Goldrich and Kest. There are issues on Parcel 18 that have never been addressed, which is another arrangement between the County and Goldrich and Kest.

Mr. Wisniewski replied that if the Commission is interested, that we could invite the Community Development Commission to a meeting. They receive a fee from Lessees for monitoring the affordable housing issue units in the Marina. Mr. Wisniewski stated he would be interested in them making a presentation to the Commission.

Chairman Searcy replied to please do so.

Chairman Searcy called Mr. Gardner to the table.

Chairman Searcy asked Mr. Faughnan if there was any reason why Mr. Gardner couldn't cut the tenants checks today.

Mr. Faughnan replied there was no legal reason.

Mr. Gardner replied to Chairman Searcy that he told him previously that if they made an error they would fix it. It had taken them a while to get together with CDC, but as promised they did. The calculation that they used which they were initially directed to use was a federal guideline. Those were the rents that we used. We didn't pull them out of the air. When we met with the CDC, they told us we were using state guidelines and they showed us how they made the calculations and we showed them how we made the calculations. Mr. Garner said the only reason that they did not send the checks out was that he did not want the CDC to come back and say the calculation was not correct. Further, within the next couple of days, the residents should receive a check and effective September 1st the tenants will be paying new rents. He is waiting for a phone call back from Mr. Babcock just to clarify that we are on the right track.

Jun Yang said that the tenants have asked for one-year leases and never once have had that opportunity. This is supposed to now go though but if it doesn't, he thinks there should be violations or punishments given to the Lessees.

5. NEW BUSINESS

a. None

6. STAFF REPORTS

a. **Ongoing Activities**

Mr. Wisniewski suggested given the hour of the day, the Commission receive and file the report unless the Commission had any questions.

Chairman Searcy said he was going to pull the item but would like to go to the Local Coastal Program Periodic Review.

Staff Comment

Mr. Wisniewski said there were about twenty people that spoke before the Commission in San Luis Obispo at their last meeting in July. We identified the issues that were raised and we understand that the Commission will again hear the Marina del Rey periodic review at their October meeting in the Los Angeles area.

Commissioner Landini asked if we would hear any response.

Mr. Wisniewski replied that once the Commission acts, the County has one full year to respond in which the response will go through the Board of Supervisors. The staff report will be brought through this Commission.

CHAIRMAN SEARCY OPENED THE FLOOR TO PUBLIC COMMENT

Nancy Vernon Marino said the County has already taken more than one year to respond. She stated there was an original draft in June 2005, followed by a one year public comment period in which the County had equal opportunity with the public to submit and language recommendations after which the Commission was supposed to come up with a final draft and have a public hearing to move and vote on that final draft of recommendation. The County for some reason thought it didn't have enough time to respond to that final draft and has had this delayed since July of last time. In the meantime, your Commission, the Department of Beaches of Harbors, the Department of Regional Planning have been moving merrily along with all sorts of projects that have been in violation of the letter of the law of the Coastal Commission ordinances, the Specific Plan and many more which are in violation of the spirit of the land use plan. She spoke of a public information request that the County claims is confidential. This was submitted in writing to the Coastal Commission with the request that it be kept confidential. The Commission said no, we can't. It will become public information. The County withdrew it and claims it is confidential.

Jun Yang read a letter into record from Don Klien requesting a state senate investigation regarding boat slips increases.

Carla Andrus asked the Commission to make a public information request for the correspondence between the Director and Andi Culbertson.

Chairman Searcy replied to Ms. Andrus that she needs to put the request into writing.

Mr. Faughnan replied to Ms. Andrus that she needs to submit the request to the Department of Beaches and Harbors and not the Commission.

Chairman Searcy told Ms. Andrus to submit the request to the Department of Beaches and Harbors.

7. COMMUNICATION FROM THE PUBLIC

Katherine Montesano said she is in affordable housing and just received a ninety-dollar increase at the Marina Harbor Apartments. She is on a fixed limited income. She also said they are now reviewing the criteria for 2007.

Commission Searcy asked Mr. Faughnan if staff could look at this matter. We just went through this with Capri Apartments.

Mr. Faughnan replied yes.

Virginia Hardy read a letter that she wrote to Supervisor Knabe about how difficult it is to obtain senior housing.

Nancy Vernon Marino spoke about Sewer System Management Plan Development Schedule. On the third box down under legal authority, item e) enforce any violation of its sewer ordinances. She thinks that is a slip, she thinks they mean enforce the sewer ordinances or enforce penalties for violations of an ordinance. In the next box down, item d) providing preventative activities and tracking work orders. On Panay Way, she would like to know about the runoff diversion project from Mothers Beach over into the sea basin. That project was approved and there was supposed to be four trucks and seventy thousand cubic yards of asphalt removed. After talking to an engineer over there, she found out there has only been one truck and seventeen thousand cubic yards of asphalt removed. If the project was approved at the cost of using four trucks and extra tens of thousands of cubic yards of asphalt, then where is the money? Was it spent? Did it disappear? She would like this tracked and made a part of the official record. She wants an official investigation and for the department to report back to the Small Craft Harbor Commission at the next meeting. She thanked the Commission and asked them to demand a master plan before this Commission gives any approvals for any more projects.

William Vaeszck said the boats are legal second homes and boat owners are getting the shaft. We have to have a legal way to force the County to be more consumer friendly. He feels we should run the marina like a mobile home park.

James Oates spoke about having a better rating system for the boat slip survey.

Mr. Nahas spoke to the Commission about having night and weekend meetings so more members of the public can attend.

Chairman Searcy replied that they would have another night meeting however the last time they had a night meetings everyone left after the development presentation was over.

Lastly, Mr. Nahas commented that you can't give confidential documents to the California Coastal Commission as Los Angeles County did. Mr. Nahas stated he contacted the Coastal Commission and they told him they did not know what was going on when they received the documents. They called their attorneys and the attorneys told the Commission to do nothing and to send it back to Los Angeles County.

Chairman Searcy tried to explain the public information act and tried to tell Mr. Nahas that it is not as cut and dry, as it seems. He advised him to read the public records act and case laws.

ADJOURNMENT

Chairman Searcy adjourned the meeting at 1:23 p.m.

Respectfully submitted by:

Maureen Sterling,

Acting Commission Secretary

**SMALL CRAFT HARBOR COMMISSION
SPECIAL MEETING
MINUTES
October 11, 2007**

Commissioners

Harley Searcy, Chairman; Russ Lesser, Vice-Chairman; Albert Landini, Ed.D; Vanessa Delgado, MPA, Christopher Chuang-Lin, PhD

Department of Beaches and Harbors

Stan Wisniewski, Director; Santos Kreimann, Deputy Director

Also Present

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Dusty Crane, Community and Marketing Division; Lt. Roderick Kusch, Sergeant Michael Carriles and Deputy John Rochford of the Sheriff's Department

1. CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE

Chairman Searcy called the meeting to order at 6:10 PM. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

2. DRAFT OF MINUTES

Chairman Searcy asked Mr. Wisniewski if there was a reason for a draft of minutes for August 8, 2007 as opposed to approved minutes. Chairman Searcy then stated he had minutes from the August 8th meeting and asked for a motion to approve the minutes.

Commissioner Delgado had about fifteen corrections, very minor but numerous. Mr. Wisniewski asked that the corrections be read into the record and calendar the minutes for the next meeting. Chairman Searcy stated corrections need to be submitted in writing.

Public Comment

Mr. Nahhas would like to have corrections submitted in writing and addressed at a later time.

3. REGULAR REPORTS

a. Marina Sheriff – Crime Statistics

Lt. Kusch informed the public that mail was stolen from an apartment complex on Via Marina. The mail theft led to a series of identity theft cases. Lt. Kusch asked the audience if anyone experienced mail or identity theft in the area, please bring that to the attention of the Marina Sheriff's station. Contact Detective Martinez, who is handling the case and can be reached at (310) 482-6000.

Lt. Kusch revisited crimes he highlighted in the past, for example, thieves breaking into cars and stealing electronic devices and theft of third row back seats from Tahoes and Yukons. He advised the public that LAPD Pacific Division made a significant number of arrests in the last month. There was a search warrant served, and property was recovered. It is likely the suspect in the Marina del Rey area may have been responsible for the LAPD Pacific thefts. Detective Doke at the Marina station has more information and can be reached at (310) 482-6000.

Lt. Kusch reported that crime in the Marina area has remained fairly static. There are the typical auto thefts, burglaries, etc., that occur in the subterranean garages. He advised the public to place electronic items out of sight in their car or take them out of the car and keep garage doors closed.

--- Enforcement of Seaworthy & Liveboard Sections of the Harbor Ordinance

Deputy Rochford stated there has been a significant decrease in liveboards this month, as expected. Liveboards that were certified a year ago are expiring at the same time, so there will be some decreases in the number of liveboards in the marina.

Chairman Searcy asked if the Sheriff expected these expired liveboard permits to reapply. Deputy Rochford stated in the past, there was not a system of checks and balances. Now, the Sheriff's Department knows when and which permits expire. Notices are being placed on the boats and they are contacting the dockmaster. Chairman Searcy stated the Commission looks at liveboards as a positive aspect, and would like the Sheriff to let liveboards know they are part of the community through the permit process.

Public Comments

Ms. Carla Andrus stated there is an increase in liveboards. She would like the number of evictions added to the report. Chairman Searcy explained neither the Sheriff nor the County has that information because the Board and County are not aware of the evictions when they occur. There is some difficulty in tracking evictions. Mr. Wisniewski stated he has no problem making that request to the lessees and he'll encourage them to provide the information.

b. Marina del Rey Beach and Special Events

Mr. Wisniewski would like the commission to receive and file this report. He encouraged the Argonaut to advertise the special events for Marina del Rey and the beach communities.

c. Marina del Rey Convention and Visitors Bureau

Ms. Moore explained the role the Visitor's Bureau is to have a strong relationship with the media. Specifically, the travel media so that we can make sure that events, attractions, sight seeing opportunities, hotels, restaurants, private charters, public tours, rentals, and all the things that people can do in the marina are included in stories. Ms. Moore shared new media clippings that were published as a result of her efforts.

Commissioner Lesser stated Beverly is doing a fabulous job. She is a real asset to this community and we should all thank her.

Public Comments

Ms. Andrus explained there is more outreach to the community. Burton Chace Park is a place for people to get acquainted with the Marina.

4. Old Business

a. County Review of Boat Slip Rental Rates

Mr. Wisniewski explained at the last meeting survey data was presented for boat slip rental rates at Marina del Rey and marinas within 60 miles of Marina del Rey. There were three parcels where the information that was presented was somewhat confusing; Parcel 10 Neptune Marina, Parcel 42-43 Marina del Rey Hotel and Parcel 125 Marina City Club.

Mr. Wisniewski explained the data presented last month was correct. However, the formatting lead to a lot of confusion; Neptune Marina was in the 12-25 ft. category. The three lessees mentioned have a flat rate for 12-25 feet. For example, the Department looked at Neptune Marina in the 12 ft. category and used 12 divided by the flat dollar amount and got twenty-one dollars. Then, the Department took the same rate and divided it by 25 to get ten dollars and eighty cents. So, if one has a 12 ft. boat, one would be paying twenty-one dollars a foot; if one has a 25 foot boat, one would be paying ten dollars and sixty cents a foot. What the Department has done now is standardized and changed the format.

Exhibits 2 and 3 were reformatted with the current data. The new data shows the September 2007 slip rental rates in Marina del Rey for the 25, 30, 35 and 40 ft. categories are actually below the average rate charged in other Southern California harbors. However, the ranges of the rates for 45' + slips are well within the range of rental rates of other Southern California marinas.

Vice-Chairman Lesser stated page two of the report item 4a is a summary of all the marinas. These are all the marinas as far north as Ventura as far south as Dana Point. He explained for the 25 ft. slip, the Marina del Rey average is \$12.24 and the average for Southern California is \$12.63, which means Marina del Rey is about 4 percent less. Also, on the average, 30 ft. slips there about 9 percent less in Marina del Rey, 35 ft. slips are about 4 percent less. The 40 ft. slips are more. The 45 ft. slips are about 1 percent under the average and then the 50 ft. slip is 12 percent above the average.

Vice-Chairman Lesser further stated smaller boat slips are less than the average; the only ones that are substantial are the ones for 50 ft. boats or larger. Mr. Wisniewski replied correct. He confirmed the average for 40 ft. in Marina del Rey is above the average for 40 ft. from outside marinas.

Commissioner Delgado asked if the formula error or issue is anywhere else on the chart. Mr. Wisniewski said the information that was presented before was not wrong, it was just counter intuitive, and was not presented well.

Public Comments

Mr. George Cook is a legal liveaboard at the Mariners Bay. He spoke about the recent rent increase, heaters in the concrete bathrooms, and dock conditions. He stated that there is no money appropriated for the next three months for any repairs to the dock. He would like standardized criteria to assess the condition of the docks and the corresponding amount of rent.

Mr. Wisniewski explained to Mr. Cook that he is looking into the heaters, and aware of the condition of the Pier 44 docks. The department has been tough in terms of maintenance and bringing up the condition on those docks.

Ms. Andrus stated the 18-25 ft. slips are being eliminated. Panay Way has one hundred and twelve 18-25 ft. slips with a permit pending to demolish all but six. She explained the solution will be dry stack storage.

Mr. Wisniewski replied that the comment that there will not be boat slips in the 18-25 ft. category when marinas are rebuilt is incorrect. He explained Parcel 111 and 112 Marina Harbor have quite a few 25 ft. slips. He will survey the number of slips for the commission.

Mr. Wisniewski said slip construction project requires a Coastal Commission permit. He stated the Coastal Commission and Department are concerned about having a good allocation of slips that meets market demand. The State Department of Boating and Waterways issued a report that gives guidelines regarding new anchorages. Beaches and Harbors are compliant with those standards and are held to them by the California Coastal Commission.

Robert Olsburg has been in Pier 44 since 1996. He stated there are conditions that exist that are untenable. There is human and animal feces in the water and the docks have not been improved since 1996. He was concerned about the 25 percent increase, and the fact that he was told he will be thrown out in February 08. Chairman Searcy replied there were some severe conditions. The Department will review and report back.

Andy Besset is a spokesperson for the Marina Boat Owners Association. She would like to know what the Commission has done about the lessees minimizing the number of boat slips to recapture parking for the apartment rentals.

Mr. Wisniewski replied the reference that parking is being taken away to get fewer slips so parking can support other landside uses is not the reality. The slips that are being built today to meet current market demands are built according to the standards the State Department of Boating and Waterways has issued. In addition, the Coastal Commission has approved each of the development products in the harbor.

Chairman Searcy asked that the standards be made available if it is a guiding document. Mr. Wisniewski replied it will be included in the follow up report next month.

John Nahhas stated the data received by the Department is wrong. He has data that is more accurate. Mr. Nahhas asked the Commission to direct Mr. Wisniewski to make it public record how the sampling of data took place. He compared the information he received from Dana Point boat owners association with the chart. Chairman Searcy asked Mr. Nahhas to submit the data for review. Mr. Wisniewski replied he would like to see the data that is in conflict.

Mr. Kreimann explained staff went online for each anchorage to collect price sheets, for each particular slip size. There were phone calls made to confirm with the dockmasters for each anchorage. In those instances where there were some discrepancies, staff worked with them to reconcile those discrepancies. There are ongoing monthly reports in the marina from each one of the lessees or the harbor masters to confirm the numbers. There are source documents for everything.

Mr. Riley is a representative of the Marina del Rey Lessees Association. After reviewing the charts, Mr. Riley stated Marina del Rey offers, on average, boat slips at rates more favorable to renters than other marinas in Southern California. The County has a more favorable and lenient policy in regards to liveaboards than other marinas in the state. He conducted a survey of marinas, discovered many marinas operated by government agencies do not permit liveaboards or set limits on the number allowed.

David Barish is a former auditor and real estate consultant for Arthur Anderson. He has done numerous real estate consulting reports, site inspections and a number of comparable price reports. Mr. Barish asked if the amenities at the different harbors have been considered in the report.

Mr. Wisniewski replied compared to the other Southern California marinas, there are no other Harbors with a rigorous inspection and maintenance compliance as Marina del Rey. The new leases in Marina del Rey effect liquidated damages of \$100 per day per deficiency. Chairman Searcy asked Mr. Wisniewski if he identified the worst ones and asked to report back on Pier 44.

Mr. Wisniewski stated amenities throughout the marinas are generally compliant throughout Southern California. Amenity levels are roughly the same and in some cases they are lower than Marina del Rey. Mr. Wisniewski said the amenities that are provided here in terms of parking, restrooms and access to other facilities are on par with what others charge. The Department issues notices to lessees to correct deficiencies.

John Rizzo, President of the Marina Tenants Association, spoke about dissemination of incorrect information. Mr. Rizzo stated that he had not been given information he requested.

Nancy Marino commented the County did not explain the methodology for this survey. Ms. Marino stated there is not adequate information to make a qualitative judgment based on that data. Ms. Marino asked the Commission to warrant an independent investigation.

Chairman Searcy explained they are an advisory commission. He explained they need to go to the County Board of Supervisors to take action on an item.

Ron Hart explained his rent was raised 64.3% last week, and advised the public is to write a letter, make calls and send e-mails to the Board of Supervisors.

Mr. Wisniewski explained market rental rates exist, and would never recommend to the Board to underwrite lower rental rates in Marina del Rey for an apartment or slip. He thinks it is inappropriate for the 10 million taxpayers that own Marina del Rey to subsidize the recreational boaters and the slip tenants as well as the apartment tenants.

Jun Yang explained the boaters from Ventura to Dana Point do not feel the increase is fair and reasonable. The Commission has a responsibility to the boaters. Mr. Yang asked Mr. Wisniewski how often lessees are fined, how often they are compliant, and are there compliance reports that the public can see. Mr. Wisniewski replied the maintenance inspection reports are available. The deficiency reports are public records. Mr. Wisniewski said Mr. Kreimann will open the files and the notices that have been issued to lessees.

Helen Garrett asked Mr. Wisniewski to prove there are small boat slips available. Mr. Wisniewski replied that a report will be available. She believes the intent of the owners in the Marina is to get rid of small boats, and stated the Marina should be a resource for affordable housing.

Donald Klein responded to comments made by Vice-Chairman Lesser, if the slip fees in Marina del Rey were higher than other marinas, it would be price gouging. Mr. Klein stated if the rates were lower to have a boat in other marinas then the taxpayers of Los Angeles County are subsidizing the boaters of Marina del Rey. Marina del Rey was sold to a non-profit corporation in 1993 for 187 million dollars for the purpose of covering the County budget. Mr. Klein thinks there is a need for a financial audit.

Vice-Chairman Lesser stated his comment said if lessees were charging more for Marina del Rey slips than other marinas in the area, that would be price gouging. If they were charging less, residents of Los Angeles County would be in fact subsidizing. If marinas are charging less than fair market value, taxpayers are not getting money that would go into the general fund for public services. Vice-Chairman Lesser agrees that the tenants and boat owners are supporting this marina. However, if tenants are paying less than fair market value, the rest of the taxpayers and the County

are subsidizing them. Mr. Lesser said he has not seen any data that proves the comparable slip rentals report is incorrect.

Mr. Wisniewski stated there are ongoing financial audits of marina lessees to ensure that they are compliant with the terms of their lease and paying their appropriate rents to the County. Mr. Wisniewski explained the percentage rents the County gets is 25 percent and higher on slip rental gross receipts.

Mr. Wisniewski concluded it's important for everyone to know that there are periodic fair market rental value appraisals. He stated they renegotiate every ten years, and will find that the percentage rents the County charges in Marina del Rey are very aggressive and the County is assured of getting its fair market return.

b. Proposed Letter to the Board of Supervisors to Express Commissioner Concern Regarding Boat Slip Rental Rate Increases

Chairman Searcy explained it is a proposed letter, a draft to be discussed.

Mr. Wisniewski explained this letter is a summary of what occurred at the August 2007 meeting. The letter includes the effort the County has taken to assure there is aggressive maintenance inspections as well as inclusion of a liquidated damages clause in extended leases.

Commissioner Landini asked Mr. Nahhas if he was going to provide the hard data that was discussed earlier about alternative rental rates, and when he will present that to the Director. Mr. Nahhas responded in the next couple of days.

Commissioner Landini made a motion to hold off on the draft letter, until such time that Mr. Wisniewski can look at Mr. Nahhas' new data. Commissioner Landini stated it seems inappropriate to discuss the letter if Mr. Nahhas' data would lead to alternative conclusions. Commissioner Delgado replied there are a lot of people that made time to attend the meeting. These people should be heard; the draft does not have to be acted on tonight.

Chairman Searcy said he will hear them. He does not feel the letter captures the sense of outrage of the community. Chairman Searcy will make some edits to the letter, but not until the additional information is received from Mr. Nahhas.

Vice-Chairman Lesser agrees that it doesn't express the outrage. But, he would like to know what is wrong with the letter. He said the question is are they being gouged or are they paying fair market value, which is what the Board of Supervisors is going to want to know.

Chairman Searcy explained there will be no action on the letter, because they are going to allow several representatives to submit data, which will impact the letter. Vice-Chairman Lesser argues to suspend public comments, because the letter may change.

Public Comments

David De Lange spoke about the standard of how rent is determined. It should be based on the principle of low cost boating opportunities being expanded.

Vice-Chairman Lesser asked County Council if this gentleman correct in saying that the County law is to provide low cost boating opportunities? Mr. Faughnan stated that was incorrect and could report back on what is in the LCP. The LCP is a planning document and there are a number of policies discussed in the LCP to make available low cost boating opportunities and low cost accommodations

for affordable housing. The fact that those opportunities are supposed to be encouraged does not mandate that all boating activities in the marina be subsidized or all housing in the marina be subsidized or all hotel accommodations be subsidized.

Ms. Marino referred to Mr. Lesser's comments that if boaters are paying less than fair market value, the other taxpayers in the County are subsidizing the boaters, commented on the amount of money Marina del Rey contributes to the County general fund, and why the Commissioners allowed the Department of Beaches and Harbors to draft a letter. Clearly, they are not an impartial party in this process and have written this letter to their advantage. It sounded as if Mr. Nahhas was the individual man with one opinion. Mr. Nahhas has been supported by many boaters who wish to remain anonymous because of their fear of reprisals from marina lessees. She would like the Commission to draft their own letter. She finds it highly offensive that the Department of Beaches and Harbors is writing letters for the Commission.

Chairman Searcy stated he will be the repository for receiving comments, and asked Commissioner Landini to forward any comments to him.

Ms. Andrus stated the marina is mandated as a Small Craft Harbor, and it is mandated for affordable housing. The Department is trying to replace the mandate with their asset management strategy. There should be a firm reasonable cost for everyone on a fair and equal basis, this is house document 389. There are amendments that this Department is asking the California Coastal Commission to make amendments to the land use plan that would be illegal for the coastal act to do.

Mr. Riley pointed out that marina lessees are engaging in unfair pricing of slips because there is no competition.

Mr. Nahhas stated this letter in no way reflects what took place on August 8, 2007. He thought all the commissioners knew that.

Chairman Searcy stated it was not a final document, the cover letter says this is a draft for discussion. The letter will be worked on and made better. That's the bottom line.

Mr. Nahhas stated there was a leading expert in boating economics that gave a presentation. There was much documentation from Dr. Ed Mahoney from Michigan State University. There have never been any studies on boat slips. There has never been any kind of pricing index on boat slips. There is no way anyone can calculate a boat slip price, a 45 year old dock, and the current price of it. Mr. Nahhas demands a public apology from everybody if they are going to use renters for capital structure. The boating community is suffering, 50 percent increases are not normal.

Vice-Chairman Lesser asked if the survey reflects rents after the rate increases. Mr. Wisniewski replied correct.

Vice-Chairman Lesser said after the rate increases, they're still comparable to all the other marinas. Since the rent wasn't raised for a long time, they were well below market.

Vice-Chairman Lesser asked how do MDR marinas stay within comparable cost to all the other marinas in the area.

Mr. Wisniewski explained it's a policy issue. The policy determination has been made that rents in Marina del Rey will be market rental rates. What is being heard today is that people are interpreting it as fair and reasonable which means there should be a return to the lessee based on some cost basis they have in the leasehold. That is a fundamental disagreement with the Department and the proponents you hear tonight. It has nothing to do with the accuracy of our administration of the policy.

Chairman Searcy explained a letter from this Commission is advisory. An earlier speaker said the ultimate body that has the power and the authority is the Board of Supervisors.

Commissioner Chuang Lin stated he thinks this Commission, especially the Chair, has been trying to work together with the audience as a team. Together, hopefully they will be able to bring something to the attention of the Supervisors.

Donald Klein stated one of the problems with writing letters to governmental agencies and entities is people get evicted for things like this. People start writing to the Board of Supervisors and Beaches and Harbors, somehow gets back to the lessee and the guy gets a 30 day notice.

c. Commissioner Landini's Request to Study Potential County Takeover of Private Docks

5. New Business

a. Vice-Chairman Lesser's Response to Slip Rate Concerns and Commissioner Landini's Suggestion that the County Take Over Operation and Maintenance of Private Docks

Mr. Wisniewski asked Chairman Searcy to take new business item 5a first, because that will engender a discussion on the County's take over and whether that's appropriate or not. Mr. Wisniewski offered to give a very brief overview.

Chairman Searcy replied he will ask Commissioner Landini what his preference is.

Commissioner Landini said they are tied together. What he has tried to do with boater rights was to bring an issue from the public to be of great concern before the Board of Supervisors, who has the authority to act on the matter of the boaters right under the guidance of the County Counsel. It appeared the only avenue open to the County was to create new legislation at the State level that would grant homeowner rights to liveaboards in boatslips. That failed to move past this board. Now in this second effort, he is trying to respond to the public points of view, regarding the slip rental rates. There seems to be at least two opposing points of view. Mr. Wisniewski pointed out clearly there seems to be a fundamental difference between what is called the private sector model, for lack of a better name, a public utility model. Under the private sector model, the driving force seems to get a return on value as value of the land increases, to get greater rental rates and keeping with those increases in lands. As the primary controlling force under the private sector model is market demand, if people are willing to come in and pay those rates the market will sustain, if not then the prices will fall. In doing this, it seems as though the fundamental philosophy that the County's ten million residents are best served by a high-income rate of return to help fund other County activities, and this part comes from high rents being charged for boat slips. This is called the market model. The other model is the public sector model. When the public sector builds a building, they don't look for a return of value when they issue a bond, they are only seeking to reclaim the construction cost on the building. So we call that a return on investment, that being a hard core dollars going in, so even though the market value of the underlying land might go up, the only rate of return looked at in this kind of a model, is a return on the cost of construction.

Mr. Wisniewski explained the rates that the Department charges will have to go to the Board of Supervisors for their permission. He will recommend the Department charge the average rate in Marina del Rey. He wants a formula established for it, so there is no pressure on the County to keep the rents lower than market.

Public Comments

Ms. Andrus stated default notices should have been issued long ago. Panay Way has one hundred and twelve 18-25 foot slips and they want to eliminate all but six of them, according to this pending permit. The marina was built as a Small Craft Harbor, not like Long Beach where you have bigger boats. Look at house document 389; you need to know where your mandate comes from.

Vice-Chairman Lesser stated it is totally unacceptable that somebody gets an eviction notice if they write a letter to the Board of Supervisors, and asked for specific examples.

Mr. Wisniewski responded to Ms. Andrus' statement. He will report back at the next commission meeting, on the count of small slips and with the state standards.

Chairman Searcy stated all the Supervisors of the County Board of Supervisors have one Commissioner appointed; there are five Supervisors, there are five Commissioners.

Mr. Nahhas commented on purchasing copies of gross receipts reports from the Department, and 46 tenants were given notices due to non payment of rent.

Vice-Chairman Lesser stated if a marina is to be built, who will want to pay for it and not get a good return on their investment.

Mr. Riley stated he believes bringing proposals to exclude boat slips from all future leases of County property and to make the Department the operator in charge of renting, maintaining, operating boat slips whose current leases expire is short sighted.

Mr. Riley stated Vice-Chairman Lesser's experience in city government is instructive and worthy of consideration by this body. His letter cites specific examples of transferring non-essential services to private contractors. Landscaping and trash hauling services are provided at a reduced cost by private enterprise. The operation of boat docks and slips is another non-essential service that is more cost-effective when provided by the private sector, since recreation boating is not an essential government service such as law enforcement and fire protection.

Mr. Rizzo stated Mr. Landini's proposal is a step in the right direction, and the County is not getting its fair share of revenue.

Ms. Marino discussed fair market value and a ballot measure.

Chairman Searcy stated drafting the board letter is an important issue and he will not be rushed. He asked to indicate on the website that the Chairman asked for comments from the public, and the letter will be on the December agenda of the SCHC meeting.

6. STAFF REPORTS

a. Ongoing Activities

Chairman Searcy stated these are to be at the prerogative of the Chair and due to the lateness in the hour, to be received and filed.

Public Comments

Ms. Marino stated she would like to talk about the local coastal program periodic review update. It was continued one more time at the behest of the County who now wishes to challenge the Coastal

Commission's biologist's report. She believes this is a pattern of delays that has been engineered by the County.

Mr. Wisniewski stated the Coastal Commission's periodic review of the marina's LCP is completely under their control. The Coastal Commission staff and the Coastal Commission are in control of the timeline.

Vice-Chairman Lesser made a motion that this Commission authorize the Chairman of the this Commission to send a letter to the Coastal Commission requesting they hold their meeting, whenever it is discussing Marina del Rey, at Marina del Rey.

Commissioner Delgado seconded the motion.

Chairman Searcy asked if the maker of the motion would entertain a friendly amendment to request not postponing the meeting again. Vice-Chairman Lesser responded yes.

Commissioner Landini asked if the letter was to be signed by the SCHC or the Director. Commissioner Delgado responded SCHC.

Chairman Searcy asked Mr. Faughnan if there were any issues, since it's an advisory letter. Mr. Faughnan replied no.

Chairman Searcy stated the motion passed unanimously.

7. COMMUNICATION FROM THE PUBLIC

Nancy Marino asked for an investigation or an audit to determine the number of large and small boat slips available for rent.

Dee Dee Ardette discussed fair market value, free market, and income generated by the marina.

David Barish talked about the state of the marina, including Mothers Beach, funding recreation, and subsidizing private developers.

Dorothy Franklin talked about revenue generation in the marina, parking, dock conditions and amenities.

Robert Williams spoke about increases in liveaboard fees and creating the City of Marina del Rey.

Rick Davidson discussed a problem he was having with securing boat rental space in Marina Harbor. Mr. Wisniewski told Mr. Davidson and the Commission he would speak to the lessee about Mr. Davidson's situation, and report back to the Commission at the next meeting.

John Lucero disputed a \$575 bill he received from Beaches and Harbors for mooring adjacent to the entrance of Marina del Rey, which is an anchorage that has been taken from the public. Mr. Wisniewski responded the entrance to Marina del Rey is not an anchorage, and has encouraged the Sheriff to enforce removing vessels from the area. Mr. Wisniewski further explained that moored vessels at the entrance to Marina del Rey is dangerous to navigation.

Jun Yang commented about the cancelled September meeting, where Goldrich and Kest, the owner of Capri, was to return to the Commission with correct rental rates in their lease. Mr. Yang further stated that Legal Aid sent Tom Faughnan a letter about the situation, to which Mr. Faughnan replied

he sent a response letter to Legal Aid. Mr. Yang also stated there is senior discrimination in that building, to which Mr. Faughnan disagreed and offered to check into any other problems.

Lori Herai and Mr. Nahhas compared the docks at Pier 44 and Villa del Mar.

Nancy Ruben discussed a fire she had on her floating home, and ultimately received a thirty day notice to remove her boat from Mariners Bay after she repaired her floating home. Mr. Wisniewski indicated there was more to the story, and will report on this situation at the next meeting. Ms. Ruben also alleged a black market situation exists in the marina in reference to boat slips. Vice-Chairman Lesser stated he understands the dilemma with these floating homes.

Brian Harr discussed improper evictions, temporary mooring at Chace Park, and a 'Federal Anchorage Area'.

Mr. Sobel explained that Alamedas Bay has empty slips and they are losing a fortune. They remove their boats from the water every nine months.

Mr. Nahhas explained that discrimination is extremely prevalent. Mr. Nahhas would like Mr. Wisniewski to find out the federal regulations of what constitutes safe harbor.

Commissioner Landini explained that there has to be more than just dialog. Someone has to sit down and write the issues. The Department of Beaches and Harbors are not an unlimited resource to write.

Vice Chairman Lesser asked that five things be put on the agenda; Mr. Rizzo's questions, the survey of the vacancies, people being evicted because they are writing letters, Mr. Nahhas' data on the slip rental rates, and information about dockmasters taking money under the table.

ADJOURNMENT

Chairman Searcy adjourned the meeting at 10:30 pm

Respectfully submitted by:

Cynthia Brown

Acting Commission Secretary

**SMALL CRAFT HARBOR COMMISSION
MINUTES
November 14, 2007**

Commissioners Present

Harley Searcy, Chairman; Russ Lesser, Vice-Chairman; Albert Landini, Ed.D;
Vanessa Delgado, MPA

Commissioners Absent

Christopher Chuang-Lin, PhD

Department of Beaches and Harbors

Stan Wisniewski, Director; Santos Kreimann, Deputy Director

City Staff

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Deputy John Rochford from the Sheriff's Department

CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE

Chairman Searcy called the meeting to order at 9:47 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Chairman Searcy opened the floor to public comments.

George Cook commented that the minutes should say there is no heat in the bathroom at Mariners Bay.

REGULAR REPORTS

Marina Sheriff – Crime Statistics

Lt. Kusch reported a robbery at knife point on November 5th at 4143 Via Marina. Lt. Kusch advised the public to be aware of their surroundings, and hand over property during a robbery to avoid being assaulted.

There has been an increase in motorcycle thefts. Locked up motorcycles are being stolen by being loaded onto trucks. Lt. Kusch asks the public to contact the Sheriff's Department if a vehicle containing motorcycles is observed.

The Sheriff's Department will be putting into service a 42 foot offshore patrol boat for the Santa Monica bay and the Harbor. The boat will be previewed in the December holiday boat parade.

Enforcement of Seaworthy & Liveboard Sections of the Harbor Ordinance

Deputy Rochford stated there are no significant changes. There is a small increase in the total reported liveboards.

Chairman Searcy opened the floor to public comments.

Mr. Nahhas wanted to know if the Sheriff's Department served or evicted any liveboards.

Marina del Rey and Beach Special Events

Dusty Crane gave the public an overview of the upcoming special events for the local beaches.

Marina del Rey Convention and Visitors Bureau

Ms. Beverly Moore, Director of Marina del Rey Convention and Visitor's Bureau, explained one of the roles of the visitor's bureau is to solicit meeting, group, and event business in the Marina. This is done by attending tradeshow, advertising, website promotions and direct mailing campaigns. The visitor's bureau publishes a newsletter that is sent out to over 3000 meeting planners in the Western United States.

Chairman Searcy opened the floor to public comments.

Ms. Nancy Marino commented on the closure of the Harbor House and Edie's Diner restaurants in the Marina. She asked why the restaurants were closed when the lease requires continuous occupancy until there is a permit to demolish, and what is the County doing to do to fill the restaurant vacancies. She asked the commission to ask for remedy and action, not reports. Ms. Marino wants enforcement of ongoing maintenance until the permits to teardown and rebuild are issued.

Mr. Kreimann gave an update on the lessee's efforts to reopen the restaurants. He stated the Department is negotiating an agreement with the lessee. The lessee is having a difficult time attracting an operator for such a short period of time, and has demonstrated to the Department they are diligently pursuing an operator for both facilities.

Chairman Searcy asked Mr. Kreimann what the lessee is paying the County for rent. Mr. Kreimann stated the lessee has paid minimum rent for the past three years, and the amount has been verified through audit.

Ms. Marino asked why there wasn't a 'for rent' sign on the property. Chairman Searcy replied in terms of commercial property, there may be a sign on the building, but a lessor usually has their broker make phone calls. Commissioner Lesser stated a vacant building is not in the best interests of the County or lessee.

OLD BUSINESS**Item 4 A: Proposed Letter to Board of Supervisors Regarding Boat Slip Rental Rate Increase**

Chairman Searcy explained the letter will contain a variety of issues about the Marina, with the boat slip rental rate increase as the proposed main point. Many comments were submitted to aid in composing the proposed letter to the Board of Supervisors. The proposed letter to the Board of Supervisors will be in the next meeting packet and the letter will not be final until the Commission has discussed and acted on it.

Chairman Searcy opened the floor to public comments.

Carla Andrus would like to see the slip price study that was completed in 2004 which the County paid for. Ms. Andrus believes there was a 2001 study as well. She will submit a public request for the report to the Department of Beaches and Harbors.

Mr. Faughnan explained there was a boat slip study in 2001 commissioned by the County, which was provided to the public in the past. There was an amendment to the 2001 study, commissioned by one of the lessees for use in negotiations with the County. The document is not subject to disclosure, because it is not a County document. It would only be subject to disclosure once negotiations have been concluded and a recommendation was made to the Board of Supervisors. Chairman Searcy asked if the negotiations had been concluded, and Mr. Faughnan replied no.

George Cook asked Mr. Searcy to include in the letter a request for an investigation of the slip rates by a third party.

Ina Barish read a letter with concerns about the amount of slips decreasing and price increases. She believes small craft boaters are being displaced.

Vice-Chairman Lesser followed up with Mr. Nahhas regarding the boat slip rate survey results presented at the last meeting. The survey showed Marina del Rey fees for slips less than 50 feet were 2.62% lower than the average in Southern California, while fees for slips greater than 50 feet were 13.59% higher than the average. Vice-Chairman Lesser asked Mr. Nahhas how could he be paying fair market rent if after a 50% price increase, his rent is still within the average. Referring to previous meeting minutes, Mr. Nahhas stated Mariners Bay had a 50% rent increase this year and a 3.5% increase every year since 2002. Vice-Chairman Lesser asked Mr. Nahhas when he moved into Mariners Bay. Mr. Nahhas replied 1999 or 2000, and he received increases every year since 2002. Vice-Chairman Lesser stated that was not correct. Based on available information, Vice-Chairman Lesser performed an analysis showing Mr. Nahhas moved into Mariners Bay on May 1, 2001, and did not receive an increase in years one through four. In the fifth year, there was an increase of \$18, no increase the next year, and the year in issue there was a 50% rent increase. Vice-Chairman Lesser felt the landlord should have increased rental fees yearly between 7% and 8%, due to rising costs, instead of no increase for four years, a small increase the following year followed by no increase, then the 50% rent increase. Vice-Chairman Lesser pointed out that even after the increase to \$545 per month, Mr. Nahhas was still paying 11% less than the average in Southern California, and before the increase, Mr. Nahhas was paying 40% less than the average in Southern California and 38% less than the average in Marina del Rey. Vice-Chairman Lesser also pointed out had the landlord raised Mr. Nahhas on a yearly basis, Mr. Nahhas would have paid \$5,000 more in slip fees.

Chairman Searcy thanked Mr. Lesser for his information. He stated at the prerogative of the Chair he will accept the information.

Mr. Nahhas stated the data was incorrect, and will submit his own data to the Commission. In addition, Mr. Nahhas stated he didn't have time to submit data, as stated at a prior meeting, that would refute the comparable price sheets. Chairman Searcy stated the task was simple; the Department submits slip data, Mr. Nahhas refutes the data and states additional data will be provided to the Commission. Chairman Searcy is not looking for a feasibility study from Mr. Nahhas, just copies of statements or receipts. Mr. Nahhas stated his intention was to provide qualitative data, and when the Commission looks at data from a certain source, it is inaccurate. Mr. Nahhas also made the following points:

- Online price sheets are about 30% higher than offline price sheets.
- He would like all the financial documents from Beaches and Harbors to calculate the ROI and determine if there is price gouging.

Chairman Searcy again reiterated if Mr. Nahhas needed more time to demonstrate the data the Commission received is flawed, Mr. Nahhas should take additional time to produce correct data.

Mr. Nahhas referenced a statement made by Vice-Chairman Lesser in the draft relating to Item 4 A, which states some people believe land that is owned by the County should pay less rent. However, Commissioner Landini's draft addresses the recovery model, which should be used. Boaters are subsidizing the \$32 million that is going downtown.

Chairman Searcy explained he will review all material submitted to him in formulating a draft letter to the Board of Supervisors for the Commission's consideration. Members of the public have made statements that boat slips and apartments are a public facility, and they should pay less. However, when lessees are involved, it is not a public facility; it is public property leased out by the County subject to a business transaction that the Board of Supervisors have to deal with, not the Commission.

Mr. Scott Ganary wrote a response to Vice-Chairman Lesser's draft letter. Mr. Ganary stated the marina ran out of boat slips, and landlords started raising slip rates to a high rate. The question is, did the rates go above or below market rate. Mr. Ganary is looking for an independent appraisal/audit of boat slip rates.

Mr. Kreimann stated the Department undertook the slip rate survey by being independent and just reporting the facts. The Department accurately reported what the rates were as reported to the Department. The methodology used was solid; there was no manipulation, just the facts. The Department is looking forward to receiving any information from any member of the public that will assist in reporting accurate information.

Chairman Searcy stated:

- the Department of Beaches and Harbors has a very difficult job.
- the Department of Beaches and Harbors is not a market analysis group.
- the survey could have considered other factors but it did not.
- the survey could have been done by someone who is perhaps more professional.
- the Board of Supervisors will be made aware of the issues.
- some people would rather chew on the issues instead of finding solutions.

Mr. Ron Hart stated he received a \$270 rent increase. He also believes the marina has lost its essence, since the number of boat slips is being cut back by 33%. This is due to developers building higher density projects and having to accommodate parking requirements. A project being constructed across from Mr. Hart has experienced a cutback from about 700 to 400 boat slips, probably due to parking. Mr. Hart asks if anything can be done to lessen the density and new construction projects so the boat owners will still have boat slips. It's a supply and demand situation where less slips will cause the price of remaining slips to increase. Mr. Hart referenced John Flynn, a member of the Ventura County Board of Supervisors, who is working with State Senator Kuehl to set forth a state bill of rights for boat renters.

Mr. Landini said there have been discussions with County Counsel regarding a Boaters Bill of Rights. According to Mr. Landini, County Counsel said there is a commercial relationship between a tenant and the slip owner. Mr. Landini wrote a memo as a draft to send to the County Board of Supervisors to request the exploration of initiating a Boaters Bill of Rights. The memo did not receive approval from the Commission. A sponsor is needed within the State of California, and once the Boaters Bill of Rights is put into statewide legislation, that will have an impact at Marina del Rey.

Mr. Kreimann stated that parking is just one element of any development plan. The Department takes preserving public parking very seriously and always has that in mind when negotiating lease agreements.

Mr. Darrell Steffey suggested the Board of Supervisors and the related County Departments can do a better job as steward of the marina, as public lands and as a public asset. The perception is that the marina has been turned over to a few select developers to maximize their gross rents and profits. Mr. Steffey gave an example of how apartment rent increased by 526% from 1979 to the present, and boat slip rent increased by 733% during the same period. Developers should have a fair rate of return on investment; probably 10%, 15% or 20%. Now, the policy of fair market value is false logic when it comes to public lands that private developers have the opportunity to develop.

Ms. Marino stated, in reference to the slip survey, that asking price and realized price is not necessarily the same thing. The data gathered is not the data needed to make a proper assessment. Returning to Ms. Andrus' comment on Policy 27, slips are not in plentiful supply in California or the country. If an intensive review is required, sufficient data will be compiled to determine if new prices charged by the lessee is within the range of prices for like facilities and services, and what is the quality or quantity of Marina del Rey services. Chairman Searcy asked for proof that some people pay different rates than stated in the slip survey. Ms. Marino responded that the people paying higher rates are afraid to come forward. Chairman Searcy stated that a receipt could be submitted with identifying information blocked out, and engaged in dialogue with Ms. Marino about market prices, long term leases, private developers and land use issues.

Commissioner Landini discussed different pricing models, dual operation of slips in the marina by current lessees, and County operation of boat slips as leases expire. Once the County manages boat slips, he would like to see them operated under the 'Return on Investment' model.

Mr. Rizzo talked about after Marina del Rey was completed, the land was bid out to be developed for boat slips and apartments so the County would get a fair return on the market value of the land. There was protection for the public to use the facilities in that the prices would be controlled by giving the boat slips and apartment operators a fair return on their investment. There were charges that Burton Chace was giving the leases to his friends, so a commission was formed to oversee the operation of the marina. There have been complaints from tenants and stories of corruption with non-enforcement of terms and conditions of leases. The public is being defrauded out of approximately \$150 million dollars a year, which goes to the lessees. Mr. Rizzo continued to discuss the response he received from the County.

David Levine, President of the Marina del Rey Lessees Association, read a letter which included slip rental fees in Marina del Rey were in the range of rates charged at other marinas in Southern California. In addition, the County taking over administration of boat slips was not a good idea, and discussed a public policy question of whether the County of Los Angeles should be in the business of devoting scarce public resources to building anchorages as opposed to other public facilities throughout Los Angeles County.

Mr. Donald Klein, President of the Coalition to Save the Marina, stated in reference to the slip survey, the core issue is not whether Marina del Rey is comparable to any other marina, but rather where the figures came from. What is the derivation of how the boat slip prices are determined? Also, the federal participation in the building of the marina required there be sufficient land area for proper functioning of the harbor. If the parking lots are removed, people will not be able to come to the harbor, which would be a violation of the federal agreement with the County of Los Angeles. In addition, lease extensions are illegal, since there is no provision in the lease for renegotiating the terms of length of the lease.

5. NEW BUSINESS

Item 5A: Approval of Negotiated Rent- Amendment 9 to Lease No. 6051- Parcel 65 (UCLA Boathouse) - Marina del Rey

This is a rental renegotiation amendment to the existing lease that requires rent be renegotiated after a 10 year period. The report, which will go the Board of Supervisors, recommends the rent be adjusted to \$16,000 per year, effective March 1, 2007 through February of 2012. The rent will be readjusted again in 2012 if the CPI has experienced any increase. The new rent is an increase from the current rent of \$13,800 per year. The rent adjustment is based on an independent appraisal that verified the rates are within market.

Chairman Searcy opened the floor to public comments.

Mr. Nahhas asked what the percentage increase was based on. Mr. Kreimann responded the rate was based on an appraisal, not the Consumer Price Index (CPI). In March 2012, the CPI will be used to calculate another rent increase.

The Chair entertained motions. Move to approve (Delgado). Seconded. All in favor (Searcy). Aye (Group). Passed unanimously (Searcy).

Item 4 B: Dock Condition at Parcel 44

Mr. Kreimann stated Item 4B is in response to a request from the Commission at the October 2007 meeting to look into the condition of the Pier 44 docks as a result of public comments. The Department staff inspected the dock, looked at the deficiency reports, identified items that were completed and those still outstanding. The Department then contacted the lessee and inquired about the status of those repairs. The lessee was diligently trying to complete the improvements by working on the docks systematically and retaining a dock repair company to aid in such repairs. The Department has encouraged the lessee to proceed as quickly as possible in redeveloping the docks since they have outlived their useful life.

Chairman Searcy opened the floor to public comments.

Ms. Andrus stated Parcel 44 should have been found in default, and leases should come up for bid. Ms. Andrus also asked if Doug Ring was paying minimum rent.

Mr. Nahhas commented Parcel 44 has 261 deficiencies, and wants to know how slip fee increases are justified with a large number of deficiencies. In addition, why will the leaseholder of Parcel 44 be permitted to develop Fisherman's Wharf when there are many deficiencies with Parcel 44?

Mr. Landini inquired if the Parcel 44 corrections of deficiencies were moving along at an acceptable rate. Mr. Kreimann responded that sufficient manpower has been allocated to the problems. It is physically impossible to correct everything at one time. The Department never said the conditions of the docks were perfect, and certain areas are in disrepair. The Department is diligent in identifying deficiencies, so the lessees can assign the resources to complete the repairs.

Item 4 C: Request California Coastal Commission to Hold Its January 2008 Meeting in Marina del Rey.

Mr. Kreimann sent the letter signed by Chairman Searcy to the Coastal Commission, and also contacted them. The Coastal Commission is seriously considering holding the meeting in Marina del Rey. There will be other discussions with the Coastal Commission concerning logistical issues.

Chairman Searcy opened the floor to public comments.

Mr. Nahhas commented the reason a meeting wasn't held with the Coastal Commission was due to a delay by the County. Mr. Nahhas also commented that according to the State's Attorney's office, the confidential documents that go from Department of Beaches and Harbors to a review board like the

California Coastal Commission is inappropriate. Mr. Nahhas requested the confidential documents, and only received the initial sheet.

Ms. Andrus submitted one sheet of paper titled; Small Craft Harbor Commission, Meeting of March 19, 2003, Page 3.

Item 4 D: Chart on Slip Size by Parcel

Chairman Searcy stated the item was requested to be received and filed.

Chairman Searcy opened the floor to public comments.

Ms. Marino referenced the chart on slip size, and asked how many slips were occupied by yacht brokers, and a notation be made if the project is proposed for something different. Ms. Marino also requested the County to withdraw or place a hold on the application for the Holiday Harbor redevelopment, which is proposing a massive change in the proportion of boat slips.

Mr. Nahhas asked if the slip chart could be color coded and show the availability of slips, as well as the age of the docks.

Mr. Darrell Steffey stated the small boat owner can't afford the monthly slip fees, and is being priced out of the market. The fair market concept is bogus, return on investment for the County is the only logical way, and return on investment for the developers would be appropriate.

Mr. Wisniewski stated there will always be a substantial number of small slips remaining during the redevelopment process, since it is too costly to move the pilings. Many lessees are choosing to construct new slips that are the same size as they currently have.

Mr. Jun Yang stated he saw a copy of the permit for Holiday Harbor, and the 122 small slips will be replaced with six small slips.

Item 5 B: Request to Lessees to Report on Evictions of Liveboard Tenants

Commissioner Searcy encouraged Marina del Rey lessees to submit a form to the Department whenever an Unlawful Detainer action is filed against a liveboard tenant.

Mr. David Levine, President of the Marina del Rey Lessees Association, believes notifying the Department when an Unlawful Detainer is filed may not be permissible from the lessees' perspective, and will encourage his association's members to seek legal consultation.

Chairman Searcy recommended that County Counsel develop a format to request data from lessees regarding filing Unlawful Detainers without violating the confidentiality of any parties.

Chairman Searcy opened the floor to public comments.

Ms. Marino states it is the perception and the fear of retribution that prevent the boat tenants from coming forward. There needs to be a public policy that the dockmaster cannot arbitrarily evict a tenant.

Chairman Searcy stated the way to overcome the perception issue is to track the evictions.

Ms. Shawna Forbes, an attorney who represents Pacifica Corporation, wants to know who the leaseholder is on the Esprit I project. Mr. Wisniewski replied Doug Ring. Ms. Forbes asked how the Esprit project will be zoned with reference to the traffic pattern. Mr. Wisniewski stated entitlements have gone through the traffic studies and have been approved.

Mr. Nahhas commented that Item 5B should not be limited to liveaboards, but anyone who is evicted from a boat slip.

Item 6 A: Ongoing Activities

Mr. Wisniewski suggested due to the late hour, the report be received and filed. Mr. Wisniewski offered to answer any questions from the Commission and the public.

Mr. Wisniewski stated the Department intervened successfully in the case of a seriously ill boat slip tenant.

Mr. Nahhas commended the Department for intervening on behalf of the boat slip tenant.

Ms. Marino commented that parking lots FF and LLS are both public parking lots and the existing LCP states only a park or parking is allowed. The applicants for these projects are taking over the parcels, and will be using the parking lots to satisfy the parking requirements for their parcels.

Chairman Searcy opened the floor to public comments.

Robert Korbrin stated he owns a Corsair F31 boat. From 1998 to 2000, he was a tenant in mast up storage. He returned to the area and was told by the Department that F31 boats were not being accepted in mast up storage. Mr. Korbrin walked through mast up storage on the morning of the meeting, and identified 12 Corsairs, 3 of which were F31's. In addition, there were over one dozen empty spots, including the spot he occupied when he was a tenant. Mr. Kreimann stated he would look into the situation.

George Cook wants to purchase a larger boat, and can't find a slip. He stated Mariner's Bay wanted a new contract and would have to qualify with five times the slip fee and income.

Nancy Marino commented the Commission has been silent on her request for a motion for a moratorium on projects until the slip fee and land use issues are resolved. She would like this placed on the agenda for the next meeting. She discussed the procedures for amendments, public notice of meetings, and other items.

John Nahhas requested the Commission write a letter to the Board of Supervisors about everything that was reflected in the last six months, including slips that are slated for redevelopment. In addition, it should be determined how many evictions and Unlawful Detainers have been filed, incorporate the existence of a black market, policy 27, and the situation at Pier 44 into the board letter.

Ina Barish stated a comprehensive EIR that looks at all the proposed redevelopment in Marina del Rey might be one solution to ending a moratorium on new projects in Marina del Rey.

David Barish commented the County does not need to maximize revenue in every area of the marina. The projects in the marina only make sense for the County and lessees.

Darrell Steffey restated his earlier position that the Board of Supervisors and the related County organizations could do a better stewardship of the marina as public lands and as a public asset.

ADJOURNMENT

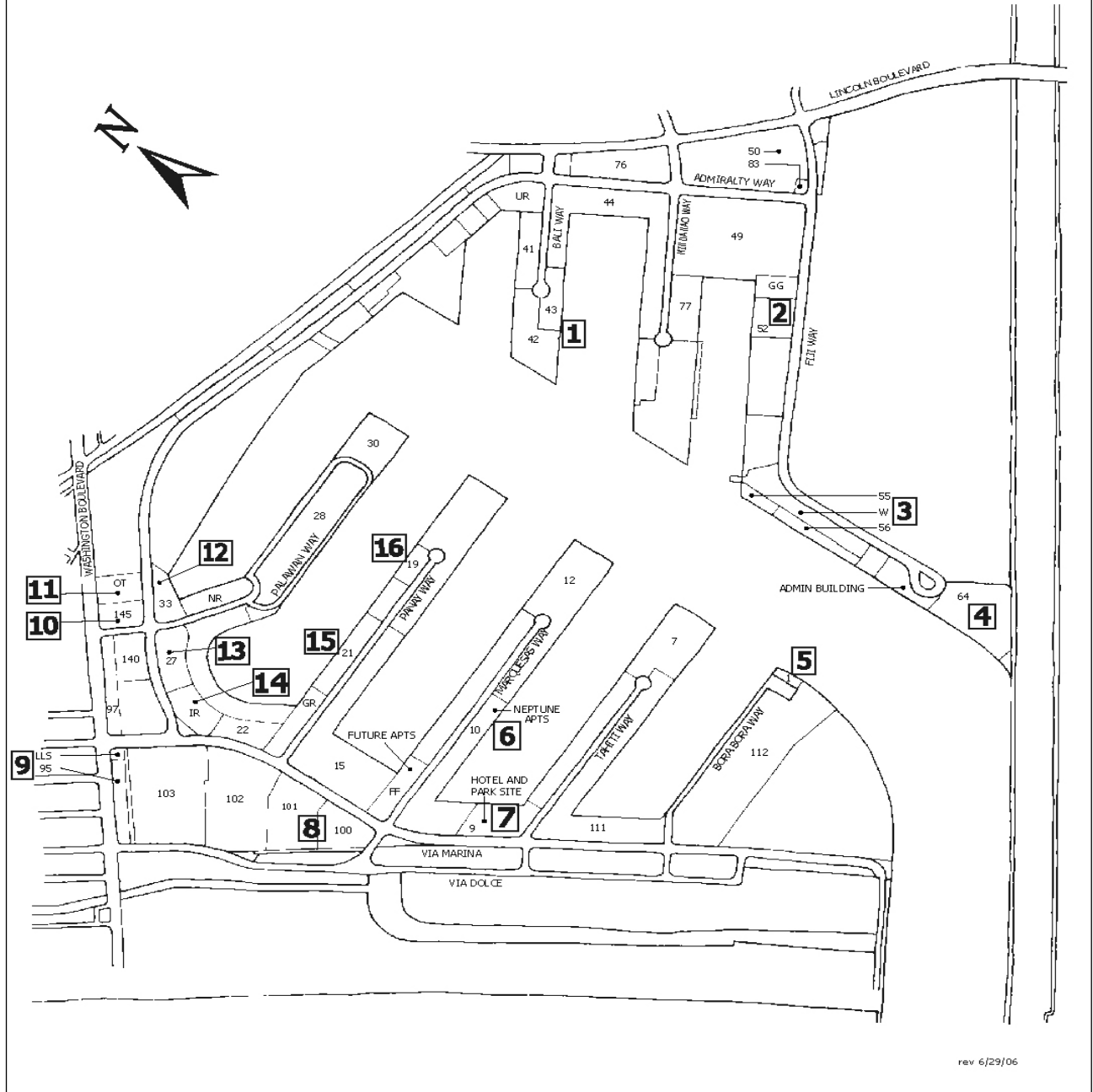
Chairman Searcy adjourned the meeting at 1:25 p.m.

Respectfully submitted by: Ron Frisch
on behalf of the Commission Secretary

Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of November 8, 2007

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 - Marina del Rey Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- term sheet under negotiation Regulatory -- to be determined	
2	52/GG -- Boat Central/ Pacific Marina Development	Jeff Pence	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- all parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
3	55/56/W -- Fishermans Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- all parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007	Shared parking analysis
4	64 - Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- all parking required of the project to be located on site	Proprietary -- term sheet under negotiation Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	Affordable housing
5	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schem	* New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- all parking required of the project to be located on site	Proprietary -- lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; Regional Planning application in preparation	
6	10/FF -- Neptune Marina/ Legacy Partners	Jim Andersen	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- term sheet approved by BOS August 2004; lease documents in process Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006	LCP amendment to allow apartments on Parcel FF Parking permit to allow some replacement public parking off site Replacement of Parcel FF open space Affordable housing
7	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Mark Rousseau	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006	Timeshare component Wetland
8	100/101 - The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- 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 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved	
9	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashaie/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- all parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
10	145 - Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- term sheet under negotiation Regulatory -- to be determined	
11	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior care facility * 3,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- all required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- term sheet approved by BOS August 2005; lease documents in process Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006, awaiting hearing date	LCP amendment to allow proposed use Parking permit for senior care facility Parking permit to allow some replacement public parking off site
12	33/NR -- The Waterfront	Ed Czucker	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- 121 public parking spaces to be replaced on site, 70 public parking spaces to be replaced off site	Proprietary -- lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project pending DCB consideration	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
13	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- all parking required of the project to be located on site	Proprietary -- lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005; Regional Planning application filed December 2005; RP Commission approval August, 2007	
14	1R -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacment public parking off site
15	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) * 87-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	Massing -- One 56' tall commercial building with view corridor Parking -- all parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- lease documents in process Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed July 2006 <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21
16	19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- all parking required of the project to be located on site	Proprietary -- lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above

PROJECT STATUS REPORT - KEY





"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

November 8, 2007

TO: Design Control Board Members

FROM: Stan Wisniewski, Director *SWi*

SUBJECT: AGENDA ITEM 6C – DESIGN CONTROL BOARD – STATUS OF DECEMBER 27, 2007 MEETING AND 2008 MEETING SCHEDULE

The December 2007 DCB meeting is currently scheduled for Thursday, December 27th. Due to the proximity of this date to the Christmas holiday, the Board may wish to consider changing the December meeting date.

Until the March 2006 decision by the Design Control Board to hold Thursday evening meetings on even-numbered months, meetings were held on the 3rd Thursday of each month at 2:00 p.m. (unless otherwise noted) at the Burton Chace Park Community Building, 13650 Mindanao Way, Marina del Rey, California 90292. In keeping with the Design Control Board's March 2006 decision, we are providing the following meeting schedule for 2008:

January 17, 2008 (2:00 p.m.)
February 28, 2008 (6:30 p.m.)
March 20, 2008 (2:00 p.m.)
April 24, 2008 (6:30 p.m.)
May 15, 2008 (2:00 p.m.)
June 26, 2008 (6:30 p.m.)
July 17, 2008 (2:00 p.m.)
August 28, 2008 (6:30 p.m.)
September 18, 2008 (2:00 p.m.)
October 23, 2008 (6:30 p.m.)
November 20, 2008 (2:00 p.m.)
December 18, 2008 (6:30 p.m.) * Date may change due to the holidays *

An alternative and recommended schedule would be to calendar all meetings for the year on the 3rd Thursday at 2:00 p.m., but then reschedule meetings during those months when a development project is an agenda item. We would reschedule such meetings to night meetings in the same month.

SW:CM:ks



To enrich lives through effective and caring service

November 8, 2007



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 6D – REPORT ON HOURS OF OPERATION AND SIGNAGE ILLUMINATION IN MARINA DEL REY

At the September 20, 2007 meeting, your Board requested a report on the hours of illumination of signage for all commercial and residential buildings operating in Marina del Rey. The attached table (Table) provides an overview of the hours of operation and signage illumination for all businesses identified with an illuminated sign. For this report, only internally lit or neon signs were considered.

The Department identified all active businesses (45) with illuminated signage in the Marina and contacted property managers to obtain hours of operation and hours of illumination for their particular business and sign. The Table sorts the parcels into three categories: Apartments; Hotel/Business; and Commercial Businesses.

Apartments

All four of the apartment complexes listed on the Table, Bar Harbor (P-15), Mariners Bay (P-28), Del Rey Shores (P-100 & P-101), and Marina Harbor (P-111), light their identification signs from dusk to dawn. These are the only signs on the parcels that are illuminated.

Hotel/Businesses

All six hotels in the Marina light their identification signs from dusk to dawn: Foghorn Harbor Inn (P-22); Jamaica Bay Inn (P-27); Marina del Rey Hotel (P-42); Ritz-Carlton (P-125H); Marriott (P-141); and Marina International Hotel (P-145). Parcels 22, 125H, 141, and 145 also have other businesses with illuminated identification signs: Marina Market & Liquor (P-22); Marina Cleaners (P-22); Cheesecake Factory (P-22); Jer Ne Restaurant (P-125); Glow (P-141); and Crystal Fountain (P-145). Only one of these businesses, Marina Cleaners (P-22), does not keep the sign illuminated beyond 11:00pm.

In this category, 91.67% of the identification signs are illuminated beyond 11:00pm.

Commercial Businesses

Ten parcels with a total of 29 businesses having illuminated signs were identified: Dolphin Marina Ltd. (P-18); Holiday Harbor Marina (P-21); Marina Waterside (P-50); Fisherman's Village (P-56); Shanghai Red's (P-61); Marina Towers (P-76); Marina West (P-95); Marina Beach Shopping Center (P-97); Tony P's (P-130); and Café del Rey (P-131). Businesses on these

parcels have a wide range of operating hours (see Table), but the majority are not open later than 11:00pm.

In this category, 89.66% of the 29 businesses have their identification signs illuminated after 11:00pm.

Results

Based on the information collected, 86.67% of identification signs are illuminated beyond 11:00 p.m., and 46.67% are illuminated from dusk to dawn. Most signs that are illuminated from dusk to dawn are on a Photocell system, which is a light sensor that automatically turns the sign lights on and off depending on the amount of sunlight detected.

Recommendation

Staff recommends the Board adopt the following guidelines for the illumination of business identification signage within Marina del Rey:

- Apartment identification signs may be illuminated at all times as determined by the lessee;
- Hotel business identification signs may be illuminated at all times as determined by the lessee;
- Business identification signs may be illuminated no later than 30 minutes after the close of business, unless it is located in one of the Marina retail centers. In these instances, the illuminated sign must be illuminated until the illuminated sign of the latest closing business in the center, exclusive of businesses open 24 hours per day, is turned off, which can be no later than 30 minutes after close of business; and,
- ATM identification signs may be illuminated at all times as determined by the lessee.

SW:CM:CE:ks

Attachment

HOURS OF OPERATION AND SIGNAGE			
Business/Parcel	Days	Business Hours	Hours of Illumination
APARTMENTS			
Bar Harbor Marina (P-15)			Dusk to Dawn (Photocell)*
Mariner's Bay Apartments (P-28)			Dusk to Dawn (Photocell)*
Del Rey Shores (P-100 & 101)			Dusk to Dawn (Photocell)*
Marina Harbor Apartments (P-111)			Dusk to Dawn (Photocell)*
Apartment Buildings Total = 4			
Total number of signs illuminated after 11:00 p.m. 4			
Percent of signs illuminated after 11:00 p.m. 100.00%			
HOTEL / BUSINESSES			
Foghorn Harbor Inn (P-22)			Dusk to Dawn (Photocell)*
Marina Market & Liquor	Monday-Sunday	7:30am - 11:00pm	6:00pm- 11:30pm
Marina Cleaners	Monday-Sunday	7:30am - 7:00pm	6:00pm- 7:00pm
Cheesecake Factory	Monday-Thursday	11:30am - 11:00pm	6:00pm- 1:30am
	Friday-Saturday	11:30am - 12:30pm	
	Sunday	10:00am - 11:00pm	
Ritz-Carlton (P-125)			Dusk to Dawn (Photocell)*
Jer Ne Restaurant	Monday-Sunday	6:30am - 10:00pm	Dusk to Dawn (Photocell)*
Jamaica Bay Inn (P-27)			Dusk to Dawn (Photocell)*
Marina del Rey Hotel (P-42)	Friday-Saturday	5:00pm - 10:30pm	Dusk to Dawn (Photocell)*
Marina Beach Marriott (P-141)			Dusk to Dawn (Photocell)*
Glow	Monday-Sunday	5:00pm - 1:00am	5:00pm - 1:30am
			Sign remains on 30 minutes after closing.
Marina International Hotel (P-145)			6:00pm.- 6:30am

HOURS OF OPERATION AND SIGNAGE			
Business/Parcel	Business Hours	Hours	Hours of Illumination
Crystal Fountain			6:00pm.- 6:30am
	Hotel Businesses Total = 12		
	Total number of signs illuminated after 11:00 p.m. 11		
	Percent of signs illuminated after 11:00 p.m. 91.67%		
COMMERCIAL BUSINESSES			
The Chart House (P-18SL)	Sunday-Monday	5:00pm - 9:30pm	5:00pm-11:00pm
	Tuesday-Thursday	5:00pm - 10:00pm	
	Friday- Saturday	5:00pm - 10:30pm	
Holiday Harbor Marina (P-21)			
Marina Fitness Center	Monday-Thursday	24 hrs.	Dusk to Dawn (Photocell)*
	Friday- Sunday	7:00am- 12:00am	
Marina Waterside (P-50)			
All tenants operate Mon-Thurs 10-7, Fri & Sat 10-8, Sun 11-6, with the exception of the following:			
Ralphs	24/7		24/7
California Pizza Kitchen	Monday-Thursday	11:00am - 10:00pm	**
	Friday-Saturday	11:00am - 11:00pm	
	Sunday	11:30am - 10:00pm	
Le Marmiton	Sunday-Thursday	8:00am - 10:00pm	**
	Friday-Saturday	8:00am - 11:00pm	
Bank of America	Monday-Friday	9:00am - 6:00pm	**
	Saturday	8:00am - 2:00pm	
	Sunday	Closed	
Post Office	Monday-Friday	8:30am - 7:00pm	**
	Saturday	9:00am - 5:00pm	
	Sunday	Closed	
**All signs are turned off 30 minutes after the last restaurant closes, except for Ralphs.			
Fisherman's Village (P-56)			
Angler's Choice	Monday-Sunday	12:00pm - 11:00pm	7:00pm- 2:30am

HOURS OF OPERATION AND SIGNAGE			
Business/Parcel	Business Hours		Hours of Illumination
	Days	Hours	
Club Narain	Monday-Sunday	12:00pm - 2:00am	7:00pm- 2:30am
El Torito	Monday-Thursday	11:30am - 10:30pm	7:00pm- 1:00am
	Friday-Saturday	11:30am - 12:00am	
	Sunday	11:00am - 10:00pm	
Saporri Restaurant	Monday-Sunday	11:30am - 10:00pm	5:30pm- 11:00pm
Shanghai Red's (P-61)	Monday-Friday	8:00am - 10:00pm*	Signage is turned off at close of business.
	Saturday	10:00am - 11:00pm*	*Bar closes about an hour after.
	Sunday	9:00am - 10:00pm*	
Marina Towers (P-76)			
Keller Williams			6:00pm-6:00am
Information Sciences Group			Dusk to Dawn (Photocell)*
Washington Mutual			6:00pm-6:00am
Marina West (P-95)			
Islands Restaurant	Monday-Thursday	11:00am - 10:00pm	24/7
	Friday-Sunday	11:00am - 10:30pm	flood lights 7:15pm-2:00am
Coldwell Banker	Monday-Friday	9:00am - 5:30pm	5:00pm- 5:00am
	Saturday-Sunday	9:00am - 5:00pm	
Lennar	Monday-Sunday	10:00am - 5:00pm summer	waiting for DCB approval
		10:00am - 6:00pm winter	would like 4:30pm -12:00am
Marina Beach Shopping Center (P-97)			
Only the following tenants have illuminated signage:			
Beyond Beauty	Monday-Sunday	9:30am - 8:00pm	7:30pm-11:30pm
Citizens Business Bank	Monday-Thursday	9:00am - 5:00pm	waiting for DCB approval
	Friday	9:00am - 6:00pm	
Frankie & Johnnie's Pizza	Monday -Sunday	10:30am - 12:00am	7:30pm-12:00am
Marina Pet Spa	Tuesday-Saturday	9:00am - 5:00pm	7:00pm-12:00am
Noah's Bagel	Monday-Friday	5:30am - 6:00pm	7:30pm - 4:00am
	Saturday-Sunday	6:00am - 10:00pm	7:30pm- 4:00am
Talk of the Town	Monday-Sunday	8:00am - 8:00pm	8:00pm- 5:00am

HOURS OF OPERATION AND SIGNAGE			
Business/Parcel	Business Hours		Hours of Illumination
	Days	Hours	
UPS Store	Monday-Friday	9:00am - 7:00pm	5:30pm - 4:00am
	Saturday	9:00am - 5:00pm	5:30pm - 4:00am
Wells Fargo	Monday-Friday	9:00am - 6:00pm	8:00pm - 8:00am
	Saturday	9:00am - 4:00pm	
Wolf's Liquor	Monday-Thursday	7:00am - 11:00pm	7:30pm - 12:00am
	Friday-Saturday	7:00am - 12:00am	
	Sunday	7:00am - 11:00pm	
Tony P's (P-130)	Monday-Thursday	11:30am - 10:00pm	11:30am - 2:00am
	Friday	11:30am - 11:00pm	
	Saturday	9:00am - 11:00pm	
	Sunday	9:00am - 10:00pm	
Café del Rey (P-131)	Monday-Thursday	11:30am - 9:30pm	5:00pm - 3:00am
	Friday-Saturday	11:30am - 10:00pm	
	Sunday	10:30am - 9:30pm	
		Commercial Businesses Total = 29	
		Total number of signs illuminated after 11:00 p.m. 26	
		Percent of signs illuminated after 11:00 p.m. 89.66%	
	Analysis		
	Total number of businesses and residential buildings with illuminated signage: 45		
	Total number of signs illuminated from dusk to dawn: 21		
	Percent of signs illuminated from dusk to dawn: 46.67%		
	Total number of signs illuminated after 11:00 p.m. 39		
	Percent of signs illuminated after 11:00 p.m. 86.67%		
	Total number of signs illuminated after 11:30 p.m. 32		
	Percent of signs illuminated after 11:30 p.m. 71.11%		
	*Photocell is a light sensor that allows signs to be automatically turned on and off according to the amount of sunlight detected.		