



To enrich lives through effective and caring service



Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

AGENDA

MARINA DEL REY DESIGN CONTROL BOARD

Thursday, March 16, 2006, 2:00 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
Katherine Spitz, ASLA, Vice Chair - Third District
David Abelar - Second District
Peter Phinney, AIA - Fourth District
Tony Wong, P.E. - Fifth District

1. Call to Order, Action on Absences, and Pledge of Allegiance
2. Approval of Minutes of July 21, 2005, September 15, 2005, October 20, 2005, November 17, 2005, December 14, 2005, January 26, 2006 and February 16, 2006
3. Design Control Board Reviews
 - A. Parcel 76 – Keller Williams at Trizec – DCB #06-002
Approval of the record of the DCB's February 2006 action for conditional approval of tenant signage, per the plans on file with the Department.
 - B. Parcel IR – Marina Beach Residence Inn – DCB #05-023
Approval of the record of the DCB's February 2006 action for conditional approval of redevelopment, per the plans on file with the Department.
 - C. Parcel 132 – California Yacht Club – DCB #06-006
Approval of the record of the DCB's February 2006 action for conditional approval of tenant signage, per the plans on file with the Department.
4. Old Business
 - A. Parcel 9U – Woodfin Suite Hotel – DCB #04-015-B
Report from consultant regarding wetland restoration and consideration of development project.

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- B. Parcels 10/FF – Neptune Marina Apartments and Anchorage (Legacy) – DCB #04-014-B
Reconsideration of development project.
- C. Parcel 50 – Tenant Signage at Waterside Marina – DCB #06-003
Consideration of one sign for each store, Theodore Man and Theodore.
- D. Parcel 19 (20) – New Department Administration Building – DCB #06-004
Consideration of a new Department Administration Building to be constructed on a portion of Parcel 20 (to be known as Parcel 19).
- E. Parcel 21 – Holiday Harbor, Phase II - DCB #06-005
Consideration of a new public parking structure.
- F. Parcel 102 – Archstone Communities – DCB #03-016-H
Consideration of lighting plan.
- G. Marina del Rey Curb Treatment & Signage Program – DCB #04-018-D
Reconsideration of bike locker identification logo.

5. New Business

- A. Revised DCB Meeting Schedule
Consideration of Night Meetings
- B. Parcels 111/112 – Marina Harbor – DCB #06-010
Consideration of renovations.
- C. Parcel 76 – Mark Michaels at Trizec - DCB #06-007
Retroactive review of signage already in place.
- D. Parcel 125 – Ritz Carlton – DCB #06-009
Remodeling of spa area.
- E. Parcel 53 – The Boat Yard – DCB #06-011
Consideration of signage for Newport Boats.

6. Staff Reports

- A. Temporary Permits Issued by Department
- B. Ongoing Activities Report
 - Board Actions on Items Relating to Marina del Rey
 - Small Craft Harbor Commission Minutes
 - Marina del Rey Urban Design Guidelines Update

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- Redevelopment Project Status Report
- Marina del Rey and Beach Special Events

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) 305-9590 (Voice) or (310) 821-1737 (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"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: **AGENDA ITEM 3 – DESIGN CONTROL BOARD REVIEWS: DCB REVIEWS #06-002, #05-023 and #06-006**

The Design Control Board's actions from February 2006 are attached:

- A. Parcel 76 – Keller Williams at Trizec – DCB #06-002
- B. Parcel IR – Marina Beach Residence Inn – DCB #05-023
- C. Parcel 132 – California Yacht Club – DCB #06-006

SW:CS

Attachments (3)

DRAFT

Design Control Board Review DCB #06-002

PARCEL NAME: Keller Williams Realty at Trizec

PARCEL NUMBER: 76

REQUEST: Consideration of one sign.

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

CONDITIONS:

- 1) The sign may be lit only between the hours of operation, but no later than 7:30 p.m.; and
- 2) The applicant to obtain signage approval from the Department of Regional Planning.

MEETING DATE: February 16, 2006

DRAFT

Design Control Board Review DCB #05-023

PARCEL NAME: Marina Beach Residence Inn by Marriott

PARCEL NUMBER: IR

REQUEST: Demolition of 209-space public parking lot and public picnic and restroom amenities and construction of 148-suite Residence Inn by Marriott and replacement parking.

ACTION: Approved with conditions (subject to Board confirmation of conditions at the March 2006 DCB meeting).

CONDITIONS:

- 1) Demonstrate greater commitment to prominent landscaping features (i.e., trees) along the front of the building, the parking lot and the porte-cochere along Admiralty Way;
- 2) Provide more shade and canopy trees in the parking lot to shade and soften the parking lot, and to the maximum extent possible, ensure that the trees in the parking lots are planted in the ground and not just in raised planters;
- 3) Provide a minimum of 200 square feet of appropriate concession use at the boardwalk level that is near the center of the project and the public elevator to provide rentals and limited storage for beach-related equipment;
- 4) Provide alternate design for stairways at the north and south ends of the buildings that would emphasize them as public beach accessways by possibly rotating the stair towers 90° and moving them into the building;
- 5) Consider extending public beach accessways from the public right-of-way, across the project, to the boardwalk and beach;
- 6) Consider adding a shade feature (i.e., trellis or similar) over the public beach accessways to further emphasize their importance and availability; and
- 7) Provide better definition to building entrances from the beach.

MEETING DATE: February 16, 2006

DRAFT

Design Control Board Review DCB #06-006

PARCEL NAME: California Yacht Club

PARCEL NUMBER: 132

REQUEST: Consideration of one sign.

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

CONDITIONS:

- 1) Proposed floodlight to be replaced with low-voltage pinpoint lights suspended from rafters;
- 2) The sign may be lit only between the hours of operation, but no later than 11:00 p.m.; and
- 3) The applicant to obtain signage approval from the Department of Regional Planning.

MEETING DATE: February 16, 2006



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 13, 2006

TO: Design Control Board
FROM: *Kerry Silverstrom for*
Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 4A – PARCEL 9U – WOODFIN SUITE HOTEL & VACATION OWNERSHIP – DCB #04-015-B

Item 4A is submitted by Woodfin Suite Hotels, LLC (Applicant), who previously presented its hotel/park project to the Design Control Board (Board) in August, September and October 2004 (Parcel 9U, DCB #04-015), simultaneously in August and October with the adjacent project -- Neptune Marina Apartments and Anchorage (Parcels 10/FF – DCB #04-014). Your Board granted a conceptual approval for the Parcel 9U project (attached) that sought to reduce or eliminate potential wetland impacts thought to exist on this parcel. Since October 2004, the applicant has independently had the Parcel 9U site evaluated and redesigned this project to avoid the depressional area.

Specifically, in June 2005, the environmental consulting firm of Glen Lukos Associates ("GLA") completed an initial site study and determined that a small area on the southerly portion of the site (located within the former proposed footprint of the planned hotel facilities) currently contains elements that qualify as wetlands under the Coastal Act. Thus, although not a naturally occurring wetland, a small area on the southerly portion of Parcel 9U was determined by GLA to constitute wetlands.

In light of GLA's findings, the Department requested the Applicant to study an alternate hotel scheme that relocated the public park from its previous location north of the hotel site to the south of the hotel site, thus preserving the wetland area in its present location. This new scheme submitted for the Board's conceptual approval preserves the southerly portion of the site for a "wetland park". The hotel tower is in the same orientation and is sited 58 feet northerly of the previous scheme. The new scheme also relocates the parking structure from Tahiti Way frontage to Via Marina frontage, which is set back 10 feet from the northern property line common to Parcel 10. This 69-foot high 332-car parking structure is sited so that it and the relocated hotel tower's shadow and wind impacts are essentially the same as previously approved by the Board. Both the guest vehicular entrance and the service area driveway entrance and exit are accessed from Via Marina. The view corridor is also relocated to the corner of Via Marina and Tahiti Way, which maximizes the view across the preserved portion of the parcel to Basin B.

Applicant seeks your Board's conceptual approval of its overall hotel site planning and design concept. The design concept for the wetland park over the southerly portion of the site is in its formative stages, as discussions between the Department and the regulatory agencies regarding wetland delineation and restoration are ongoing. Although the Department continues to work with Coastal Commission staff to better define the park concept, the Department will begin the hearings

on this and the Parcels 10/FF projects with a presentation regarding the proposed wetland park and associated wetland restoration plan by the Department's Coastal Commission consultant, Andi Culbertson of Culbertson, Adams & Associates.

Although Applicant's exhibits convey a relatively advanced level of detail to allow a more complete visualization of the proposed project, Applicant will return at a later date for approval of final landscaping, lighting, exterior treatments, seating, signage, fencing, materials, paving treatments, and other specific components.

Adjacent Developments

Surrounding properties are developed with three-story multi-family residential units to the east and south and four-story condominium residential units to the west. The existing two-story Neptune Marina Apartments and Anchorage is located immediately north of the project site on Parcel 10 and is proposed to be replaced under the project being considered under Item 4B on your agenda.

County Codes and Guidelines

Per the certified Marina del Rey Local Coastal Program (LCP), the Tahiti Development Zone and Waterfront Overlay Zone for Parcel 9U provide, subject to discretionary approval, for the development of a 288-room hotel, hotel ancillary uses and a parking structure and for integration with water-oriented recreational activities. The LCP establishes a building height limit for Parcel 9U from a base of 140 feet, with provision of a 20% view corridor, to a maximum of 225 feet with provision of an expanded 40% view corridor from the public street (Via Marina) to the bulkhead. Per County Code and precedent in the Marina, building height calculation is exclusive of necessary appurtenant rooftop improvements (i.e., attractively screened mechanical equipment, elevator machine room and helipad). Because Parcel 9U's bulkhead frontage on Via Marina totals 386 feet, a view corridor comprising 40% of that frontage must be provided, or 154 feet of view corridor (i.e. 40% of 386 = 154). As discussed with Coastal Commission staff, it is the proposal of the County that a majority of the required 154-foot-wide view corridor be co-terminus with the park, from Via Marina to Basin B of the Marina. In addition, ten-foot-wide building setbacks are required and provided at streets and adjacent properties.

Hotel Description

The hotel portion of the project will consist of a 19-story tower, containing 152 hotel rooms or suites and 136 vacation ownership suites. All the suites will be served by a double-loaded corridor and will each have exterior balconies. The tower will be parallel to the park and provide views to the Marina and the ocean. The hotel will be entered from Via Marina via a circular motor court. Valet only parking for the 332 required parking spaces will be provided in a five-level above-grade parking structure, with a one-level below-grade parking area, both entered from the motor court.

The ground floor of the hotel tower and low-rise building will provide for hotel ancillary uses consisting of lobby/reception, hotel restaurant and bar, kitchen, small sundry shop and meeting rooms, restrooms and administrative spaces. The concourse area will connect to an outdoor terrace above the pedestrian promenade. This terrace will look directly over Basin B and will also provide

outdoor seating for both the restaurant and bar. The layered height separation improves the hotel guests' view, defines public and private spaces and provides security for the hotel. A separate terrace for the bar will be located on the south side of the hotel overlooking the adjacent wetland park. The lobby area will overlook the wetland park to the south. Access from the main hotel lobby to the waterfront promenade will be through a walkway (& fire lane) adjacent to the east side of the hotel.

'Back of house' services for the hotel will be along the north side of the building. Access for deliveries will be via a receiving area adjacent to the back of house area. The covered service area will be accessed via its own in-and-out driveway from Via Marina. This layout will eliminate any backing maneuvers onto public streets.

The second floor of the low-rise building will contain a 5,200 square foot ballroom, three meeting rooms, a pre-function area, and back of house service and mechanical spaces. The third floor of the low-rise building will contain mechanical space and the hotel spa, which opens out to the pool deck. The five-level parking structure is adjacent to the second and third floors of the hotel tower.

The structural system of the 225-foot hotel tower and low-rise structure will be constructed of structural steel. As a high-rise building, the project will have an increased level of fire safety. The entire project is protected with automatic fire sprinklers, smoke detectors, fire alarm and communications systems, a central fire department control station, emergency power and lighting systems, an on-site fire water storage tank and a dual energy source electric fire pump. A code required heliport will be located on the roof of the hotel tower, along with mechanical equipment as needed to support the engineering systems of the building.

Architectural Design Concept

The orientation of the building's mass and its relationship to the parking structure and entry motor court were designed to preserve the maximum amount of area for the adjacent wetland park, maximize the view corridor, simplify the circulation in the hotel, maximize the views from the hotel suites and public spaces to the water, and integrate the pedestrian access through the promenade, the wetland park and the hotel entries.

The long side of the hotel tower is sited parallel to the wetland park and perpendicular to Via Marina. This allows almost every guestroom balcony to have views to both the Marina and the ocean, while minimizing the impact along the public street and promenade. The Applicant has indicated that this orientation reduces shade/shadow impacts on adjacent buildings. A view corridor is provided from the intersection of Via Marina and Tahiti Way, across the wetland park to the water. The motor court edges are defined by the hotel tower, the parking structure and Tahiti Way. This site plan also allows for 100% of the waterside of the property to be used for outdoor space with unobstructed views of the Marina.

The motor court is sized to provide pedestrian scale to arriving visitors and still provide sufficient stacking space for cars of guests who use the valet parking service. To direct those visitors that arrive by bicycle or pedestrian access, the sidewalk continues directly into the motor court. A central sculptural fountain both adds visual interest and provides a calming background sound to dampen

traffic noise. Paving in the motor court will be of textured concrete pavers in the drive aisles and colored concrete in the walking areas. A covered entry canopy will shelter guests during their arrival and departure experience.

The five-level parking structure is accessed from a single entry point adjacent to the motor court. The parking spaces and aisle layout are per County requirements and designed using a double stacked, single aisle, ramped scheme, for valet parking. All guests will be required to use the hotel's valet staff for parking.

The hotel lobby has views into the Marina or to the park, which helps with guest orientation. The easterly edge of the hotel has an outdoor terrace that provides waterfront activity space for the lobby lounge, restaurant and bar. The floor above covers the restaurant terrace. Accent lighting and vines growing on the pool deck terrace trellis will add to the texture of the environment. An additional outside bar terrace will be provided on the south side of the hotel overlooking the wetland park. Comfortable seating and soft music will make this a most desirable spot to relax and watch the sailboats return to the Marina.

As shown on the conceptual exterior perspectives, the hotel tower and parking structure building will share common exterior materials, roof treatments, balcony railings, and glazing. The parking structure will use solid guardrails to screen cars from view below. Cut-off light fixtures and light sensors will reduce light spillage from the building. Planter boxes with flowering plants will help soften the exterior walls. The low-rise structure's roof top recreation deck will provide a sunny environment to enjoy the hotel pool or views to the Pacific Ocean or the Marina. Planting materials will surround the pool deck and enrich the resort environment.

The project will also include construction of more than 560 lineal feet of public dock space. The public transient docks will be available on an hourly/day-use basis and will be able to accommodate a large number of dinghies and small boats at one time while also having space for a few larger boats up to 50 feet in length.

Promenade

The LCP requires a 28-foot-wide landscaped and paved pedestrian promenade between the bulkhead and the hotel building. This promenade will serve as public access along the waterfront, as well as provide the required fire lane to enhance public safety along the waterfront. The promenade will be designed in conformance with the *Draft Guidelines of 'The Marina Walk' – Marina Del Rey's Waterfront Promenade*. Public access to the promenade will be through a walkway (& fire lane) adjacent to the east side of the hotel tower. The promenade will extend in front of the hotel and the wetland park and will join with and tie together the adjoining Woodfin Suite Hotel with the neighboring apartment projects. The main walkway adjacent to the wetland park will allow visitors and guests to have easy access between the hotel lobby, the promenade and the wetland park.

The promenade will replace the existing asphalt paving and chain link fence with new colored and textured concrete or stone walking surfaces, using nautical themed accents, along with a new metal safety fence. The fencing will have typical four-inch pickets and will integrate decorative accents at regular intervals and at gangway entry. The promenade will also include new landscaping, including

evenly-spaced *Washingtonia filifera* palms with up-lights, pedestrian scaled lighting fixtures, with integral cut-off shields to reduce glare into hotel rooms and apartments, benches, and trash containers. Bicycle amenities will encourage non-motorized recreational access by hotel guests and local residents.

Streetscape

The existing streetscape along Via Marina and Tahiti Way adjacent to Parcel 9U is undeveloped and consists only of a concrete sidewalk and a chain link fence at the property line. The development will provide new concrete sidewalks using similar materials to the promenade and area walkways to provide a unifying theme. The sidewalk will access the hotel motor court and provide full accessibility to all areas of the development. In addition to required street lighting, new pedestrian scale lights for safety and accent will be provided. The base of the buildings along the streets will also have accent lighting. All lights will be on digital timers and photo-cell control and will be selected for aesthetic light quality, integration with adjacent building design and energy efficiency. Plans and details for all light fixtures and controls will be presented when the Applicant returns to your Board for final approval of various program elements.

Low-scale planting along the park will maintain the view corridor for passing motorists. Shade trees will be used along the Via Marina sidewalk and will be spaced for future growth and to provide a sheltering canopy high enough to maintain views to the water. Taller palm trees will be used along Tahiti Way to reinforce the existing street theme. Annual color and flowering shrubs will be used as accents at entryways into the park and at the hotel motor court entry. All planting materials for the streetscape, park, promenade and hotel will make use of native plants and those with low water consumption where appropriate. Drip irrigation, soil moisture sensors, and digital control systems will be used to maximize watering efficiency. Again, plans and details for all planting and irrigation will be presented during the final submission presentation to the Board, after project land use entitlements have been secured.

Signage

Signage for the park, promenade and hotel will follow a common nautical theme for the Marina. Applicant proposes both identity signage and monument signage to aid with wayfinding, consistent with the Sign Guidelines. Applicant will return at a later time with details of proposed signage.

STAFF REVIEW

As previously stated, the Department's consultant will present a report on the status of the wetland discussions with regulatory agencies, which have primarily influenced the alternative design scheme now under consideration by your Board.

Replacement Park Space Credit for Space on the Water

When the project was before your Board in 2004, there was concern for counting water area as replacement for park land and also counting the park as fulfilling part of the view corridor requirement. The Department continues to believe this is a rare opportunity to provide both public

open space and new direct public access to the water on the west side of the Marina, in addition to providing the required promenade enhancements along the parcel's 386 linear feet of water frontage. In addition to dedicating sufficient area for the proposed wetland park, Applicant proposes to provide facilities for more than 560 linear feet of tie-up space for varying sizes of transient vessels, 60-feet long to dinghies, located immediately adjacent to the parcel. These new transient slips will not only add a maritime dimension to the park, but will also increase use and access by the boating public to the project site and other westside land uses. For these reasons, the area devoted to transient dock improvements is considered integral to the project's "extended" public open space, even though constructed in the water.

Private Functions on County Property

In the previous development scheme, the Board expressed concern about public use of the former park area on a reservation basis to be managed by the Department on a permit basis. This operational scenario has been eliminated from consideration in this new development scheme and is replaced by more passive and educational activities relating to the preservation activities associated with the proposed wetland park.

Conclusion

The Department believes Applicant has appropriately addressed the project issues relating to building height, circulation, massing, visual impact and view corridor, and has been responsive to the concerns and suggestions of your Board relating to project design and operation.

Following your Board's action with respect to this application, Applicant will file the project at the Department of Regional Planning, where a full project review, including an environmental analysis, will be completed prior to consideration by the Regional Planning Commission. Issues pertaining to wetlands, shade/shadow, water quality, etc. will be fully addressed in the environmental impact report (EIR) filed as a part of its application. As part of that process, the EIR will be circulated to all relevant agencies and be available for public comment. As modified, the proposal is in conformance with the *Marina Specifications and Minimum Standards of Architectural Treatment and Construction*.

The project is designed as a landmark property on the waterfront in Marina del Rey and is being developed to appeal to vacationers and business travelers as a first class hotel and vacation ownership property. The Department believes the preservation of the wetland park (developed and maintained with private funds), the provision of public transient boating facilities, and the adjacent visitor-serving resort hotel will be positive additions to the neighborhood and a unique gathering place for residents and visitors to Marina del Rey,

The Department recommends APPROVAL of DCB #04-015-B, as submitted.

Attachment



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 13, 2006

TO: Design Control Board

FROM: *Kerry Silverstrom for*
Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 4B – PARCEL 10/FF– NEPTUNE MARINA APARTMENTS AND ANCHORAGE (LEGACY) – DCB #04-014-B

Item 4B is submitted by Legacy Partners, Inc. (Applicant), who is returning to the Design Control Board (Board or DCB) for conceptual approval of the proposed demolition and reconstruction of the Neptune Marina Apartments and Anchorage. The project is located on Parcels 10 and FF, bounded by Marquesas Way and Via Marina. This matter was previously presented to your Board in August and October 2004 (DCB #04-014) simultaneously with the adjacent project – Woodfin Suite Hotel and Vacation Ownership (Parcel 9U, DCB #04-015). Your Board considered both projects at that time and granted a conceptual approval for the Parcels 10/FF project (attached) that sought to reduce or eliminate potential wetland impacts thought to exist on the adjacent parcel. Since October 2004, the Applicant has worked with the adjoining lessee to resolve concerns expressed at that time.

The apartment community designs as presented are substantially different from those presented and approved by the Design Control Board (DCB) in October 2004. The changes from Applicant's previous submittal have been to revise the project to better meet the design intent expressed by your Board in October 2004. Although the enclosed exhibits convey a relatively advanced level of detail at this early stage of the regulatory process, Applicant is not seeking your Board's final approval at this time for landscaping, lighting, signage, fencing, exterior treatments, colors/materials, paving treatments, etc. Approval of those more detailed elements of the project will be sought from your Board at a future date, after Applicant has obtained the requisite land use entitlements for the project from the County of Los Angeles Department of Regional Planning and the California Coastal Commission.

Introduction

The proposed redevelopment of Neptune Marina will create a vibrant, iconic addition to the existing Marina del Rey community. This apartment community and anchorage will enhance the image of housing in the area by embracing Marina del Rey in a way that will reinforce the enjoyable lifestyle and appeal of waterfront living in the Marina.

The proposed Neptune Marina apartment community will be located on Parcels 10 & FF and will include 526 apartment dwelling units, recreation amenities for the residents, public access improvements, a new marina and related boater facilities. The development will include improved view corridors providing greater public views of the Marina than those that presently exist.

Project Entitlements

The Marina del Rey Local Coastal Program (LCP) contains provisions contemplating the conversion of Parcel FF from parking to public park use. As part of the zoning application for this project, Applicant will seek County and Coastal Commission approval of an LCP amendment to authorize the conversion of Parcel FF from "Open Space" to a residential land use designation. Applicant, together with Woodfin Suite Hotels, LLC (the developer of the hotel project on the adjoining Parcel 9U), will jointly fund and develop a public wetland park and public waterside improvements on Parcel 9U; such public park and waterside improvements at Parcel 9U are sought by Applicant as compensatory mitigation for the conversion of Parcel FF from Open Space to a residential designation per the LCP.

An LCP Amendment will also be sought by Applicant to authorize the transfer of residential development credits from the adjacent Tahiti and Bora Bora Development Zones into the Marquesas Development Zone. This development unit transfer is necessary because, as a result of the County's previous approval of the Deauville Marina apartment project located on Parcel 12R at the end of Marquesas Way, there are insufficient development unit credits remaining in the Marquesas Development Zone to accommodate the proposed project. The County and Coastal Commission previously approved a similar inter-development zone unit transfer (transferring 99 residential credits from the Bora Bora Development Zone at the terminus of Via Marina into the Panay Development Zone proximate to Marina "Mother's" Beach), so a strong land use precedent exists for such transfers on Via Marina.

In addition to an LCP amendment, Applicant will seek approval from the County Department of Regional Planning of Coastal Development and Conditional Use Permits to authorize the landside development. Approval of a separate Coastal Development Permit will be required from the Coastal Commission to authorize the proposed anchorage replacement.

Architectural Design Concept

The design concept for the community is a "Nautical" theme that embodies a style with crisp clean lines, round "porthole" windows, linear pipe railings and exposed vertical "mast" elements. The architectural aesthetic of the project is reminiscent of the "Streamline Moderne" movement of the Art Deco period of design found in Los Angeles buildings built in the 1920s through the late 1930s.

From the initiation of design, the Applicant has paid special attention to the relationship of the residential buildings to the adjacent streets, the waterfront promenade and to neighboring developments across the water. The project architecture and scale maintain compatibility and harmony between adjacent buildings and the overall thematic style of the community.

Landscape Design Concept

The landscape character is designed to provide a pedestrian scale and sense of place, as well as a unique identity for the development. The landscaping along the waterfront promenade will consist of plant materials compatible with southern California's coastal plant community. The character of the surrounding street scenes and medians will include taller palm trees to reinforce the existing street

theme and provide visual continuity. Plant materials in these areas will be compatible with native wetland plants that are intended to assist in the pretreatment of storm water runoff. The street scene landscape will buffer the architectural massing. Plant materials will be layered with a hierarchy of textures and colors with an emphasis on building entries and drop-off areas. Each building features a series of courtyards to create both gathering spaces for the residents and open views to the Marina.

Project Description

The Neptune Marina Apartment Community

The project consists of four separate apartment buildings located at the intersection of Via Marina and Marquesas Way in Marina Del Rey, in the County of Los Angeles. Three apartment buildings are to be developed on the 7.32-acre Parcel 10 and one apartment building is to be developed on the 2.048 acre Parcel FF.

The apartment building orientations have been configured to provide direct pedestrian access from the public way, as well as from a porte cochere and arrival court that links directly to the Waterfront Stroll Promenade, which itself fronts what will be a newly constructed Neptune Marina Anchorage. There are multiple points for the public to have unimpeded access to the promenade and the waterfront. Along Marquesas Way, the buildings have been situated to allow for unobstructed view corridors of 38.5 feet, 44 feet, 45 feet, and 185 feet, respectively. This revised design shows an increased view corridor closest to the intersection of Marquesas and Via Marina as was previously requested by the DCB. Additionally, drive aisles into the project provide framed views between the buildings to the water. Vehicle entries for guests and the public also provide pedestrian access to the waterfront promenade. These entries are located between buildings and are treated with enhanced paving and landscaped "courts" open to the Waterfront Stroll Promenade, with views through to the anchorage beyond. These view corridors and public access points provide articulated interruptions between building facades.

The buildings of the apartment community will consist of four floors of apartment units over two levels of parking. Seventeen different floor plans, ranging in size from a one-bedroom unit with 665 square feet to the largest unit, a townhome, with three bedrooms and 1,620 square feet, are offered within the community. Each unit contains a private balcony to extend each resident's living space outdoors, as well as enriched interior spaces.

The units are arranged in fingers that surround landscaped courtyards oriented toward the waterfront at each building and are raised above the street level to maximize view potential and to ensure privacy, while keeping the parking garages above the water table.

Two parking garage levels are located below the four levels of residential units. Parking for apartment residents, their guests and the anchorage boaters is segregated among these three user types, minimizing congestion and offering security for residents within the two-level garages through the use of security gate enclosures provided at both levels. Per previous Board comments that the garage was too high, Applicant's design team has lowered the garage plinth height and, consequently, the building height by five feet, as far as is possible in consideration of water table and site constraints. The boater anchorage parking is provided at grade level within the garage at

Building 3. All parking garages are screened from the street with landscaped planters and from the promenade with vine pockets.

Located within the garage space are the street-level entries into each building. Building 3 contains the Leasing Center, which is the first element visitors and prospective tenants will experience and thus sets the standard for design and materials quality found throughout the project.

The Community Amenity area, also located in Building 3, overlooks the waterfront and offers residents the special amenities and features intended to reflect the luxurious marina lifestyle available at Neptune Marina. Various activity areas, which potentially will include a media theater, residents lounge, game room with kitchen, business center, conference room, and fully equipped fitness center, will give residents the opportunity to interact in a variety of social activities.

Exterior amenities for apartment residents will include lush landscaped courtyards and the landscaped pool and deck area, as well as the promenade and nearby wetland park on the southerly portion of adjoining Parcel 9U.

The Neptune Marina Anchorage

To meet current State of California Department of Boating and Waterways (DBAW) guidelines for slip widths and federal requirements for Americans With Disabilities Act (ADA) compliance through the use of an ADA gangway and ramp system, the new marina will reduce the number of slips from the current 184 to 161, and the existing 14 end-ties will be replaced with 13. A transient dock with a sewage pump-out facility will also be provided, which will also provide for a water shuttle stop. It is anticipated the new docks will be constructed with current marina industry technology and materials with all new pre-stressed concrete guide piles and served with a new utility distribution system for power, water, cable and phone connections.

In addition to the enhanced anchorage facilities, Neptune Marina boaters will have access to a separate boaters' lounge facility located in Building 3, directly off of the waterfront promenade and overlooking the waterfront. Adjacent to the boaters' lounge will be the dockmaster's office, where marina-specific leasing and management business will take place. Additional amenities for the boaters are the "boaters only" designated restrooms, showers, and lockers located in Buildings 1 and 2.

The change from 184 to 161 boat slips equates to a 12.5% reduction. In addition to the decrease in the number of slips, the total lineal footage of slip space decreases slightly from 5,494 to 5,132 lineal feet (lf). A by-product of reduced slip numbers is a minor increase in the average slip size from 29.86 lf to 31.88 lf. In order to cater to owners of smaller boats, 86% of the proposed boat slips will be 35 feet or less.

**NEPTUNE MARINA
 ANCHORAGE CONFIGURATION**

Boat Slip Sizes	Existing		Proposed		Variance
	#/Size	%	#/Size	%	
24	12	7%	9	6%	
26	65	35%	3	2%	
28	10	5%	10	6%	
30	50	27%	72	45%	
32	2	1%	5	3%	
34	24	13%	40	25%	
38	2	1%	1	1%	
40	18	10%	21	13%	
60	1	1%	0	0%	
Total Boat Slips	184	100%	161	100%	-12.5%
Ave. Slip Size	29.86		31.88		6.8%
Total LF	5494		5132		-6.6%
Slips: 35' or less		89%		86%	

The Waterfront Stroll Promenade

The Waterfront Stroll Promenade, while meeting all of the necessary requirements for Fire Department access, is first a public pedestrian space with paving treatments, landscape pockets and seating areas for waterfront view opportunities. The 28-foot-wide promenade will be designed using the requirements set forth in the *Draft Design Guidelines "The Marina Walk – Marina Del Rey's Waterfront Promenade"* from January 1998. Additionally, the design will incorporate suggestions from the draft *Marina del Rey Urban Design Guidelines*.

The orientation of the apartment buildings provides arrival courts decorated with paver and tile accents and landscaped walls. The resulting design allows for pedestrian-oriented public access to the waterfront promenade and for tenant access to the new boaters' facilities and the anchorage through the arrival courts. Additional public access to the promenade will also be made through the pedestrian paths on both sides of the proposed Parcel 9U public park. The promenade will publicly tie Neptune Marina to the adjacent apartment and anchorage development on Parcel 12, as well as the park and Woodfin Suite Hotel development on Parcel 9U.

The Parcel 9U Wetland Park

The previous conceptual approval of Applicant's project – DCB #04-014 – involved development of a passive public park over the northerly portion of Parcel 9U, between the hotel structure and Applicant's proposed apartment building on Parcel 10 fronting Via Marina. In June 2005, subsequent to the DCB's conceptual approval of this project in October 2004, the environmental consulting firm of Glen Lukos Associates ("GLA") completed an initial site study for Woodfin Suite Hotels, LLC (Woodfin), which determined that a small area on the southerly portion of adjoining Parcel 9U currently contains elements that qualify as wetlands under the Coastal Act. Thus, although not a naturally occurring wetland, a small area on the southerly portion of Parcel 9U was determined by GLA to constitute wetlands.

In light of GLA's findings, the Department requested Woodfin to study the possibility of a hotel scheme that relocated the park from its previous location north of the hotel site to the south of the hotel site (over the southerly portion of the Parcel), in order to preserve the wetland area. Woodfin's

new site plan, which is also being considered by the DCB at this meeting, now preserves the southerly portion of Parcel 9U for development of the wetland park.

Although the Department continues to work with Coastal Commission staff to better define the park concept, the Department will begin the hearings on this and the Parcel 9U projects with a presentation regarding the proposed wetland park and associated wetland restoration plan by the Department's Coastal Commission advocate, Andi Culbertson of Culbertson, Adams & Associates.

CONCLUSION

Applicant has provided an acceptable response to the Board's previously-stated concerns with its revised architectural concept, placement and design, placement and features of the park, and features of the promenade and streetscape improvements. Applicant has been advised that after completion of the entitlement process, it will need to return to the DCB with design details, including, but not limited to, architectural design, materials and color, hardscape, promenade improvements, landscaping, signage and lighting. As with all dock renovations and replacements, the Department's Harbor Engineer must review and approve the proposed dock design and configuration for conformance with the *Marina Specifications*.

Following your Board's approval, Applicant plans to file with the Department of Regional Planning, where a full project review will be completed, including environmental analysis, prior to consideration by the Regional Planning Commission. This project will also need approval from the Board of Supervisors and the Coastal Commission.

The Applicant is anxious to reinvigorate this project and to complete the entitlement and regulatory process. The Applicant has been responsive to the requirements of the LCP, the *Promenade Guidelines* and the DCB's desire to create a pedestrian-friendly environment. The Department believes that development of this proposal will provide added benefits to Marina del Rey. The proposal is in conformance with the *Marina Specifications and Minimum Standards of Architectural Treatment and Construction*.

The Department recommends APPROVAL of DCB #04-014-B, as submitted.



"To enrich lives through effective and caring service"



March 9, 2006

Stan Wisniewski
Director

TO: Design Control Board

FROM: Stan Wisniewski, Director

Kerry Silverstrom
Chief Deputy

SUBJECT: AGENDA ITEM 4C – PARCEL 50 – THEODORE MAN AND THEODORE AT WATERSIDE MARINA – DCB #06-003

Item 4C on your agenda is an application for one permanent sign each for the tenants Theodore Man and Theodore, both being new sublessees at the Waterside Marina Shopping Center.

Wall Sign for Theodore Man

The proposed wall sign will face Admiralty Way with copy to read "THEODORE MAN" in a custom font developed by a graphic artist for the store owner many years ago. The sign will measure 7'-6" wide by 18" high, for an area totaling 11.25 square feet. The halo-lit reverse-channel letters will be polished stainless steel. The sign will be centered over the tenant's store frontage, with the bottom of the sign at an elevation of 18'-6" above grade.

Wall Sign for Theodore

The proposed wall sign will face Admiralty Way with copy to read "Theodore" in a custom font developed by a graphic artist for the store owner many years ago. The sign will measure 5' wide by 18" high, for an area totaling 7.5 square feet. The halo-lit reverse channel letters will be polished stainless steel. The sign will be centered over the tenant's store frontage, with the bottom of the sign at an elevation of 14' above grade.

STAFF REVIEW

Only one sign is proposed for each store. The applicant has not requested blade signs. Staff believes the two signs in the sizes proposed are of a compatible quantity and scale with the building. The lighting of the signs should be consistent with the hours of the latest open tenant in the center.

Both signs are consistent with the overall tenant signage program approved by your Board in February 2005 (DCB #04-007-D). On its preliminary review, the Department of Regional Planning opines that the signage area and appearance are acceptable. Following your Board's approval, the signage will require further approval by the Department of Regional Planning.

The Department recommends approval of DCB #06-003 with the following conditions:

- 1. The applicant shall obtain further approval for both signs from the Department of Regional Planning; and**
- 2. The lighting of the signs shall be consistent with the hours of the latest open tenant at the center.**

SW:PW:ks



"To enrich lives through effective and caring service"



March 9, 2006

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 4D – PARCEL 19 – NEW ADMINISTRATION BUILDING – DCB #06-004

On February 6, 2002, the Coastal Commission approved development of the Tradewinds Marina (the anchorage) on the waterside of Parcel 20 and the Capri Apartments on the western land portion of Parcel 20 (Phase I), and a new commercial building on the eastern portion of that parcel (Phase II) to replace the existing yacht club, marine commercial offices, associated parking and boater parking. The Phase II redevelopment is now planned to be relocated to Parcel 21 and incorporated into a new facility (approved per DCB #05-016). The landside area to thereby be vacated on Parcel 20, now being referred to as Parcel 19 (working name), will allow for the relocation and replacement of the Department's administration facilities currently located on two parcels on Fiji Way. This item 4D on your agenda, therefore, is a request to allow for the development of Parcel 19 with a new administration building for the Department of Beaches and Harbors.

The applicant is seeking Design Control Board (DCB) conceptual approval at this time for land use, building height/massing, view corridor, parking and landscaping. The Department will return to the DCB for approval of building architectural details and signage prior to completing the entitlements process. As discussed at your last meeting, a substitute exhibit has been provided by the applicant to better illustrate the proposed architectural character that will result along the north side of the Panay Way mole.

Entitlement Background

The proposed development at Parcel 19 is directly related to the proposed redevelopment of Marina Parcel 20, Parcel 21, and Parcels GG/52. Specifically, as already approved by your Board (DCB #05-016), the uses on the eastern end of Parcel 20 are being relocated onto the eastern end of Parcel 21, a leasehold also controlled by the Parcel 20 lessee. Available for reuse, therefore, is the eastern end of Parcel 20, now being called Parcel 19. In order to accommodate the development of a dry-stack storage facility and other boater amenities on Parcels GG/52, the Department trailers existing on Parcel GG must be relocated. Therefore, locating the Department administration building on Parcel 19 enables the development of the Parcels GG/52 project, while also allowing for the consolidation of Department administration, rather than as dispersed out now between a shared facility with the Sheriff on Parcel 62 and in several trailers on Parcel GG.

Existing Uses

Currently, the eastern portion of Parcel 20 contains a two-story wooden building housing a yacht club, assembly area, administration, storage, and kitchen (4,585 sq. ft.), office space (2,300 sq. ft.), and adjacent open parking for 231 cars. As mentioned above, these uses are being relocated to adjacent Parcel 21.

Proposed Project

The proposed project includes a 5-story building with parking. The proposed site totals approximately 24,960 sq. ft. and would accommodate a 26,000 gross sq. ft. administration building and 116 parking spaces. The applicant's building massing studies provide for a maximum 56-foot high structure with a total view corridor of 53.66 feet on the east and west sides.

View Corridor

The proposed project site has 192.66 linear feet of water frontage. Two view corridors are provided measuring 22.66 feet (east side) and 30 feet (west side), for a total of 52.66 feet. For a 45-foot high building, a 20% view corridor is required. For every additional 1.5 feet of height, an additional 1% of view corridor is required. As the proposed building is 56 high, a view corridor of 27.33% (52.66 feet) is required. The proposed view corridor meets this requirement.

Parking

The building would contain one level of subterranean parking, parking at grade and parking on floors two and three. Floors four and five would each contain 13,000 gross sq. ft. of administrative office for a total of 26,000 sq. ft. Parking will be accessed directly from Panay Way to the middle of the proposed building for interior parking and to the west side of the building for at-grade parking. The proposed 26,000 sq. ft. of administrative office use requires a minimum of 65 parking spaces (@ 1:400 sq. ft.); however, the applicant is providing a combined total of 116 spaces to accommodate public meetings and special events scheduled by the Department.

Architectural Description, Colors and Materials

The applicant is only seeking DCB conceptual approval at this time for land use, building height/massing, view corridor, parking and landscaping. The proposed site and building details and required elevations are not provided at this time, because the applicant and the Department will be seeking proposals for completion of the building through issuance of a Request for Proposals (RFP) designed to elicit quality design alternatives for this unique waterfront development opportunity and to streamline the development process for the County. Once the site design and architectural treatment alternatives are available, the Department will return to the DCB for approval of those elements and site signage prior to completing the entitlements process.

Waterfront Promenade

Parcel 19 does not include the waterfront promenade area. The waterfront promenade area remains on Parcel 20 and, therefore, the Parcel 20 lessee remains responsible for the provision of a 20-foot wide improved waterfront promenade along the bulkhead adjacent to Parcel 19, consistent with adjacent parcel developments on Parcels 18 (Dolphin Marina) and 20 (Phase I).

Public Access and Public Promenade Signage

(Not specified)

Landscape Palette

Proposed trees include 27 Mexican Fan Palms (*Washingtonia robusta*), ranging from 10 to 20 feet high located around the parking lot, street frontage and building perimeter, four Giant Bird of Paradise (*Strelitzia nicolai*, 24-inch and 36-inch boxes) at the building corners, and nine *Albizia distachya* 'Plume Albizia' (36-inch box), to accent the east, west and south faces of the proposed building. Shrubs and groundcover will include Kangaroo Paw (*Anigozanthos flavidus*), New Zealand Flax (*Phormium tenax* 'Maori Maiden'), Bird of Paradise (*Strelitzia reginae*), Blue Fescue (*Festuca ovina* 'Glauca'), and Trailing Lantana (*Lantana montevidensis* 'Spreading Sunset').

STAFF REVIEW

This proposal is a request to complete the redevelopment of Parcel 20 by replacing a small existing commercial building with a larger administrative office building for the Department of Beaches and Harbors. In addition to enabling the development of a new Department office building on Parcel 20, approval of this proposal would also enable development of a new dry-stack boating facility on Parcel GG.

Per the Local Coastal Program (LCP), Parcel 20(19) is designated as Marine Commercial, Water and Waterfront Overlay Zone. Required public improvements include a 28-foot wide promenade. Special development considerations include height category 3 (45 feet height limit with a 20% view corridor), unless an expanded view corridor is provided and, then, there is a 75-foot height maximum with a 40% view corridor. Parcel GG is designated in the LCP as Public Facility and Water.

The Department of Regional Planning (DRP) will evaluate and determine the consistency of the relocated administration use and the entitlement issues involved with the transfer of the LCP-designated use from Parcel GG to Parcel 20(19) and the relocation of the marine commercial uses from Parcel 20(19) to Parcel 21. Although it appears that the view corridor and parking requirements will be met, DRP will fully evaluate and determine conformity.

Fire access along the waterfront promenade of Parcel 19 will be provided via the 20-foot wide public promenade on Parcel 20, which is acceptable to the Fire Department. The proposed

promenade paving pattern would be similar in texture and color to Parcels 21 and 18. The proposed color palette of various promenade amenities includes three colors: the light poles and fencing are in black; the bollards are in white; and the benches and trash receptacles are in "Blue Spruce". The adjacent Parcel 20 redevelopment (Capri Apartments) has black bollards, with the other items being consistent with those proposed on Parcel 21. The Department recommends that only two colors of metal accessories be used and that the bollards be painted black rather than white, and, if necessary, reflective devices be attached to them. More detail is required for the light fixtures, including the incorporation of suitable "public promenade" and "public access" signage. More detail is required to determine lighting levels proposed for the proposed light fixtures to reduce light spillage against the night sky.

Recommendation

The Department supports the proposed project, which is in conformance with the *Specifications and Minimum Standards of Architectural Treatment & Construction*.

The Department recommends **APPROVAL** of DCB #06-004 with the following conditions:

- 1) **Paint the bollards black so that there are only two colors for the metal elements along the promenade (lighting, benches, trash receptacles and bollards);**
- 2) **Confirm the number and placement of promenade light fixtures and building-mounted light fixtures;**
- 3) **Provide design and specifications for added "Public Accessway" signage visible from Panay Way and "Public Promenade" signage along the promenade to encourage waterfront access; and**
- 4) **Following completion of the design/build process and PRIOR to completing the entitlement process, the Department shall seek conceptual approval from the DCB for building architectural details and signage.**



"To enrich lives through effective and caring service"



March 9, 2006

Stan Wisniewski
Director

TO: Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

Kerry Silverstrom
Chief Deputy

**SUBJECT: AGENDA ITEM 4E – PARCEL 21 – HOLIDAY HARBOR – PHASE II
DCB #06-005**

Item 4E on your agenda is a request to allow Phase II of the redevelopment of Parcel 21 with one parking structure to provide replacement parking for public parking spaces displaced by redevelopment occurring on other Marina parcels. The two small existing commercial buildings (totaling approximately 16,000 square feet) have been previously approved for replacement and relocation to the east end of Parcel 21 in the Phase I project (DCB #05-015, attached). The proposed project is to be located on the western portion of Parcel 21, shown as Site D, and will become a public parking facility owned and operated by the Department. As discussed at your last meeting, a substitute exhibit has been provided by the applicant to better illustrate the proposed architectural character that will result along the north side of the Panay Way mole.

Existing Uses

Currently, Parcel 21 contains the following uses: 10,000 sq. ft. health club and small café housed in a 2-story wooden structure and 6,048 sq. ft. of retail and marine commercial offices housed in a separate 2-story wooden structure. The remainder of the site is used for surface parking for the aforementioned uses as well as boater parking. Existing uses on that portion of Parcel 21 to be used for the proposed project will be relocated to the eastern edge of Parcel 21 in Phase I. The site frontage on Panay Way is approximately 741 feet with a depth of approximately 150 feet, creating a parcel size of approximately 111,150 sq. ft. The applicant is proceeding with final entitlements for completing the work authorized in DCB #05-015, which could alter the balance of existing uses on Parcel 21 accordingly.

Proposed Project

The proposed project includes construction of a 4-level parking structure containing 235 spaces. There would be no commercial, residential or retail uses in the structure, but new relocated boater restroom facilities will be included. Associated waterfront promenade improvements would be achieved through a continuation of improvements approved in the recently approved Parcel 21-Phase I project (DCB #05-015).

The proposed structure has a footprint of approximately 18,720 sq. ft. and is 49 feet in height. The first floor will contain the relocated ground-level boater restroom adjacent to a mechanical and storage area. The remainder of the structure would ramp up at a 5% slope to the third and fourth floors to provide a total of 235 parking spaces.

View Corridor

The proposed project site has 207 linear feet of water frontage. Two view corridors are provided measuring 40 feet along the western border and 7 feet wide along the eastern border, for a total of 47 feet. For a 45-foot high building, a 20% view corridor is required. For every additional 1.5 feet of height, an additional 1% of view corridor is required. As the proposed building is 56 high, a view corridor of 22.67% (46.93 feet) is required. The proposed 47-foot wide view corridor would meet these view corridor requirements.

Parking

Parking access will be from a new driveway from Panay Way to enable parking entry along the west side of the structure. Up to 235 parking spaces are required to replace public parking spaces displaced from other parcels due to redevelopment projects as detailed in the chart/diagram on the second attachment attached hereto.

Architectural Description, Colors and Materials

The architectural style of the structure is intended to capture the streetscape elements of the existing and proposed buildings along Panay Way. The use of blue-tinted glass and colored plaster is patterned after the approved proposal for Parcel 21-Phase I (DCB #05-015). The nautical design is characterized by extensive use of aluminum and blue-green glass, and colors such as seaweed green and sand accentuate the surrounding built environment.

The submittal includes a color selection page. A color board will be provided at the meeting. Colors and materials include a pale golden yellow by Dunn Edward (SP 2260), blue-green window glass (PPG Industries, Inc. Solexia Float Glass), and silver-colored aluminum wall, metal louver, railing and window frame to match Alcoa Architectural Product Anodic Clear PPG#5VMA90055P.

Promenade

The proposed waterfront promenade improvements and amenities will be constructed identically to the adjacent Parcel 21-Phase I project (DCB #05-015) and will measure 28 feet wide, as it also provides fire access.

Public Access and Public Promenade Signage

One public accessway sign and two public promenade signs are proposed, identical to the recently approved Parcel 21-Phase I project (DCB #05-015). The public accessway sign will be located at the driveway on Panay Way. The promenade signs will be located on light fixtures placed along the promenade. Both metal signs will have a white background, black lettering

and a blue/green triple wave log in Sinclair "Patina Green" measuring 10 inches high by 18 inches wide.

Landscape Palette

Proposed trees include 28 12-foot bare trunk high (BTH) Mexican Fan Palms (*Washingtonia robusta*), five 24-inch box Fern Pines (*Podocarpus gracilior*), three False Silk Trees (*Chorisia spp.*) and five 24-inch box Giant Bird of Paradise (*Strelitzia nicola*). Shrubs and groundcover will include Kangaroo Paw (*Anigozanthos flavidus*), New Zealand Flax (*Phormium tenax* 'Maori Maiden'), Bird of Paradise (*Strelitzia reginae*), Lady Palm (*Raphis excelsa*), *Clivia miniata*, Sago Palm (*Cycas revoluta*), Umbrella Plant (*Cyperus alternifolius*), Meyers Asparagus, Blue Fescue (*Festuca ovina* 'Glauca'), and *Scenicio mandraliscae*.

STAFF REVIEW

This proposal would allow for the completion of the redevelopment of Parcel 21 by replacing the two small existing commercial buildings (totaling approximately 16,000 square feet) with one parking structure to provide replacement parking needed to allow for redevelopment occurring on other Marina parcels. All aspects of the project are consistent with previous approvals granted by the Design Control Board related to land use, architectural treatment, parking, view corridor and public access, with only minor modifications.

Fire access along the waterfront promenade of Parcel 21 will be provided via a 28-foot wide public promenade, which is acceptable to the Fire Department. The proposed promenade-paving pattern would be similar in texture and color to Parcels 18 (Dolphin Marina) and 20 (Capri Apartments). The proposed color palette of various promenade amenities includes three colors: the light poles and fencing are in black; the bollards are in white; and the benches and trash receptacles are in "Blue Spruce". All items are consistent with those on adjacent parcels, but for the bollards; the adjacent Parcel 21-Phase I and Parcel 20 projects have black bollards. The Department recommends that only two colors of metal accessories be used and that the bollards be painted black rather than white, and, if necessary, reflective devices be attached to them. More detail is required for the light fixtures, including the incorporation of suitable "public promenade" and "public access" signage. More detail is required to determine lighting levels proposed for the proposed light fixtures to reduce light spillage against the night sky.

Recommendation

The Department supports the proposed project, which is in conformance with the *Specifications and Minimum Standards of Architectural Treatment & Construction*.

The Department recommends APPROVAL of DCB #06-005 with the following conditions:

- 1) Paint the bollards black so that there are only two colors for the metal elements along the promenade (lighting, benches, trash receptacles and bollards);**

- 2) **Confirm the number and placement of promenade light fixtures and building-mounted light fixtures;**
- 3) **Provide design and specifications for added “Public Accessway” signage visible from Panay Way and “Public Promenade” signage along the promenade to encourage waterfront access; and**
- 4) **Following completion of the entitlement process, the project shall return to the DCB for review and approval of design details including signage.**

SW:JJC:ks

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

**Design Control Board Permit
DCB #05-015**

PARCEL NAME: Proposed Retirement Residence

PARCEL NUMBER: OT

REQUEST: Consideration of a 114-unit retirement resident project, 5,000 square feet of retail space and an "open to the public" landscape area on the eastern edge of the site.

ACTION: Approved in concept with conditions.

CONDITION: The interior court shall be redesigned to enhance its connection to the outside. It shall not be an interior atrium. The applicant must develop a scheme separating resident and public parking, signage alone is not adequate. The pedestrian walk to the public way from the parking shall be redesigned to increase its visibility and attractiveness. The stylistic elements on the building should be of a timeless, thoughtful design. A lighting plan must be submitted and minimize the use of uplighting. The property line shall be shown on the drawings. The materials and finishes for this project shall be of the highest quality.

MEETING DATE: August 18, 2005

REPLACEMENT PARKING AT MARINA BEACH

3/9/06

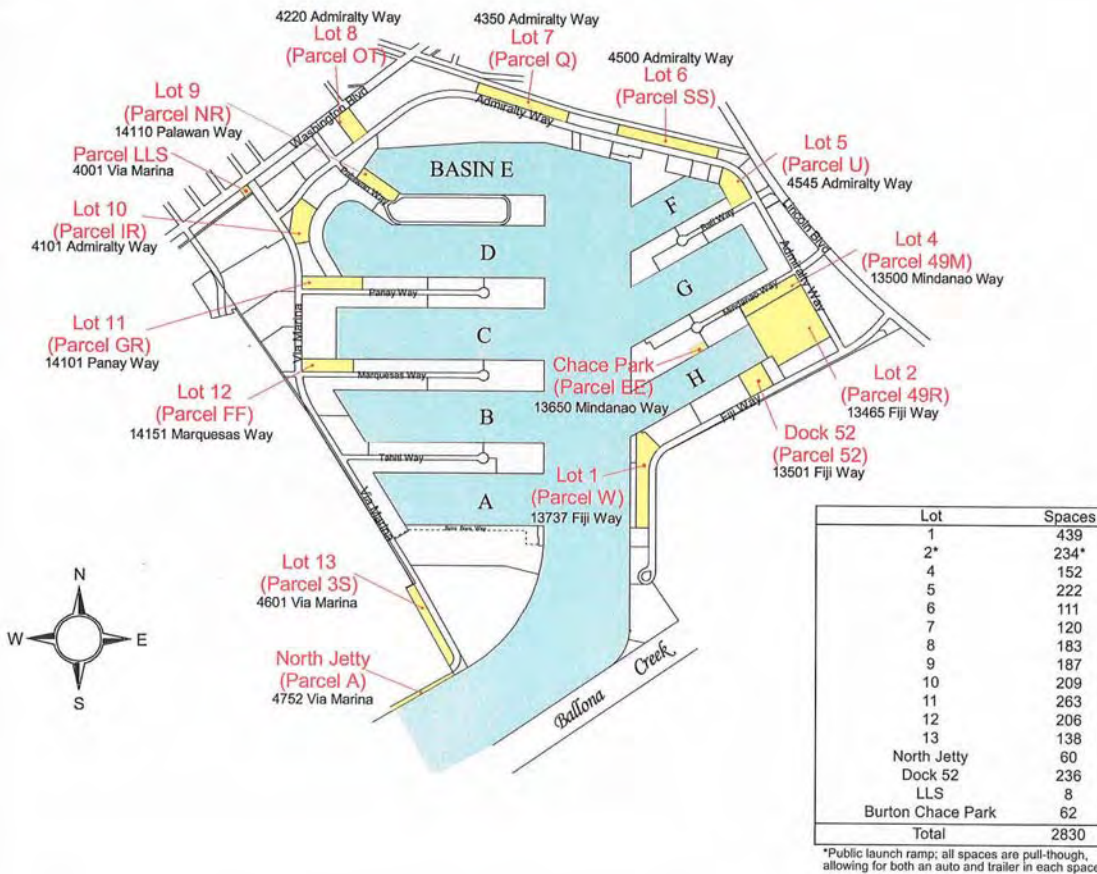
<u>Lot #</u>	<u>Project</u>	<u>Displaced Parking Spaces</u>
9	Waterfront Mixed Use (Czucker)	44*
10	Marriott Residence Inn (Pacifica)	88**
12	Neptune Marina Apts. (Legacy)	103

	Total	235

* Final count to be determined; lessee has not completed analysis

** In the event road widening occurs

Diagram of Public Parking Lots in Marina del Rey





"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 4F – PARCEL 102 – ARCHSTONE SMITH – DCB - #03-016-H

Item 4F on your agenda is a follow-up submittal by Archstone Smith focusing on site lighting only in response to the Board's action of July 21, 2005 and issuance of DCB Review #03-016-F (attached). The project is located on Parcel 102 and is highly visible along Via Marina.

In June/July 2004, February 2005 and July 2005, your Board completed its approval of building alterations, building painting, signage and site lighting, but deferred entry monument lighting to a later date to enable the applicant to obtain more requested information and to allow your Board the opportunity to further review the installation prior to completion. The applicant has now assembled the requested detailed information for the entry lighting and now seeks your Board's approval of the lighting plan.

STAFF REVIEW

By its actions in February and July 2005, your Board conditionally approved the installation of site lighting to enable a review of its effect in situ before taking a final action on the lighting plan. To ensure site lighting is compatible with surrounding land uses and avoids localized glare, your Board also conditioned hours of lighting operation to 10:00 p.m. for Light Types G, N and N2 (tree and fountain accents) and midnight for Light Type J (monument sign). The Department believes the applicant has fully complied with these conditions, and the entry lighting installation is now complete and available for viewing by the Board. The proposed full lighting scheme project is in conformance with the *Marina del Rey Specifications and Minimum Standards of Architectural Treatment & Construction*.

The Department recommends **APPROVAL** of DCB #03-016-H as submitted.

SW:JJC:ks

Attachment



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Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

Design Control Board Review DCB #03-016-F

PARCEL NAME: Archstone Apartments

PARCEL NUMBER: 102

REQUEST: Exterior lighting plan that better explains the proposed uplighting quality and quantity of lights and hours of illumination.

ACTION: Approved with conditions.

CONDITIONS: Light Type No. G to be turned off at 10:00 p.m.
Light Type No. J to be turned off at midnight.
Light Type No. N and N2 to be turned off at 10:00 p.m.

This approval is for the purposes of allowing the applicant to install typical lighting in a portion of the project, at which time the applicant will notify staff and allow the Board an opportunity to review the installation before proceeding forward.

Such installation must be reviewed by the Board for final approval in May 2005.

MEETING DATE: February 17, 2005



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Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 4G - MARINA DEL REY CURB TREATMENTS & SIGNAGE PROGRAM - DCB #04-018-D

Item 4G on your agenda provides additional detail on the Department's signage program. The curb treatment and signage program was before your Board in January, February and April 2005. During your April review of DCB #04-018-C (attached), your Board approved the monument signage program with a condition that the bike locker logo be redesigned.

The bike storage lockers are located on County Parking Lots 5 (Parcel UR) and 7 (Parcel Q). There are a total of nine banks of lockers: six at Lot 5 and three at Lot 7. Two different logos and color schemes are presented for approval. The color palette for Option A incorporates PMS 293, 2985 and white. The color palette for Option B incorporates PMS 382, 2985 and white. Both color palettes are complementary with that of the previously approved curb labels and identity signage.

Staff Report

The redesigned logos and complementary color palette, in conjunction with the previously approved signage, will enhance the Marina's "sense of place" and "branding" and will better assist bikers and visitors to the Marina. While both options are attractive, the Department prefers the color palette and logo of Option A. This proposal 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 #04-018-D, Option A, as submitted.

SW:PW:cs

Attachment



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Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

Design Control Board Review DCB #04-018-C

PARCEL NAME: Marina del Rey Curb Treatment & Signage Program

PARCEL NUMBER: N/A

REQUEST: Consideration of additional sign types, including: monument identity pole signs, identification signs, parking lot entrance signs, parking information signs, regulatory signs, bike locker graphics and fascia signs, and a verbal update on the status of the pending field application of the curb treatment to Panay Way and a portion of Via Marina.

ACTION: Approved with changes to the submittal.

CONDITION: 1) Monument Sign A, the word "welcome" must be deleted and the pole should be plain blue;
2) The bike storage lockers identification information will be redesigned and resubmitted to the Board; and
3) The painted curb prototype will be brought to the Board's attention for approval before all of the curb treatments have been applied.

MEETING DATE: April 21, 2005



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 5A – REVISED DCB MEETING SCHEDULE

Item 5A on your agenda has been included at the request of the Chair, for the discussion of possible night meeting scheduling. Attached for reference is the current 2006 DCB meeting schedule.

SW:JJC:ks
Attachment



"To enrich lives through effective and caring service"




Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

November 28, 2005

TO: Design Control Board Members

FROM: La Trina H. Perry 
Secretary

SUBJECT: DESIGN CONTROL BOARD – MEETINGS SCHEDULE FOR 2006

The following is a schedule of the Design Control Board Meetings for 2006.

The meetings are held on the 3rd Thursday of each month at the Department of Beaches and Harbors, Burton Chace Park, Community Building, 13650 Mindanao Way, Marina del Rey, California 90292. The meetings are held at 2:00 p.m. unless otherwise noted.

January 26, 2006, at 6:30 p.m. (SPECIAL MEETING - 4th Thursday in January)

February 16, 2006

March 16, 2006

April 20, 2006

May 18, 2006

June 15, 2006

July 20, 2006

August 17, 2006

September 21, 2006

October 19, 2006

November 16, 2006

December 21, 2006 * Date may change due to the Holidays *

If you have any questions, please do not hesitate to call me at (310) 305-9505.

/lhp



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 9, 2006

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 5B – PARCELS 111/112 - MARINA HARBOR - DCB#06-010

Item 5B on your agenda is a submittal from Marina Harbor Apartments for the renovation of existing apartments along Tahiti and Bora Bora Ways, in conformance with the terms of the Amended and Restated Lease executed by the County and Marina Pacific Associates in October 2003. The Restated Lease requires three phases of redevelopment work:

- New Apartments: 120 new apartments (The Villa) have been completed in compliance with DCB #01-023 and related project entitlements granted by the Regional Planning Commission (15% of existing apartments are set aside for affordable-housing units);
- Docks: The dock replacements are completed in compliance with DCB #01-015 and DCB #02-018 and are fully leased, except for the 25-foot slips; and
- Renovations: The lessee is now seeking approval to begin renovating the existing apartments, including the common areas and exteriors of the existing buildings along Tahiti Way and Bora Bora Way.

The original architectural intent was to create a homogenous treatment for all buildings in the Mediterranean style. However, the lessee has changed architects and proposes to create three distinct architectural style zones within the property:

Zone	Name	Style
New apartments	The Villa	Mediterranean
Parcel 111 renovated	The Tides	Modern elements
Parcel 112 renovated	Waters Edge	Modern elements

Architectural Form – The Tides

The typical building type of The Tides community would remain as the more distinguishable of the two primary building types. The building's strong lateral elements are enhanced by the unusually large expanse of decks and window wall glazing elements. This effect is further accentuated with typical vertical stair and elevator enclosures flanking the buildings. Floor-to-ceiling glass creates dramatic visual effects when viewed from the water.

A renewed appearance will be achieved by replacing all existing apartment windows and glass sliding doors with new insulated glazing systems, as well as replacing the existing vertical metal picket railing with new nautically inspired horizontal stainless steel cable railing on all of the private decks. A variety of rich and subtle paint colors are proposed to reinforce the buildings' elegant massing, accentuated with bursts of festive colored awnings.

Architectural Form – Waters Edge

In architectural terms, the typical Waters Edge building character and massing appear as a large unadorned box. To remedy this, the applicant proposes a design to enrich and embellish the exterior facades by adding bold new shapes, as well as the introduction of a rich new palette of materials and colors to create a more focused and site-specific Marina design solution.

The applicant proposes replacement of the existing horizontal windows with new elegantly proportioned insulated windows, consisting of a significantly larger glass area to allow more daylight into the apartments and to create better external views. The larger window fenestration is further reinforced by the inclusion of three-story-high facade extrusions in varying colors, lending a bold and interesting new rhythm and scale to the buildings.

The building elevations that directly face Basin A will incorporate new metal trellises in several configurations. New three-story-high ironwood-clad pop-out elements will contain new square window cutouts. All of the existing wood deck railings will be replaced with new nautically inspired horizontal stainless steel cable railing. These improvements create a look consistent with contemporary urban waterfront communities in California and the Pacific Northwest.

The applicant will create a more inviting pedestrian environment along Bora Bora Way by redesigning building flow to exit the apartment buildings at the podium level, instead of through the underground garages. The use of glass panels at the podium edges and the replacement of existing Eucalyptus trees will reestablish existing view corridors for residents. Extensive apartment and boater guest parking will remain along Bora Bora Way, while additional resident and boater-assigned parking will continue to be located under the buildings.

Landscape Architectural Concepts

The Tides and The Waters Edge apartments along Tahiti Way and Bora Bora Way, respectively, will be transformed through a landscape renovation that will enhance the project's overall appearance, work in concert with the architectural renovation concepts, and re-orient the project and residents to its unique waterfront location. The selected design approach opens up visual access to the water, and the landscape renovation will restore the view from the Marina into the project.

The existing complexes are currently landscaped with a wide variety of mature trees and shrubs planted over the last 40 years and feature plant material and patterns common to the existing Marina Del Rey environment. The majority of the neighboring properties on the west side of Via Marina are planted with a Mediterranean-style plant palette. The existing plantings are in good health and will be retained where feasible. Where plantings are stressed and in need of restoration, they will be replaced to strengthen the landscape theme of the project. In the areas where healthy plants will be retained, there may be some selective removals and additions to create a more cohesive plant palette.

The restoration of site landscaping will seek to simplify the planting patterns to complement the architectural style while still retaining much of the mature plantings on site. Some areas that are

currently lawn will be converted to more drought-tolerant shrub and ground cover to help conserve water and create screening for parking lots. Both native and drought-tolerant plant material will be introduced whenever possible. However, because the project is already heavily landscaped, some areas will be enhanced with plantings that are more compatible with the existing planting types and limits imposed by the existing irrigation circuiting. All new landscaped areas will utilize non-invasive plant species.

Tree Installation

There is currently no identifiable street tree pattern along Via Marina or Tahiti Way along the project frontage. The applicant has provided an inventory of trees to assist in understanding the scale of the enhancements proposed to the project. The current project, including streetscapes and courtyards, consists of 395 trees.

Along the street will be a rhythm of feather palms (*Phoenix dactylifera*) interspersed with existing canopy trees. This treatment will continue the pattern of street trees started along the frontage of the new The Villa project on the property. Vehicular and pedestrian entryways will be highlighted with fan palms (*Washingtonia filifera*) and a colorful understory of shrubs and groundcover. In some areas, lawn area will be reduced and a shrub border installed to help reduce the impact of street traffic on the residents, to screen parking lots from the street, and to reduce water use.

Bora Bora Way

Along Bora Bora Way, palms and foundation plantings will be added to the ends of the existing buildings where concrete currently exists. This will help to soften the buildings, and create a pattern of feather palms (*Phoenix dactylifera*) and existing trees along the street while increasing the permeability of the site. The repetition of the palm trees will create a cohesive pattern to tie both complexes together and to integrate them with the newly constructed The Villa project. The existing on-grade courtyards will be preserved with some additional trees and shrubs to fill in where trees and other landscaping have died out over the years. At the same time, new foundation plantings will help to anchor the buildings to the site and work in concert with the new building colors and style to provide a seamless transition from building to landscape.

Bora Bora Way Courtyards

Another design objective is to create improved sightlines and view corridors and increase site permeability in the courtyard spaces that overlook the large concrete podia. Ficus and Eucalyptus trees, which have severely damaged the upper level planters, will be replaced with more appropriate trees and other landscape materials.

Currently, the raised pool areas located on the large concrete podia over the garage structures are disconnected from the Marina. A new grand staircase with terraced planters will be installed along Bora Bora Way to open up the views and access to and from the pool areas. In this way, the project will reconnect both visually and physically with the Marina, and the public will enjoy improved views into the landscaped interior areas.

A metal archway will mark the entry to the pool area and will complement the metal arches to be attached to the buildings. The safety fencing for the pool entry along this frontage will be composed of tempered glass to preserve views to and from the pool area with a consistent stainless steel cable guardrail. The metal arches will be symbolic of billowing sails, and the metal arch along with the cable system blend with the distinctive chrome and stainless components common throughout the Marina. In addition, the planters that flank the new grand staircase will be faced with ironwood to match the ironwood accents on the adjacent buildings. The creation of the new grand staircase entry will require the removal of 39 parking stalls and the creation of additional permeable (landscaped) area. Even with this parking reduction, the project would continue to exceed its parking requirements.

Bora Bora Way Pool Area Courtyards

The pool areas located on the podia over the garage structures along Bora Bora Way will be completely transformed. With the exception of the pools and spas, the entire area will be removed, including existing planters and topping slab, to allow for garage roof waterproofing – when repairs to the structural slab are completed, new planters and topping slab will be installed to create new outdoor areas for the tenants' use. These areas will be landscaped with a variety of trees, palms and shrubs to complement the existing landscaping and preserve views to the water. Each courtyard will have its own distinctive design -- one will feature blue-colored shade sails reminiscent of the Marina; another will feature a shade pavilion for special events and parties; and a third will feature raised lawn panels for sunning and a grove of palms. All courtyards will feature an increase in landscaping compared with the heavily paved existing courtyards, and all will be upgraded to full accessibility standards.

New Public View Park

As required by the terms of the certified Marina Local Coastal Program and the Coastal Development Permit issued to Marina Harbor Apartments and Anchorage, a new public viewing area will be constructed along the public promenade. Since approval in concept by the Design Control Board in 2002, the applicant has further reviewed the access requirements by the Fire Department and determined that the proposed realignment of the road would inhibit fire truck access to main channel slips and to Mariner's Village. As a result of those discussions, the applicant proposes a minor revision to the proposed park area, adding a mid-block turfblock/paver connection to the waterfront promenade across the access existing road. All of the previously approved elements of the park remain intact -- the park will include a water feature with a dolphin sculpture and seat walls and a rhythm of palms will extend throughout the new park, connecting it to the landscape pattern established along the Bora Bora Way waterfront promenade. The applicant proposes to substitute portions of lawn area within the park and add coastal native and drought-tolerant plantings. The applicant will retain 10 public visitor parking spaces as previously approved.

Increased Quantity of Trees and Palms

The proposed landscape renovations will require the removal of 96 mature trees to accommodate the renovation of the pool areas and the creation of the new grand staircase entries and add 369 new mature trees. The trees over on the garage slab must be removed

because they are causing damage to the podium/garage structure. The trees adjacent to the pool area must be removed both to accommodate construction of the new entries and to provide sufficient construction access for the required repairs to the garage decks. The removal of these trees will create enhanced visual access from the apartment decks to and from the water. The trees to be removed have been evaluated by a certified arborist and a biologist to ensure there are no active migratory bird nests present. A letter describing these trees and their condition will be provided to the Board. New trees and palms will be added to both the pool areas and the grand staircases.

Overall, the landscape renovations will serve to visually and symbolically reconnect the existing community with its unique waterfront location. It will complement the architectural renovation work and create a seamless transition from building to landscape. In addition, the enhancements to both the landscaping and the architecture will greatly improve the views from the Marina and public promenade into the project.

STAFF REVIEW

The proposed renovation plan has been designed to capture the best of the original architecture at The Tides (Tahiti Way) and to modernize and to enhance the Waters Edge (Bora Bora Way). Each of the apartment communities has its own identity and character, so the applicant has sought to enhance each one separately, respecting the original building forms. The design goal is to work within the existing design framework to strengthen the overall architectural character of the Marina without significantly altering structural elements of the existing buildings.

The landscape renovations will serve to visually and symbolically reconnect the existing community with the adjacent waterfront and to complement the architectural renovations. The enhancements to the landscaping and architecture will greatly improve the views to and from the project.

Overall, the staff believes the proposed renovations will transform the appearance of the exterior of Marina Harbor Apartments, bringing these structures into conformance with the *Asset Management Strategy* and desired design objectives for Marina del Rey. The project is in conformance with the *Marina del Rey Minimum Standards of Architectural Treatment and Construction*.

The Department recommends APPROVAL of DCB #06-010, as submitted.

SW:JJC:ks



"To enrich lives through effective and caring service"



March 9, 2006

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

Stan W.

SUBJECT: AGENDA ITEM 5C – PARCEL 76 – MARK MICHAELS – DCB #06-007

Item 5C on your agenda is an after-the-fact application for signage at Mark Michaels, a longtime sublessee at the south tower on the Trizec leasehold.

As a condition for sublease renewal, the tenant has been required by the Department to either produce evidence of signage approval or come before the Board for a current approval. Currently the sublessee has duplicative signage in two areas: three awnings (one on the south side and two on the west side) and two façade areas (one on the south side and one on the west side). The awning signage consists of 8¼-inch high by 96-inch long gold text printed on three black canvas awnings. The façade signage is 24½-inch high by 121-inch long non-lit black plastic box letters, mounted on the bricks above two of the awnings.

STAFF REVIEW

The *Revised Permanent Sign Controls and Regulations* allow for one sign "per independent business entity on each noncontiguous street front and/or water front façade." While Mark Michaels is a long-time tenant, the *Regulations* predate its tenancy. The Department has determined that the existing signage is excessive for the size and location of the business and, thus, recommends removal of either the awning or box signage on the west (Admiralty Way) side and removal of all signage on the south (parking entry) side, as this area is a service entry and not considered a frontage. Staff believes a small identification sign located above the service doorway would be suitable.

Once this signage is removed, staff believes the remaining signage will be compatible with the scale and appearance of the building. On its preliminary review, the Department of Regional Planning opines that the signage is excessive and similarly recommends removal as discussed above. Following your Board's approval, the signage will require further approval by the Department of Regional Planning.

The Department recommends approval of DCB #06-007, with the following conditions:

- (1) Removal of either the awning or box signage on the west (Admiralty Way) side and removal of all signage of the south (parking entry) side; and**
- (2) The applicant shall obtain further approval from the Department of Regional Planning.**

SW:PW:ks



"To enrich lives through effective and caring service"



March 9, 2006

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 5D – PARCEL 125 – RITZ CARLTON – DCB #06-009

Item 5D on your agenda is an application by the Ritz-Carlton Hotel to renovate and update an existing spa in the eastern portion of the hotel's lower level. The existing spa currently occupies 2,891 square feet and provides the hotel guests with access to exercise equipment, a steam room, a small locker room and a few treatment rooms. The hotel desires to upgrade and expand the current spa to remain competitive and to enhance the guest experience.

The existing spa is located under a deep building overhang, which creates a dark and underutilized breezeway flanked by stucco columns and large windows. The applicant seeks to expand the current spa by 2,287 square feet by incorporating the exterior breezeway into new interior spa space. This alteration will expand the number of treatment rooms and improve circulation and customer appeal. The applicant proposes to repeat the existing building materials, colors, textures, and windows/glazing in the renovation area to maintain design continuity with the hotel's other existing programmed areas (proposed roof elements and façade materials board enclosed). In the process, the existing building columns will remain as prominent features along the spa's expanded north and east facades. No new exterior signage is proposed at this time.

STAFF REVIEW

Staff has reviewed the submittal materials and believes this renovation is in keeping with timely upgrades to the hotel desired by customer demand. The use of quality design features and materials will blend the proposed 2,287 square foot spa expansion into the building character without extending beyond the existing building footprint. Preliminary staff discussions with the Department of Regional Planning indicate that the proposed 80% space expansion of the existing spa may require an evaluation of possible parking mitigation measures. As submitted, the proposed project is in conformance with the *Marina del Rey Specifications and Minimum Standards of Architectural Treatment & Construction*.

The Department recommends APPROVAL of DCB #06-009, with the condition that the applicant shall obtain further review and approval from the Department of Regional Planning, including, but not limited to, changed parking mitigation.

SW:JJC:ks



"To enrich lives through effective and caring service"



March 9, 2006

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

TO: Design Control Board

FROM: Stan Wisniewski, Director

SUBJECT: AGENDA ITEM 5E – PARCEL 53 – NEWPORT BOATS AT THE BOAT YARD – DCB #06-011

Item 5E on your agenda is an application for identification signage at Newport Boats, a sublessee at Parcel 53, The Boat Yard, that provides technical service and repairs for clients who have purchased boats.

Newport Boats is requesting identification signage to indicate to its customers where it is located at the back of The Boat Yard building. The proposed non-lit wall sign will face Basin H. The background color will be white, with Pantone 485U and Reflex Blue U used for the copy. The sign will be made of 4 mm-thick aluminum, measuring 3' high by 11" wide, for an area totaling 33 square feet. The sign will be mounted centered on the tenant's 4' high by 18'-4" wide wood fascia with galvanized lag bolts, with the bottom of the sign at an elevation of 15'-6" above grade.

The copy on the left two-thirds of the sign will read "Newport Boats" (12.5" x 86.75") in a Switzerland font, with a logo (8.5" x 31.25") above and phone number (6" x 54.75") below. The right one-third of the sign will display a SeaRay logo (4" x 21.5"), a Mercury logo (4" x 23") and a CM logo (9" x 13").

STAFF REVIEW

Staff believes the size and location of the proposed sign are compatible with the scale of the building. On its preliminary review, the Department of Regional Planning opines that the signage area and appearance are acceptable. Following your Board's approval, the signage will require further approval by the Department of Regional Planning.

The Department recommends approval of DCB #06-011, with the condition that the applicant shall obtain further approval from the Department of Regional Planning.

SW:PW:CS:ks



"To enrich lives through effective and caring service"



Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

March 9, 2006

TO: Design Control Board
FROM: Stan Wisniewski, Director

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

Item 6A on your agenda provides a recap of permits for all temporary banners, signs and tents issued by the Department since your February 16, 2006 Design Control Board meeting. Two temporary permits have been issued as follows:

- TP #06-002** – Temporary permit for six banners in various places near the public launch ramp and Chace Park, announcing the annual Marina del Rey Anglers' Halibut Derby. The banners are permitted from February 8, 2006 through March 8, 2006.
- TP #06-003** – Temporary permit for four banners at the Marina Professional Building. The banners are permitted from February 27, 2006 through March 27, 2006.

Additional information is provided in the attachments.

SW:PW:ks
Attachments (2)



To enrich lives through effective and caring service



February 8, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

Mr. Paul Simon
Halibut Derby Committee
c/o Marina del Rey Anglers
4230 Del Rey Avenue #530
Marina del Rey, CA 90292

**HALIBUT DERBY TEMPORARY BANNERS
(TP 06-002)**

Dear Mr. Simon:

By means of this letter and the appropriate letters of concurrence (received from In-Seine Bait Dock, Pacific Ocean Management and Shanghai Red's), the Marina del Rey Anglers are permitted to place six (6) banners at the following locations for the 2006 Halibut Derby to be held on April 1st and 2nd:

- One 3-foot by 6-foot banner on the chain link fence facing H Basin at Dock 52;
- One 4-foot by 20-foot banner on the pole framework above the bait tanks at In-Seine Bait Dock;
- One 3-foot by 6-foot banner on the chain link fence at the south side of the public launch ramp, facing the ramps;
- One 3-foot by 6-foot banner on the chain link fence at the north side of the public launch ramp, facing the ramps;
- One 3-foot by 6-foot banner on the metal chain link fence in front of Shanghai Red's, facing the main channel; and
- One 3-foot by 6-foot banner on the chain link fence in the southwest corner of Burton Chace Park, facing H Basin.

The 3-foot by 6-foot banners will be made of gold plastic with blue logo and lettering. The 4-foot by 20-foot banners will be made of gold fabric with blue logo and lettering. The banners are permitted from February 8, 2006 through March 8, 2006. The banners must be removed by noon on March 9, 2006. Failure to remove the banners by this time will result in their removal and storage by the

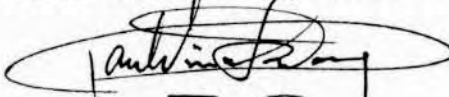
Halibut Derby Temporary Banner
February 8, 2006
Page 2 of 2

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.

Should you have any further questions or requests, please contact Chris Sellers, Regional Planning Assistant, at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

A handwritten signature in black ink, appearing to read "Paul Wong", is written over a large, horizontal oval scribble. The signature is fluid and cursive.

Paul Wong, Division Chief
Asset Management & Planning Bureau

SW:PW:cs
cc: Wayne Schumaker
Bob Stassi
Dan Vaage
Mark Spiro
Lynn Atkinson
Jose Mata



To enrich lives through effective and caring service



February 22, 2006

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

Ms. Virginia Hollywood
Marina Professional Building
4560 Admiralty Way, Suite 255
Marina del Rey, CA 90292

**TEMPORARY BANNER AT MARINA PROFESSIONAL BUILDING (P-75)
(TP 06-003)**

Dear Ms. Hollywood:

By means of this letter, Playa Marina Walk-In Urgent Care is permitted to install four temporary banners at Marina Professional Building, 4560 Admiralty Way, as indicated below:

- One 3-foot by 6-foot banner mounted horizontally on the north (west) wall of the building, facing Parcel 94. The banner will be blue vinyl with white lettering stating "Walk In Medical Care – Now Open", and will be mounted with adhesive backing to the existing wall surface.
- One 3-foot by 6-foot banner mounted horizontally on the south (east) wall of the building, facing Bali Way. The banner will be blue vinyl with white lettering stating "Walk In Medical Care – Now Open", and will be mounted with adhesive backing to the existing wall surface.
- One 3-foot by 6-foot banner mounted horizontally on the north face of the existing pole sign along Admiralty Way. The banner will be blue vinyl with white lettering stating "Walk In Medical Care – Now Open", and will be mounted with adhesive backing to the existing upper sign face.
- One 3-foot by 6-foot banner mounted horizontally on the south face of the existing pole sign along Admiralty Way. The banner will be blue vinyl with white lettering stating "Walk In Medical Care – Now Open", and will be mounted with adhesive backing to the existing upper sign face.

The banners are permitted from February 27, 2006 through March 27, 2006. They must be removed by noon on March 28, 2006. Failure to remove the banners 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. Should you have any further questions, please contact Chris Sellers at 310-578-6448.

Very truly yours,

STAN WISNIEWSKI, DIRECTOR

Paul Wong, Division Chief
Asset Management & Planning Bureau

bc\ Director, Chief Deputy, Asset Management, Planning, F&PM, Marketing, Budget,
SW:PW:CS Financial, Audit, _____ (check all applicable boxes)



"To enrich lives through effective and caring service"



March 13, 2006

Stan Wisniewski
Director

Kerry Silverstrom
Chief Deputy

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

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

There were no Board of Supervisors items to report to your Board.

SMALL CRAFT HARBOR COMMISSION MINUTES

There are no minutes, as the March 8, 2006 meeting was cancelled.

MARINA DEL REY URBAN DESIGN GUIDELINES UPDATE

A verbal report will be provided at your meeting.

REDEVELOPMENT PROJECT STATUS REPORT

A copy of the most recent Project Status Report is attached. The report details the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Marina Public Library and on the Department's web site.

MARINA DEL REY AND BEACH SPECIAL EVENTS

MARINA DEL REY

OPENING DAY CEREMONIES 2006

Marina del Rey Yacht Clubs
Saturday, March 18 – Sunday, March 19

The yacht clubs of Marina del Rey will be celebrating the opening of the yachting season on March 18 - 19. Contact the clubs for their schedule of events during this weekend.

California Yacht Club:
www.calyachtclub.com
(310) 823-4567

Pacific Mariners Yacht Club:
www.pmyc.org
(310) 823-9717

Del Rey Yacht Club:
www.dryc.org
(310) 823-4664

Marina Venice Yacht Club:
www.mvyc.org
(310) 822-9082

Santa Monica Windjammers Yacht Club:
www.smwyc.org
(310) 827-7692

South Coast Corinthian Yacht Club:
www.sccyc.org
(310) 306-2787

MARINA DEL REY OUTDOOR ADVENTURES

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

Bird Watching Experience Program

Thursdays, March 23, April 27, May 25 at 9:00 am
and
Thursdays, June 22 at 4:00 pm

County-sponsored bird watching walk for adults is a free two-hour walk, which will take place at various sites in the Ballona Wetlands. Meet at the Burton Chace Park Community Room. Participation, parking and transportation to tour site are free. Pre-registration is a must!

Harbor Kayaking Program

Saturdays, March 18, April 15, May 13, June 17, July 15, August 26, September 16 and
October 21
11:30 am – 1:45 pm

Come and take a kayaking lesson in the Marina del Rey harbor. This two-hour session begins with Los Angeles County Lifeguard instruction and water safety. The group will get the opportunity to enjoy Marina del Rey's basins. This is a great opportunity for families to have a fun and educational day in the Marina del Rey.

Program requires pre-registration. Fees are \$25 (youths 10 – 18) and \$30 (19 or older). Fees must be paid upon registering.

Surf Kayaking Program (New)

Saturdays, March 18, April 15, May 13, June 17, July 15, August 26, September 16 and
October 21
8:00 – 11:00 am

Los Angeles County Department of Beaches and Harbors is offering a *new* Surf Kayaking Program this year. Participants will get the opportunity to kayak through the Marina del Rey harbor and head out to the North Jetty, where they will surf the waves aboard sit-on-top kayaks. Los Angeles County Ocean Lifeguards will instruct the

outing. Program requires pre-registration. Fees are \$25 (youths 10 – 18) and \$30 (19 or older). Fees must be paid upon registering.

For all Outdoor Adventure Programs call: Burton Chace Park at (310) 822-8530.

FISHERMAN'S VILLAGE WEEKEND CONCERTS

Sponsored by Pacific Ocean Management, LLC
Concerts are from 1:00 p.m. - 4:00 p.m.

Saturday, March 18

Bobby Griffin, playing Blues

Sunday, March 19

Phyllis Chang, playing Jazz/Pop Violin

Saturday, March 25

Eric Vincent & Diamond Cutters, performing a tribute to Neil Diamond

Sunday, March 26

Upstream, playing Reggae & Caribbean Roots

For more information call: Dee Lavell Gilbert at (310) 822-6866.

ANNUAL MARINA DEL REY ANGLERS HALIBUT DERBY

Sponsored by the Marina del Rey Anglers
Saturday, April 1 – Sunday, April 2

Competitors vie for great grand prizes at this popular local event. Awards go to those who catch the biggest fish on a rod and reel in Santa Monica Bay. Derby provides funds for fishing trips for over 1,000 inner city children. Fishing starts at sunrise, but the real fun starts at the public weigh-ins held Saturday, April 1, in Burton Chace Park from 3:00 to 5:00 pm and again on Sunday, April 2, from 1:00 to 3:00 pm.

For information visit: website marinadelreyhalibutderby.com or call (310) 827-4855.

BEACH EVENTS

There are no beach events this month.

SW:PW:ks

Attachment

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
2	9U County Parcel	Not yet leased; Tom Farrell-Woodfin	Existing property: County Parcel 9U: vacant		Complete redevelopment: Parcel 9U: new timeshare hotel and 2-acre public park	
			Hotel rooms	None	288	+288

HEIGHT DATA	
Proposed Height	Height Limits
9U: 225 feet (bonus taken)	9U: 140 feet (225 feet with bonus)

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
		DCB - Initial	Oct-04 (2)	CCC - Approval	Need
Negotiation Began	Jun-99	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done (1)	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

(1) Final lease documents presented to lessee; lease option projected for presentation to SCHC and BOS 4/06.

(2) Updated project presented to DCB on 8/19/04, 9/23/04, and conceptual approval received 10/21/04.

3	10 Neptune Marina, and FF County Parcel	Legacy Partnership (Preston Butcher and Lou Weider-Lessee)	Existing property: Parcel 10: Neptune Marina anchorage and apartments County Parcel FF: parking lot		Complete redevelopment: Parcel 10: new Neptune Marina anchorage and apartments Parcel FF: new Neptune Marina apartments	
			Apartments	136	527	+391
			Slips	184	184	No change

10: 45 feet	10 mole: 45 feet (75 feet with bonus)
	10 non-mole: 140 feet (225 feet with bonus)
FF: 45 feet	FF: 25 feet

		DCB - Initial	Oct-04 (4)	CCC - Approval	Need
Negotiation Began	Jun-99	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done (3)	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

(3) Updated signed term sheet approved by Board in closed session 8/17/04 ; lease extension option/lease option projected for presentation to SCHC and BOS 3/06.

(4) Updated project approved by DCB 8/19/04; conditioned on 9/23/04, and affirmed 10/21/04; approval tied to related project on Parcel 9U.

Key:
 BOS = Board of Supervisors
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Note: All waterfront parcels to construct promenade.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION		
			Type	Current	Proposed
4	27 Jamaica Bay Inn	Pacifica	Existing property: hotel	Redevelopment plan: 42 existing rooms renovated, 133 new hotel rooms	
			Hotel rooms	42	111

HEIGHT DATA	
Proposed Height	Height Limits
45 feet	45 feet

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
		DCB - Initial	Oct-05	CCC - Approval	Need
Negotiation Began	Aug-01	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Apr-05	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need*	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

* Updated signed term sheet approved by Board in closed session 4/5/05; negotiations proceeding in tandem with lessee's Parcel IR proposal. Appraisal in process; final lease documents sent to lessee; lease extension option projected for presentation to SCHC and BOS 2/06.

5	IR Marriott Residence Inn	Pacifica	Existing property: County parking lot	Redevelopment plan: 147 new hotel rooms, parking	
			Hotel rooms	0	147

45 feet	45 feet
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		DCB - Initial	Will follow term sheet	CCC - Approval	Need
Negotiation Began	Feb-04	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Apr-05	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need**	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

** Updated signed term sheet approved by Board in closed session 4/5/05; negotiations proceeding in tandem with lessee's Parcel 27 proposal. Appraisal in process; final lease documents sent to lessee; lease option projected for presentation to SCHC and BOS 2/06.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS							
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date		
6	100&101 Del Rey Shores	Jerry Epstein	Existing property: apartment complex		Complete redevelopment: new apartment complex		65 feet	225 feet			DCB - Initial	(2)	CCC - Approval	Need		
									Negotiation Began	Aug-01	RPC - Initial	Need	DCB - Final	Need		
											RPC - Land Approval	Need	Building Permit	Need		
											BOS - Option Approved	Need (1)	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need
			Apartments	202	544											
									(1) Appraisal in process; final lease documents sent to lessee; lease extension option projected for presentation to SCHC and BOS 3/06.			(2) Conceptual approval from DCB received 1/20/05.				
7	K-6 County Parcel	Not yet leased; Del Rey Shores	Existing property: County maintenance facility		Complete redevelopment: new specialty storage facility		45 feet	225 feet			DCB - Initial	Will follow term sheet	CCC - Approval	Need		
									Negotiation Began	Aug-01	RPC - Initial	Need	DCB - Final	Need		
											RPC - Land Approval	Need	Building Permit	Need		
											BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need
			Storage SF	0	27,500											
									* Negotiations proceeding in tandem with companion 100&101 project.							

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
8	OT Admiralty Court	Jona Goldrich	Existing property: County parking lot		Complete redevelopment: seniors-only retirement residence, replacement parking	
			Apartments	0	120	+120

HEIGHT DATA	
Proposed Height	Height Limits
75 feet	140 feet

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
		DCB - Initial	Will follow term sheet	CCC - Approval	Need
Negotiation Began	Nov-02	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done*	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

*Term sheet approved by Board in closed session 8/9/05; negotiations proceeding in tandem with lessee's Parcel 20&21 proposal.

9 (also see "K" below)	20&21 Panay Way and Holiday Harbor Marinas	Jona Goldrich	Existing property: mixed use commercial, parking, slips		Complete redevelopment: Parcel 20: new apartments, new DBH offices, new slips Parcel 21: new mixed use commercial, new Marina Beach parking, new slips	
			Apartments	0	99	+99
			Mixed use	25,250	29,348	4,098
			DBH Office	0	26,000	+26,000
			Slips	377	365	-12

45 feet	45 feet (75 feet with bonus)
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		DCB - Initial	Will follow term sheet	CCC - Approval	Need
Negotiation Began	Jan-03	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done*	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

*Term sheet approved by Board in closed session 8/9/05; negotiations proceeding in tandem with lessee's Parcel OT proposal.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS														
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date									
10	33 Harbor House/ Edies Diner, and NR County Parcel	EMC Investment Company (Ed Czucker)	Existing property:		Complete redevelopment:		33: 85 feet NR: 45 feet	33: 45 feet NR: 45 feet	DCB - Initial	Aug-04 **	CCC - Approval	Need	Need	Need	Need								
			Parcel 33: restaurants and commercial anchorage		Parcels 33 and NR: new mixed-use residential and commercial, parking and public viewing deck																		
			County Parcel NR: parking lot																				
			Negotiation Began		Jan-04											RPC - Initial		Need		DCB - Final		Need	
			Term Sheet Approved		Aug-04											RPC - Land Approval		Need		Building Permit		Need	
BOS - Option Approved		Need*		BOS-Regulatory Approval		Need		Certificate of Occupancy		Need													
		Apartments		0	292	+292																	
		Office SF		0	30,400	+30,400																	
		Retail SF		0	35,700	+35,700																	
		Restaurant		759 seats	759 seats	No change																	

* Term sheet approved by BOS in closed session 8/3/04; final lease documents presented to lessee 9/15/04; appraisal in process; lease extension option/lease option projected for presentation to SCHC and BOS 3/06.

** Conceptual approval from DCB received 8/19/04; regulatory applications in preparation.

11	52 County Parcel, and GG County Parcel	Not yet leased; ALMAR (Jeff Pence)	Existing property:		Redevelopment plan:		52 and GG: 70 feet	52: 45 feet (75 feet with bonus) GG: 45 feet (75 feet with bonus)	DCB - Initial	Need	CCC - Approval	Need	Need	Need								
			County Parcel 52: temporary public parking lot		Parcels 52 and GG: new dry stack storage facility including boater amenities and replacement County facilities																	
			County Parcel GG: County administration trailers and maintenance facilities																			
			Negotiation Began		Aug-05										RPC - Initial		Need		DCB - Final		Need	
			Term Sheet Approved		Need*										RPC - Land Approval		Need		Building Permit		Need	
BOS - Option Approved		Need		BOS-Regulatory Approval		Need		Certificate of Occupancy		Need												

* Initial term sheet sent to lessee 9/7/05. Awaits lessee response to comments provided on 12/22/05.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date

RENOVATION PROJECTS

12	7 Tahiti Marina	Kamran Hakim	Existing property:		Renovation plan:	
			Tahiti Marina apartments, slips		Tahiti Marina apartments, slips	
			<i>Apartments</i>	149	149	No change
			<i>Slips</i>	214	214	No change

No change	45 feet
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		DCB - Initial	Feb-02	CCC - Approval	Need
Negotiation Began	Oct-00	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	*	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

* Awaits County response to term sheet received from lessee 9/12/05.

13	1 Fuel Dock	Not yet leased; The BoatYard (Greg Schem)	Existing property:		Renovation plan:	
			marine fuel dock; slips		new marine fuel dock, pumps, landside building, promenade, amenities, slips	

No change	25 feet
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		DCB - Initial	Need	CCC - Approval	Need
Negotiation Began	Apr-05	RPC - Initial	Need	DCB - Final	Need
Term Sheet Approved	Done	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Need**	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

** Lease and Option approved by BOS 1/17/06; awaits lease documentation and regulatory applications.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date

COMPLETED LEASE EXTENSIONS: ONGOING MONITORING

A	12/15 Deauville & Bar Harbor	Doug Ring	Existing property: apartments, slips and restaurant space		Complete redevelopment: new apartments, slips and restaurant space		63 feet (bonus taken)	45 feet (75 feet with bonus)			DCB - Initial	Sep-98	CCC - Approval	Oct-01
									Negotiation Began	Jan-99	RPC - Initial	Sep-98	DCB - Final	Mar-02
									Term Sheet Approved	Done	RPC - Land Approval	Dec-00	Building Permit	*
									BOS - Option Approved	Jan-00	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need
				<i>Apartments</i>	408	1,022	+614							
				<i>Slips</i>	717	468*	-249							
				<i>Retail SF</i>	10,000	10,000	No change							
				<i>Restaurant</i>	280 seats	0 seats	-280 seats							

* Slips now being reconfigured pursuant to Coastal Commission permit requirements. Estimated number of slips shown.

* Lessee commenced Parcel 12 construction on 2/04.

B	103 Oakwood Apts.	Al Dick	Existing property: Oakwood apartments		Renovation plan: Oakwood apartments		45 feet	225 feet			DCB - Initial	Nov-00	CCC - Approval	n/a
									Negotiation Began	May-99	RPC - Initial	n/a	DCB - Final	n/a
									Term Sheet Approved	Done	RPC - Land Approval	n/a	Building Permit	Dec-01
									BOS - Option Approved	May-01	BOS-Regulatory Approval	n/a	Certificate of Occupancy	May-03
				<i>Apartments</i>	597	597	No change							

C	30 Del Rey Yacht Club	Dick Lewinter	Existing property: yacht club, slips		Ongoing renovation of yacht club, slips		No change	45 feet			DCB - Initial	Apr-01	CCC - Approval	Feb-02
									Negotiation Began	--	RPC - Initial	Jun-01	DCB - Final	Apr-01
									Term Sheet Approved	Done	RPC - Land Approval	n/a	Building Permit	*
									BOS - Option Approved	Oct-99	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need

* Construction has commenced on waterfront walk and related amenities. Renovations continue.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION				HEIGHT DATA		APPROVAL PROCESS					
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
F	102 Kingswood Village	Morris Pynoos, Stephen Massman	Existing property: Kingswood apartments		Renovation plan: Kingswood apartments		No change	225 feet	Negotiation Began	Aug-01	DCB - Initial	Feb-04	CCC - Approval	n/a
			Apartments		623	623					No change	RPC - Initial	n/a	DCB - Final
								Term Sheet Approved	Done	RPC - Land Approval	n/a	Building Permit	Sep-04	
								BOS - Option Approved	Mar-04	BOS-Regulatory Approval	n/a	Certificate of Occupancy	*	
* Building permits received; construction underway														
G	50&83 Marina Waterside Shopping Center	Marina Waterside (Rick Caruso)	Existing property: Parcel 50: Market, restaurants and retail shops Parcel 83: Non-public County parking lot		Renovation plan: Parcel 50: Expanded market, restaurants and retail shops Parcel 83: Addition to adjacent Parcel 50 parking and landscaping areas		No change	45 feet	Negotiation Began	Aug-03	DCB - Initial	Apr-04	CCC - Approval	n/a
			Retail SF		149,800	154,300					+4,000	RPC - Initial	Jun-04	DCB - Final
								Term Sheet Approved	Done	RPC - Land Approval	n/a	Building Permit	Jan-05	
								BOS - Option Approved	Dec-03	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need**	
** Demolition permit received 9/04; building permit received 1/05; occupancy during construction (ongoing).														

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
H	95&LLS Marina West Shopping Center	Michael Pashaie David Taban	Existing property:		Redevelopment plan:	
			Parcel 95: Marina West commercial center office space Islands restaurant		Parcel 95: new Marina West mixed use commercial center office and retail space renovated Islands restaurant	
			Parcel LLS: County parking		Parcel LLS: new Marina entry feature	
			<i>Retail SF</i>	13,213	20,650	+7,437
	<i>Office SF</i>	9,180	7,888	-1,292		
	<i>Restaurant</i>	100 seats	500 seats	+400 seats		

HEIGHT DATA	
Proposed Height	Height Limits
95: 45 feet	95: 45 feet (140 feet with bonus)
LLS: 45 feet	LLS: 45 feet

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
		DCB - Initial	Nov-02	CCC - Approval	n/a
Negotiation Began	Aug-01	RPC - Initial	Jan-03	DCB - Final	*
Term Sheet Approved	Done	RPC - Land Approval	Jun-04	Building Permit	Need
BOS - Option Approved	Jul-03	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need

* In process of final Design Control Board approvals.

I	97 Marina Beach Shopping Ctr.	Michael Pashaie David Taban	Existing property:		Renovation plan:	
			Marina Beach shopping center		Marina Beach shopping center new Marina entry feature	
			<i>Retail SF</i>	18,000	18,800	+800

40 feet	45 feet (140 feet with bonus)
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		DCB - Initial	May-02	CCC - Approval	n/a
Negotiation Began	Oct-99	RPC - Initial	Oct-02	DCB - Final	Feb-04
Term Sheet Approved	Done	RPC - Land Approval	Jun-03	Building Permit	**
BOS - Option Approved	Jul-03	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need

** Building permit received; construction underway

J	140 Admiralty Apts	Michael Pashaie David Taban	Existing property:		Complete redevelopment:	
			apartment complex		new apartment complex	
			<i>Apartments</i>	64	172	+108

75 feet	140 feet
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		DCB - Initial	Nov-02	CCC - Approval	n/a
Negotiation Began	Aug-01	RPC - Initial	Jan-03	DCB - Final	Sep-04
Term Sheet Approved	Done	RPC - Land Approval	Dec-03	Building Permit	Need*
BOS - Option Approved	Aug-03	BOS-Regulatory Approval	n/a	Certificate of Occupancy	Need

* Construction commenced 9/05.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
K (also see '9' above)	20 Panay Way Marina	Jona Goldrich	Existing property:		Complete redevelopment:	
			yacht club building office space surface parking slips		new apartments	
			Apartments	0	99	+99

HEIGHT DATA	
Proposed Height	Height Limits
45 feet	45 feet (75 feet with bonus)

APPROVAL PROCESS					
Negotiation Process	Date	Regulatory Process-1	Date	Regulatory Process-2	Date
		DCB - Initial	Oct-98	CCC - Approval	Feb-02
Negotiation Began	Mar-99	RPC - Initial	Dec-98	DCB - Final	May-02
Term Sheet Approved	Done	RPC - Land Approval	Aug-00	Building Permit	*
BOS - Option Approved	Mar-03	BOS-Regulatory Approval	Jan-01	Certificate of Occupancy	Need

* Construction in progress. Amendment to be sought for companion project on Parcels 20&21.

Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			
			Type	Current	Proposed	Change
L	55/56/W Fisherman's Village	Michael Pashaie David Taban	Existing property:		Complete redevelopment:	
			Parcel 55: vacant marine commercial Parcel 56: retail Parcel W: County parking		Parcel 55: new marine commercial, hotel Parcel 56: new retail, arcade Parcel W: new retail, parking	
			Retail SF	32,600	54,000	+21,400
			Slips	Commercial	Commercial	No change
			Hotel	0	72	+72

55: 45 feet	55: 45 feet
56: 45 feet	56: 45 feet (75 feet with bonus)
W: 45 feet	W: 45 feet (75 feet with bonus)

		DCB - Initial	Jan-03	CCC - Approval	Need
Negotiation Began	Jul-01	RPC - Initial	Need**	DCB - Final	Need
Term Sheet Approved	Done	RPC - Land Approval	Need	Building Permit	Need
BOS - Option Approved	Dec-05	BOS-Regulatory Approval	Need	Certificate of Occupancy	Need

** Lease extension option approved by BOS 12/20/05. Regulatory applications in preparation.

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Map Grid Number	Parcel No. and Name	Lessee Name	PROJECT DESCRIPTION			HEIGHT DATA		APPROVAL PROCESS				
			Type	Current	Proposed	Change	Proposed Height	Height Limits	Negotiation Process	Date	Regulatory Process-1	Date

SUMMARY

Improvement	Current	Replaced		Total new	Left as is	To be renovated	Total proposed	Change	Increases allowed by Local Coastal Plan	
		with new	Additional new							Plan
Apartments	5,445	2,419	1,674	4,093	3,026	2,419	7,119	1,674	2,495	
Slips	5,246	2,794	(520)	2,274	5,246	0	4,726	(520)	348	
Hotel rooms	1,037	42	788	830	995	42	1,825	788	1,070	
Condos	600	0	0	0	600	0	600	0	0	
Dry Stack*	-	0	0	0	0	0	0	0	0	
Storage (sq ft)	13,600	0	27,500	27,500	13,600	0	41,100	27,500	0	
Retail, office & Restaurant (sq ft)	1,000,000	60,000	94,010	154,010	640,000	360,000	1,094,010	94,010	320,000	

Notes to Summary

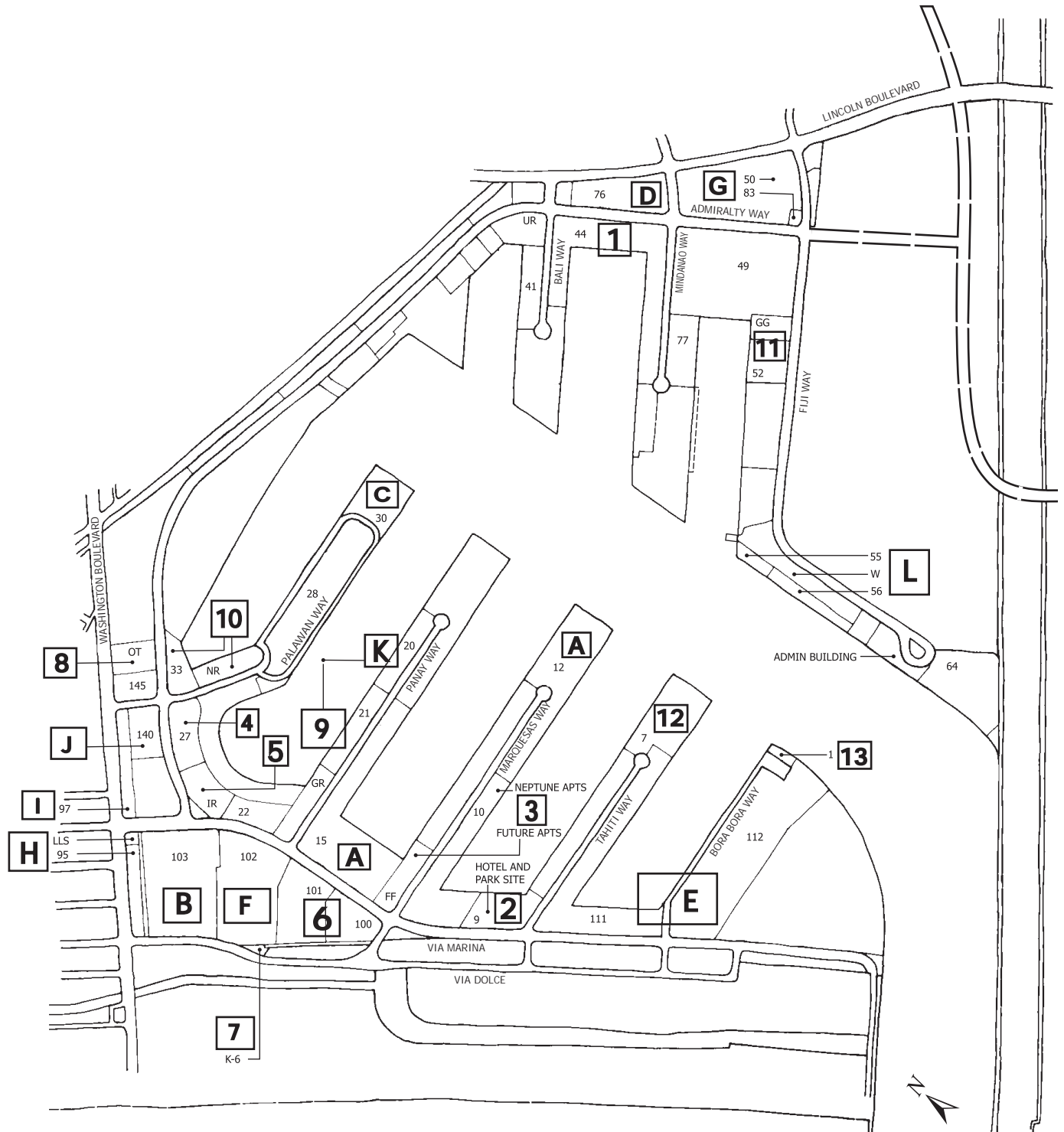
1. Data subject to change based on ongoing revisions to project plans.
2. Proposed entertainment retail center excluded.
3. Increased hotel rooms in excess of Local Coastal Plan allowances will be accommodated by conversion of unused apartment unit entitlements.
4. *RFP for dry stack boat storage in process.

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PROJECT STATUS REPORT - KEY



**MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD**

Thursday, February 16, 2006

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

Members Present: Susan Cloke, Chair – First District
Katherine Spitz, ASLA, Vice Chair – Third District
Peter Phinney, AIA – Fourth District

Member Excused: David Abelar, Second District (Excused)
Tony Wong, P.E. – Fifth District (Excused)

Department Staff Present: Stan Wisniewski, Director, Beaches & Harbors
Joseph Chesler, Director, Environmental Services
Barry Kurtz, Transportation Engineer
Maureen Sterling, Asset Management & Planning Bureau
C. L. Petters, Design Control Board, Secretary

County Staff Present: Russell Fricano, Regional Planning
Tom Faughnan, Principal Deputy County Counsel

Guests Present: Carla Andrus, Marina del Rey Resident
Hans Etter, Marina del Rey Resident
Dorothy Franklin, Marina del Rey Resident
Rebecca Sekulich, Keller Williams Realty
Virginia Hollywood, Marina Professional Building
Annie Infante, Marina Professional Building
Gina Chua, BK Signs
Dominic Osmena, Department of Public Works
Bill Graham, EDAW
Thomas W. Henry, Pacifica Hotel Investors
Steven K. Hathaway, California Yacht Club
John Isaksen, California Yacht Club
Robert Colavolpe, F&A Architects
Todd Curley, F&A Architects
Frank Hickman, Goldrich & Kest
Sherman Gardner, Goldrich & Kest

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

Ms. Cloke called the meeting to order at 2:24 p.m. Ms. Spitz led the Pledge of Allegiance.

2. Approval of Minutes of July 21, 2005, September 15, 2005, October 20, 2005, November 17, 2005, December 14, 2005 and January 26, 2006.

Moved to the end of meeting and, subsequently, not heard due to time constraints.

3. Design Control Board Reviews

A. Parcel 21 – Café Mermaids at Holiday Harbor – DCB #05-030

Approval of the record of the DCB's December 2005 action for conditional approval of an awning, awning signage, painted concrete and potted plants, per the plans on file with the Department.

Mr. Phinney moved to approve as submitted. Motion passed unanimously.

B. Parcel 97 – Marina Beach Shopping Center – DCB #05-031

Approval of the record of the DCB's December 2005 action for conditional approval of tenant signage, including: 1) Frankie & Jonnie's New York Pizza; 2) Wolf's Liquor; 3) Joni's Coffee Roasting Café; 4) Noah's; 5) Pet Spa; 6) Cleaning Baron; 7) Talk of the Town Hair & Nails; and 8) First Coastal Bank, per the plans on file with the Department.

Mr. Phinney moved to approve as submitted. Motion passed unanimously.

C. Parcel 76 – Western Imaging at Trizec – DCB #06-001

Approval of the record of the DCB's January 2006 action for conditional approval of tenant signage, per the plans on file with the Department.

Mr. Phinney moved to approve as submitted. Ms. Cloke proposed an amendment as follows: The signs are to be lit only during business hours, but no later than 7:30 p.m. Motion passed unanimously.

4. Old Business

A. State Route 90 – Admiralty Way Improvements – Briefing by Department of Public Works

Mr. Osmena, Mr. Graham, and Mr. Kurtz presented Board proposed alternatives for State Route 90 (SR90) extension and improvement alternatives for Admiralty Way, as follows:

Northern Alternative

This alternative would merge Admiralty Way at the library. It would be built to full State Route standards up to as far as Lincoln. The only building that would be displaced under this alternative would be the rental car agency. The number of lanes will be determined as part of the traffic study that is being conducted by the traffic consultant.

Basin "F" Alternative

This alternative would join Admiralty Way right at the terminus of Basin F and would cross the existing storage area, crosses a minor portion of the existing Toyota dealership parking lot, and would connect with Admiralty Way via the existing street (this alternative was not included in the CalTrans report).

Bali Way Alternative

This alternative would connect with Admiralty Way at Bali Way. This alternative would involve a much sharper turn, the westbound lanes would cross the storage area, and, both the eastbound and westbound lanes, would cross the structures of the Toyota dealership.

Additionally under this alternative, all alterations would occur between the existing curbs. There would be no alterations to the existing sidewalks. The medians, which are currently substandard, would be relocated and the lanes would be re-stripped to sub-standard widths to allow for five lanes of travel.

Five/Six Lane Alternative for Admiralty Way

The Five/Six Lane Alternative would create three lanes along the northbound/westbound direction, and two lanes in the southbound/ eastbound direction. From Bali Way on, it would have three lanes in the southbound direction. This project would have the larger standard lanes, have an enhanced median that would conform to the requirement of a roadway of this classification, and would have improved sidewalk widths. There would be a need to acquire some right-of-way outside of the existing right-of-way. However, there would be no displacement of any buildings or structures.

Public Comments

- Mr. Etter expressed his concern that the public was not able to participate in a night meeting before presenting a detailed report to the Board.

- Ms. Andrus expressed her concern that the public was not able to participate in further discussions before presenting a detailed report to the Board.
- Ms. Spitz asked if an alternative that addresses other ways of mitigating traffic (i.e. shuttles, bikes, etc.) could be considered.
- Mr. Kurtz advised there is a requirement in an environmental mandate that a Transportation Demand Management alternative be examined as an alternative in the environmental impact statement, so there would be an alternative included in the environmental document that would look at new transportation improvements that would not involve roadway improvements.
- Ms. Spitz asked Mr. Kurtz if he felt that was reasonable.
- Mr. Kurtz said both the departments of Public Works and Beaches and Harbors were moving on other modes of transportation as well (i.e. improve bike access, pedestrian access, bus services, and shuttle services).
- Ms. Spitz asked if such options would affect the Five/Six Lane Alternative.
- Mr. Kurtz said the traffic module that was going to be conducted would look at all the roadway, bicycle and transit improvements to see what kind of traffic conditions would be predicted in the horizon year of 2020/2030.
- Ms. Spitz asked if traffic signals and crosswalks had been considered along Admiralty Way.
- Mr. Kurtz advised two crosswalks were recently installed, one at Admiralty and Mindanao and one at Admiralty at the library/bike path.
- Ms. Spitz said her question was intended to address pedestrian safety and access to the park on the north side of Admiralty Way
- Mr. Kurtz advised the Department of Public Works takes into account public safety in all their designs, and that Public Works was trying to get 8-foot sidewalks wherever possible to accommodate tree wells and pedestrians more easily.
- Ms. Spitz said she would support that.

- Mr. Phinney said he hoped the full purpose and intent of this project would be discussed at any future meetings; that he would like to see some discussion about how the Admiralty widening and the SR90 freeway extension may be inter-dependent; that he would like to see some serious limitation to the widening project, with respect to ushering traffic onto Washington Blvd; and that it was important to include a roadway section that shows exactly what's happening curb to curb.
- Ms. Cloke felt that the east section of Admiralty Way was isolated from the main Marina, and asked to see an examination of opportunities to "reconnect" this area to the existing shops and restaurants.
- Ms Cloke cautioned also that any plan that proposes to remove parking must identify a replacement site.
- Ms. Cloke concluded by asking if it would be possible to schedule an evening meeting for the next time the project was presented to the Board.
- Mr. Graham advised that he would use the information and suggestions made here in their presentation planned for March .
- Ms. Spitz mentioned that she recalled triggers and controls being explained at a previous meeting, that this was the history Mr. Phinney was asking about, and that the Board would like the community to hear them as well.
- Ms. Cloke asked Mr. Wisniewski to work with Mr. Kurtz to determine an appropriate time to return to the Board with further information

B. Parcel 75 – Marina Professional Building – DCB #05-014

Reconsideration of replacement signage for the building and pole sign face.

- Mr. Chesler suggested that signs A and B demonstrated a much larger than necessary reference and recommended that the scale be reduced by 30%.
- Ms. Cloke provided suggestions as to scale, color, and location and asked the applicant to think of a new approach to re-designing the signs with a 30% decrease in overall size.

Ms. Cloke moved to continue Item 4B to the March 2006 meeting. Motion passed unanimously.

C. Parcel 76 – Keller Williams at Trizec – DCB #06-0002

Consideration of one sign.

Approved with the staff recommendation of lighting no later than 7:30 p.m.

D. Parcel 50 – Tenant Signage at Waterside Marina – DCB #06-003

Consideration of one sign for each store, Theodore Man and Theodore.

Applicant left, therefore, the item was not heard.

E. Parcel IR – Marina Beach Residence Inn – DCB #05-023

Parcel IR was continued from September/November 2005, where the Board made specific requests of the applicant to comment and provide a variety of public and ADA accesses, additional exhibits and conceptual plans, and an existing view corridor analysis.

- Mr. Henry gave a summary of the proposed submittal.
- Ms. Cloke asked if there would be a view corridor if there were no roadway improvements.
- Mr. Chesler advised there would still be a view corridor, however, in Staff's opinion, it would not be as enhanced because the intersection would be focused in a different orientation.
- Ms. Cloke commented that nobody would be at the right angle.
- Mr. Chesler advised this is the proposal for the future configuration, which has the intersection aligned better with the view corridor. He said the interim plan would not have that direct access benefit, and the Street Level Plan allows for public access on the north side of the building via stairway and walkway.
- Ms. Cloke asked if that detail was repeated on the other end.
- Mr. Chesler advised this was the north side with an access way and the south side would...
- Ms. Cloke asked if ADA access could still be satisfied.
- Mr. Henry advised that ADA access would be accomplished by the use of a public elevator.
- Mr. Chesler advised the applicant did submit an alternative design with a ramp that would eliminate the need for the elevator. He explained the east elevation shows the scale of the buildings and the separation between the two through the view corridor, and the section elevation shows the public access route from the Admiralty Way elevation through the property,

down to the beach elevation. He said the applicant did a montage showing existing conditions with the building placed in the landscape behind it, demonstrating what that view would be if the roads were not changed.

- Ms. Cloke asked why the water did not show on the plan.
- Mr. Chesler advised the existing landscape was not taken out in the view, and that it represents a view with modified landscape and modified roadways; future conditions showing a more open and differently landscaped view corridor. The buildings remain the same.
- Mr. Henry advised that he would like to focus on the Board's comments from the last meeting concerning view analysis, explaining that pages 11 and 12 in the submittal packet show what the new border might look like, if and when the new road line is approved. He then explained the grade change, view corridor and elevations.

Public Comments

- Mr. Etter expressed his desire for the project to have a South Pacific theme, and to be presented at a night meeting.
- Ms. Franklin expressed concern that the width of the boardwalk would not be maintained, that a hotel was questionable usage for the beach area and a distraction.
- Ms. Cloke said that she thought the boardwalk was 20 feet wide.
- Mr. Chesler advised that it is currently 14 feet wide, but that the proposal is to expand it to 20 feet wide.
- Ms. Andrus expressed concern that a traffic study had not been done, and that the project was not consistent with the Coastal Act. She said that an alternative plan had been offered, and requested that it be presented at the next night meeting.
- Mr. Henry advised that there are many parts to any project like this, and many of the aspects mentioned here will come with be further explored and explained during later design development as the project unfolds.
- Ms. Cloke advised that she had just wanted to go through the plans and offer some thoughts and let some other commissioners go through it. She expressed a desire to see more shade and canopy trees in the parking lot, and recommended shading and softening the parking lot to the maximum

extent possible. She also suggested the applicant do something at the staircases on the ends of the building that would announce them as public beach access areas.

- Ms. Cloke advised that it would be a good idea to think of the building as having two frontages, a street frontage and a beach frontage, and to pay equal attention to both facades.
- Ms. Cloke expressed a desire to see some type of concession area on the boardwalk where somebody could rent umbrellas and/or other amenities, but said she would leave the details up to the applicant. She went on to say that the hotel needs to be a part of the life of the beach. You just can't just be at a hotel that sits at the edge of the beach without being a part of it, because, otherwise, you can go to a hotel in the Valley, which you don't want to do.
- Mr. Henry advised that the hotel would explore those options within its limitations.
- Ms. Cloke told the applicant that she would not vote on the submittal unless the applicant made a commitment.
- Ms. Cloke advised that the entrances to the building and the beach needed to be more obvious, and again told the applicant that she was not willing to approve the project without a commitment to relationship to the beach and the people who use it, saying that the Board did ask for that last time the item was before them.
- Mr. Henry advised that the hotel was very sensitive to that, but that there were some liability limitations with some of the things suggested.
- Ms. Cloke advised that there should be no reason why the applicant couldn't find a way to serve the general public as well as paying hotel guests.
- Ms. Spitz advised that she agreed with Ms. Cloke's comments. She wanted to make sure that the trees in the parking lots would not just be in planters, but in the ground, and that there would be more commitment to landscaping the front of the building, the parking lot and the porte cochere along Admiralty Way.
- Ms. Spitz also suggested that the area near the elevator may be a good location for some of the uses that Ms. Cloke mentioned.

- Mr. Phinney noted that an LCP Plan Amendment would be needed to allow a hotel use on the beach, and asked what was involved with an LCP Plan Amendment.
- Mr. Fricano gave the Board a brief summary of the process.
- Mr. Phinney suggested the applicant think about running the sidewalk along the sides of the building all the way out to the public right-of-way.
- Mr. Henry advised that would not be a problem.
- Ms. Cloke suggested adding a trellis treatment over them.
- Mr. Phinney advised that he would like to see the stair towers at the front of the building turned 90° and moved back about 20 feet into the building, if possible.
- Mr. Henry advised that the hotel would look at that.
- Mr. Phinney asked if all of the parking spaces on the plan were required for the hotel use, or if some were for the public.
- Mr. Henry advised that hotel use requires one space per guest room, and that hotel guest parking would be subterranean and at-grade parking would be for the public.
- Mr. Phinney stated that he was hopeful that the signage treatment would clarify that for the public.
- Mr. Henry advised that the hotel would continue to also study this interface between hotel and beach.
- Ms. Cloke asked if the Asset Management Strategy went on to the Coastal Commission.
- Mr. Wisniewski advised that it did, and that the Board of Supervisors approved it.
- Ms. Cloke asked if the Coastal Commission staff was involved in that.
- Mr. Wisniewski advised the Dept utilized what was in the LCP, and most of the Asset Management Strategy is based on enhancing the visitors and boaters, so it was completely consistent with the LCP. So, the public gets a hotel and get their parking reserved.

- Ms. Cloke said she was just curious as to where the process stood, and asked if there was public testimony.
- Mr. Wisniewski advised there was.
- Ms. Cloke said she was not sure how to word the motion on the item, saying that the Board needed to have something to show to other people. She asked if the applicant had an idea how to do that in a manner that would not require that they return to the Board.
- Mr. Henry advised he was uncertain if the hotel should be offering that, but that the hotel was committed to having this relationship to the beach and, if it was in his control, he would.
- Ms. Cloke asked whose control it would be in.
- Mr. Henry advised that the operational and insurance issues would have to be further explored.
- Ms. Cloke asked if the applicant would have any restaurant or food facilities.
- Mr. Henry advised the food facility within the hotel would be a guest amenity, not a public restaurant; Marriott has a hearth-room concept, like a living room.
- Ms. Cloke asked the applicant if the hotel had a kitchen.
- Mr. Henry advised that there would be a small pantry kitchen.
- Ms. Cloke mentioned that the applicant could then have portable sandwich or coffee cart out on the beach.
- Mr. Henry advised that sounded great, but that such a cart would then become a liability to the public and to the hotel. He then said that the hotel would really like to get a concept approval at this time, and then get into resolving some of these issues.
- Ms. Cloke advised that she was not quite sure how to accomplish that.
- Mr. Henry advised the hotel was committed to improving the promenade and was contributing \$150,000 to enhancements on the beach.

- Ms. Cloke said that was a separate issue, and that she was concerned mainly about public amenities.
- Mr. Henry advised the hotel would explore different opportunities, whether it be rentals or whatever.
- Ms. Cloke advised she could not go ahead with “explore”, stating again that she was not ready to move forward without a commitment from the applicant.
- Mr. Wisniewski suggested the Board to grant the applicant a conceptual approval, and then ask for other options when the final plan comes back for approval. He said that he didn’t want the applicant to use portable carts, as that would require a concession permit from the Department, and such permits are handled through a different process. He recommended the Board focus on some type of amenity that would be on the applicant’s leasehold property.
- Ms. Cloke advised that she was not willing to have the project go forward without the amenity component, and that if it were to be approved by Regional Planning without it, that the issue could be completely lost.
- Mr. Faughnan advised Ms. Cloke that the role of the Board is to review design and review consistency of the LCP, and that the nature of what she was asking for was a little more than a design issue. He said that the Director had indicated it was something the Board could request the applicant come back with, but there would also be issues that the Department would have to deal with regarding concessions and beach use. He said it was a difficult issue and it placed a very strict requirement on the applicant at this time.
- Ms. Cloke advised she could follow counsel’s strictures and put a different requirement in, stating that “x” amount of square footage on the boardwalk level will be devoted to visitor-serving uses available to the general public.
- Mr. Faughnan said that the record would applaud that, and that it was within the purview of the Board’s authority.
- Ms. Cloke said the Board would do it that way then, and asked the square footage of the guest rooms adjacent to the boardwalk.
- Mr. Henry advised they are at least 400 square feet, and that there also might be some opportunity in the center where the stairwell comes down.

- Ms. Cloke asked what was proposed to go in where the strips are, if it would just be paving and open air, and the square footage of the area.
- Mr. Henry advised that it was about 120 square feet. He said the hotel could look for a small concessionaire that could basically come in and lease out space, like a tenant in a commercial rental.
- Ms. Cloke asked if the rooms discussed were suites.
- Mr. Henry advised they were.
- Mr. Phinney suggested putting the concession in the center of the building.
- Mr. Henry suggested that the hotel could work with Keith Gurnee of RRM to integrate some type of public use item into the public walkway of the Marina Beach Strategic Plan.
- Ms. Cloke suggested focusing on the hotel, saying there were two obvious opportunities: one being the area right next to the stairs in the center, and the other being a portion of one of the end rooms.
- Mr. Henry proposed committing 200 square feet for lease opportunities, saying that the elevator area or the stair and the exercise room looks like for a perfect place for a vending opportunity.
- Ms. Cloke said she was not opposed to putting it centrally, and asked if the drawings were to scale.
- Mr. Henry said they were.
- Ms. Cloke said 200 square feet would not be enough, saying that the vendor would need room to store what they were selling.
- Mr. Henry said he would hate to see the vendor space come out of a guest room, as the rooms are sacred to the Marriott.
- Ms. Cloke suggested the exercise room could go somewhere else, but that 200 square feet is too little.
- Mr. Henry advised that whatever the concession was, it would have to support the hotel or it would not last.
- Ms. Cloke suggested making the concession part of the advertising for the hotel.

- Ms. Cloke summarized, saying what the Board would like would be for the applicant to take about 200 feet and create some kind of concession counter, but it would have to be beach-related, and the hotel would provide the concession and sufficient storage area.
- Ms. Cloke asked if the Board needed to put the information in the form of a motion.
- Mr. Wisniewski advised that Staff would provide a verbatim transcript that would be included in the next month's Minutes for review.
- Ms. Cloke moved for an approval in concept with the condition that the actual conditions of the approval be submitted to the Board at the next meeting, saying that there would not be another hearing, just a discussion of the approval conditions at the March meeting.
- Mr. Faughnan advised that the approval would be just like any other approval where the Board reviews the permit at the following meeting to confirm that the language is accurate.

Ms. Cloke moved for an approval in concept with the condition that the actual conditions of the approval be submitted to the Design Control Board for discussion at the March 2006 meeting. Motion passed unanimously.

F. Marina del Rey Curb Treatment & Signage Program–DCB #04-018-D
Reconsideration of bike locker identification logo.

Item postponed to the end of the meeting and, subsequently, not heard due to time constraints.

5. New Business

C. Parcel 132 – California Yacht Club – DCB #06-006
Consideration of one sign.

- Mr. Isaksen gave a brief summary of the proposed submittal.
- Ms. Cloke asked for an explanation of wattage on the pin-point lighting, the location of the lighting, how it will work, and the hours of illumination.
- Mr. Isaksen explained the floodlight wattage and offered an alternative of 100-watt rafter-mounted, pin-point lights.

Public Comments

- Mr. Etter expressed that there is currently pollution of signs in general, that the proposed sign does not reflect the quality of the California Yacht Club, and that the lighting will obscure the evening skyline.
- Ms. Andrus concurred with Mr. Etter.

Mr. Phinney moved for approval of the sign as submitted with the following conditions: 1) the proposed floodlight is to be replaced with low-voltage pinpoint lights suspended from rafters; 2) the sign may to be lit only between the hours of operation, but no later than 11:00 p.m.; and 3) the applicant is to obtain signage approval from the Department of Regional Planning. Motion passed unanimously.

A. Parcel 19(20) – New Administration Building – DCB #06-004

Consideration of a new Department Administration Building to be constructed on a portion of Parcel 20 (to be known as Parcel 19).

- Mr. Chesler gave a brief overview of the proposed redevelopment.
- Ms. Cloke moved for a continuation of the item, including the public hearing.
- Mr. Faughnan advised that even with a partial presentation on the item, public comment should still be taken.
- Ms. Spitz moved to excuse Mr. Phinney. Mr. Phinney was excused.
- Ms. Cloke said that there would be no more discussion or action by the Board, and that she would take public testimony for one minute, and would take public testimony again after a full hearing on the item and before the Board takes any action.

Public Comments

- Ms. Andrus said she hoped that the entire project would be reviewed from the beginning at the next meeting.
- Mr. Etter stated that he adamantly opposed the proposed project.

Ms. Cloke: We will continue this matter to the next meeting, and at this point, we will entertain public testimony as we always do at the end of every meeting on matters pertinent to this Board but not on the agenda.

- Ms. Andrus said she was confused, and asked if items 5A and 5B had just been covered. She expressed a desire for a more detailed workshop review of the items.

B. Parcel 21 – Holiday Harbor, Phase II – DCB #06-005

Consideration of a new public parking structure.

Item postponed to the end of the meeting and, subsequently, not heard due to time constraints.

The Chair announced that all other matters on the agenda would be continued due to time constraints. The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

C. L. Petters
Design Control Board Secretary