Los Angeles County
Beaches & Harbors
Caring for Your Coast

To enrich lives through effective and caring service

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

May 5, 2004

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan Wisniewski

SUBJECT: **COMMISSION AGENDA – MAY 12, 2004**

Enclosed is the May 12, 2004 meeting agenda, together with the minutes from your meeting of April 21, 2004. Also enclosed are reports related to agenda items 3a, 3b, 4a, 5a and 6a.

Please call me if you have any questions or need additional information.

SW:tlh
Enclosures

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://beaches.co.la.ca.us

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AGENDA

SMALL CRAFT HARBOR COMMISSION MEETING
MAY 12, 2004
9:30 a.m.
BURTON W. CHACE PARK COMMUNITY BUILDING
13650 MINDANAO WAY
MARINA DEL REY, CA. 90292

1. Call to Order and Action on Absences

2. Approval of Minutes: Meeting of April 21, 2004

3. **REGULAR REPORTS** (DISCUSS REPORTS)

   a. Marina Sheriff
      - Crime Statistics
      - Enforcement of Seaworthy & Liveaboard Sections of the Harbor Ordinance

   b. Marina del Rey and Beach Special Events

4. **OLD BUSINESS**

   a. Marina del Rey Slip Replacement (DISCUSS REPORT)

5. **NEW BUSINESS**

   a. Consent to Assignment of Leasehold Interest -- Parcel 64 (Villa Venetia Apartments – Marina del Rey) (RECOMMEND TO BOARD)

6. **STAFF REPORTS** (DISCUSS REPORTS)

   a. Ongoing Activities
      - Board Actions on Items Relating to Marina del Rey
      - Design Control Board Minutes
      - Underground Pipeline
      - Transient Dock Usage

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b. Marina del Rey Convention and Visitors Bureau (PRESENTATION BY EXECUTIVE DIRECTOR OF MdR CVB)

7. **COMMUNICATION FROM THE PUBLIC**

8. **ADJOURNMENT**

PLEASE NOTE:

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

2. The agenda will be posted on the Internet and displayed at the following locations at least 72 hours preceding the meeting date:

   Department of Beaches and Harbors' Website Address: http://beaches.co.la.ca.us

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

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

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

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

Si necesita asistencia para interpretar esta informacion llame al (310) 305-9546.

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT

MARINA DEL REY STATION

PART I CRIMES- APRIL 2004

Part I Crimes	MARINA AREA (RD'S 2760-2763)	EAST END (RD'S 2764-2768)
Homicide	0	1
Rape	0	1
Robbery: Weapon	0	2
Robbery: Strong-Arm	1	4
Aggravated Assault	5	3
Burglary: Residence	3	7
Burglary: Other Structure	2	0
Grand Theft	11	10
Grand Theft Auto	10	4
Arson	0	0
Boat Theft	0	0
Vehicle Burglary	10	4
Boat Burglary	3	0
Petty Theft	6	4
Total	**51**	**40**

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared –** May 6, 2004
CRIME INFORMATION REPORT - OPTION B

LOS ANGELES COUNTY SHERIFF'S DEPARTMENT
MARINA DEL REY STATION
PART I CRIMES- APRIL 2004

	West Marina 2760	East Marina 2761	Lost R.D. 2762	Marina Water 2763	Upper Ladera 2764	County Area 2765	Lower Ladera 2766	Windsor Hills 2767	View Park 2768	TOTALS
Homicide							1			**1**
Rape								1		**1**
Robbery: Weapon								1	1	**2**
Robbery: Strong-Arm	1				1		3			**5**
Aggravated Assault	3			2		1		2		**8**
Burglary: Residence	3						1	4	2	**10**
Burglary: Other Structure	1		1							**2**
Grand Theft	6	3		2			4	3	3	**21**
Grand Theft Auto	8	2					1	2	1	**14**
Arson										**0**
Boat Theft										**0**
Vehicle Burglary	9	1							4	**14**
Boat Burglary		1		2						**3**
Petty Theft	2	2		2		1	2	1		**10**
REPORTING DISTRICTS TOTALS	**33**	**9**	**1**	**8**	**1**	**2**	**12**	**14**	**11**	**91**

Note- The above numbers may change due to late reports and adjustments to previously reported crimes.

Source- LARCIS, **Date Prepared – May 6, 2004**
CRIME INFORMATION REPORT - OPTION B

Small Craft Harbor Commission
Meeting of April 21, 2004
Minutes

Commissioners Present	Excused Absences
Harley Searcy, Chairman Carole Stevens, Vice-Chairperson Russ Lesser	Joe Crail

Department of Beaches & Harbors:	Stan Wisniewski, Director Roger Moliere, Deputy Director, Asset Mgmt & Planning Bureau Joe Chesler, Chief, Planning Division Dusty Crane, Chief, Community & Marketing Services Division
Other County Departments:	Tom Faughnan, County Counsel Lt. Greg Nelson, Sheriff's Department Deputy Paul Carvalho, Sheriff's Department
Also Present:	Beverly Moore, Executive Director, MdR Convention & Visitors Bureau

1. CALL TO ORDER & ACTION ON ABSENCES

Chairman Searcy called the meeting of the Los Angeles County Small Craft Harbor Commission to order at 1:30 p.m. in the Burton W. Chace Park Community Room, Marina del Rey.

Vice-Chairperson Stevens moved and Commissioner Lesser seconded a motion to excuse Commissioner Crail from today's meeting. The motion passed unanimously.

2. APPROVAL OF MINUTES

Ms. Carla Andrus requested that the Commission not approve the March 10, 2004 minutes. She explained the reason for her request is:

> The summary comments of February 10 on the failed workshop have not been adequately addressed. Not only were six important topics crowded into a workshop after a long meeting, but the public was effectively divided by adding the pressing and sensitive issues of Kingswood's residents. They were invited to ask questions of the Archstone representatives and none of it is a matter of record. Apparently, according to the tenants, promises were made at that after-meeting to appease their anger and fears. I would like to know what was represented at that meeting. Further, the workshops were not introduced and no record was made of the verbal questions and comments offered. Mr. Wisniewski simply said good questions were offered, but too few and it was not the input for which he had hoped. I had some questions for EDAW representatives and I went to the workshop believing that these questions, ideas and comments would be addressed. We need to reschedule these workshops and make the questions, ideas and comments a matter of record. We need to appreciate the importance of these topics by putting them on next month's agenda with an introduction and status report. It is very disappointing not to see even one of these topics on this agenda. What happened? Was it all for show? To say we had a workshop is so much more expedient than really having one.

Chairman Searcy asked Mr. Wisniewski whether he wanted to respond to Ms. Andrus' comments. Mr. Wisniewski responded that he didn't hear Ms. Andrus state that the minutes are inaccurate. Mr. Wisniewski explained that the minutes are a historical record of the meeting's proceedings and he encourages their approval if the Commission believes them to be accurate.

Chairman Searcy said that it sounds as though, according to Ms. Andrus, discussions between Archstone representatives and Kingswood tenants occurred after the February meeting had adjourned. Chairman Searcy said that, in his opinion, such discussions are not under the Commission's purview and since the Commissioners were not a party to them, he doesn't understand why the discussions would be included in the minutes.

In response to Ms. Andrus' comments that workshops "were not introduced" at the February meeting, Chairman Searcy informed her that he announced at the February meeting that the workstations would be available to the public.

Chairman Searcy asked Mr. Wisniewski whether any of the questions and/or comments posed at the workstations should be an agenda topic at the May meeting. Mr. Wisniewski responded that he didn't believe so since a summary of the public's written comments and the public's completed Question/Comment forms were already provided to the Commission at the March meeting. Copies of these documents were placed on the public information table at the March meeting.

Vice-Chairperson Stevens suggested that members of the public contact the Commission Secretary if they wish to purchase a tape of the February meeting.

Commissioner Lesser noted that the heading of the March 10 minutes should be changed from "Evening Meeting of March 10, 2004" to "Meeting of March 10, 2004 since the March meeting was a regularly scheduled 9:30 a.m. meeting.

Vice-Chairperson Stevens moved and Commissioner Lesser seconded a motion to approve the March 10, 2004 minutes as corrected. The motion passed unanimously.

3. REGULAR REPORTS

a. Marina Sheriff's Department Report

-- Crime Statistics

Lt. Greg Nelson introduced himself as the new Harbor Master who replaced Lt. Edmonds. Lt. Nelson noted that there isn't a spike in any one area of crime. He commented that a homicide recently occurred in the Ladera Heights area and is being investigated.

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

Deputy Carvalho reported that no new Notices to Comply were issued in March, which can be attributed to the number of vessels already at the docks. There are now 19-20 vessels. He said that there probably won't be any new Notices to Comply issued until the disposal of the 19-20 vessels that are currently at the Sheriff's docks. Staff, however, would follow up on the notices that were already issued. He said that the Department is in the process of obtaining funds to dispose of the vessels and he anticipates that approximately half of them would be disposed of within the next month.

Vice-Chairperson Stevens asked Deputy Carvalho whether it is true that the Sheriff's Department is facing a 30% budget cut. Deputy Carvalho responded that he assumes there will be a reduction, however, he isn't sure of its extent. Vice-Chairperson Stevens asked whether Deputy Carvalho knows how the budget cuts would affect the Marina Sheriff's station. Deputy Carvalho responded that he doesn't know, however, he assumes the station would remain open since he hasn't heard anything to the contrary.

b. Marina del Rey and Beach Special Events

Mr. Wisniewski reported that the Marina del Rey Outdoor Adventures' Harbor Kayaking Program is a fun activity that's scheduled on Saturdays during April, May, June, September and October. The Special Events report also includes the Del Rey Yacht Club's Open House scheduled for April 17-18 and the California Yacht Club Sunset Series scheduled for April 21-September 1. Mr. Wisniewski noted that the Sunset Series is a remarkable sight. The Santa Monica Bay Halibut Derby is scheduled for April 17-18 and the Fisherman's Village Weekend Concert Series will occur on Sundays, April 18 and April 25. The report also includes beach activities.

4. OLD BUSINESS

a. Enforcement of Harbor Ordinance - Liveaboards

Mr. Wisniewski informed the Commission that this item is a follow up to Chairman Searcy's question from the March meeting regarding whether, under the Harbor Ordinance, the Department could require a different degree of sustainable proof than the lessee and request the lessee to pay rent to the Department for illegal liveaboards. Mr. Faughnan informed the Commission that the Department does not require a different degree of sustainable proof than the lessee. The ordinance governs whether someone is a liveaboard and requires that a person remain more than three days within a given week. This is what the lessee looks at to determine whether or not to charge rent. The lessee is obligated to collect rents and the Department has been working with the lessees to improve the monitoring methods for liveaboards.

Vice-Chairperson Stevens said that Dolphin Marina posts signage on every gate to every dock on Basin C and Basin D stating only liveaboards with permits are allowed. She said that the other lessees with docks should be encouraged to do the same since this method is very effective. Mr. Wisniewski said that he would discuss Vice-Chairperson Stevens' suggestion with the lessees at the next Lessee's Association meeting.

Mr. Wisniewski commented that he personally would not find Dolphin Marina's posting method particularly effective since hideaboards are violating their slip rental agreement and a sign on a gate entrance would not make any difference or deter them. Mr. Wisniewski said that, perhaps, it would be effective for the signage to identify the slip numbers of authorized liveaboards on a particular gangway. He said that he would pass the suggestion onto the lessees.

Chairman Searcy opened the floor to public comment.

Ms. Andrus said that Mr. Wisniewski's comment is another erosion of the boaters' rights in the Marina. She informed the Commission about a letter in the April 9 issue of the Argonaut regarding the unfair enforcement of seaworthy ordinances in terms of liveaboards, weekenders and hideaboards. Ms. Andrus read a prepared statement:

> All boats should be seaworthy and enforcement of this ordinance should be uniform. In this letter [in the Argonaut], I read with concern that the writer's marina has a lease agreement that does not distinguish a boater's right to stay on his or her boat for more than three consecutive days. This has always been the policy and rightfully so. Boaters should have the right to stay on their boats. They own them. They insure them with the anchorage. They pay for the anchorage and a boat is to be enjoyed. The small craft harbor was created for such uses. These marinas should not be able to dictate which days you can use your boat. That is another erosion of the public's benefit, to mitigate the management problems. Instead, the marinas should consider more effective and less invasive management tools, such as electronic parking and gate passes would be better tools and valet parking to help the marinas manage their problems. Bar Harbor

has attempted regulation with a memo suggesting that if you don't have a liveaboard parking sticker you can only legitimately park in this marina Friday, Saturday and Sunday or be towed away. To hear Mr. Moliere complain that it's difficult to manage the hideaboard issue because of the proof you have to have in a court of law is not an excuse. The boaters need protection for their interest in this public Marina and you have a burden of proof. It is really a problem of management. These problems come with the territory. Some of the marinas are able to deal with these issues and if the lessees cannot manage their marinas, perhaps, they are in the wrong business. So, instead of managing the marinas we make more ordinances to erode the rights of the boaters. I hope that's not the agenda today, as Stan just indicated, putting more burden on the liveaboards. It's ridiculous. Let the managers manage the docks. We're not dockmasters. Let the dockmasters handle it. Let them do it through parking passes or electronic passes. You can easily see who is coming in and out, what days they are there. It's all done electronically. The Department has already been successful in eliminating hundreds of small boat slips and boating opportunities in favor of yachts and parking for apartment units. This has created more hideaboard problems. Mr. Searcy, I think your suggestion has the strongest language for the offending marinas. That would be that you legitimize those people who would gladly pay the extra liveaboard fee and I believe that the Department has estimated a 2% hideaboard figure. That's lost revenue and with the electronic devices you could start collecting that revenue.

b. <u>Marina del Rey Slip Replacement - Status</u>

Mr. Moliere reported on a follow up to the Commission's request in March that staff report on the number of slips that were replaced or soon to be replaced in the Marina. He informed the Commission that the Department has had an aggressive program to encourage the replacement of boat slips, many of which are reaching the end of their useful life. Staff provided a report to the Commission, which includes a table that identifies the number of slips that have already been replaced and those that will be replaced within the next few years. Mr. Moliere explained that the table shows approximately 1,000 slips have been replaced and over the next 4-5 years the Department has a high degree of assurance that a total of 3,000 plus slips will be replaced, which constitutes approximately 65% of the Marina's inventory. Mr. Moliere said that the Department believes that even more slips will be replaced because the lessees see clearly that the cost of ongoing maintenance on older docks starts to overwhelm the cost of new docks.

Commissioner Lesser complimented staff on its excellent report. He asked whether anything could be done to expedite the process of slip replacement of the remaining 35% inventory. Mr. Wisniewski responded that improvements are being made in this regard. He said that he recently signed a letter for submission to the Board of Supervisors for a new lease inspection service contract that will increase the number of inspectors to two people. This additional staff is needed to stay on top of the situation because of the aging docks that remain in place. As these docks get older the number of deficiencies grow and there is an increased need for staff. Mr. Wisniewski said that a good strong inspection program would help to ensure that lessees ultimately see the economic benefits of replacing rather than repairing old docks.

Chairman Searcy noted that the staff report doesn't indicate the size of the slips that were replaced and will be replaced in the future. He requested staff to provide this information at the May meeting. Mr. Moliere responded that staff would comply with this request.

Chairman Searcy opened the floor to public comment.

Mr. John Davis, speaking on his own behalf, said:

First of all, I would like to bring up the falsehood that Mr. Moliere has presented that there are lease extensions. These are new leases crusading as lease extensions. We all know it and it's disingenuous and dishonest to say to the public that these are lease

extensions. They are leases that supersede existing leases. Secondarily, the reason these docks need to be replaced is because the Department of Beaches and Harbors has purposely avoided issuing notices of default, letting these docks deteriorate to the point where they have caused injury and potential death in the recent past. The fact that the dock inspector is no way qualified to inspect such docks and the fact that the County of Los Angeles Department of Beaches and Harbors has no way to verify that the lessees received their inspection reports and the fact that the Director has continually over the past several years failed to issue notices of default. You can walk any of the docks and see the dock deficiencies. The Director fails to issue notices of default. There is no way that the Department has to determine whether the lessees have even received the reports by Beaches and Harbors. Mr. Moliere pointed this out when I requested some of the dock inspection reports for Deauville Marina. I asked, 'how do you verify?' There is no verification that the lessees received the inspection reports. Finally, you need to very much consider the fact that if you're going to issue any type of proposals to put docks on the federal easement you would have to get federal permits and the Coastal Commission would have to swear an affadavit saying that these projects were in compliance with the Coastal Act and given the fact that these are excluded lands the Coastal Commission has no regulatory jurisidiction to issue permits for docks in the main channel. Finally, the Rivers and Harbors Act of 1945 governs the Rivers and Harbors Act of 1954, which approved the inlet at Playa del Rey. The 1945 Rivers and Harbors Act says that the governor or his delegates would be the liaison between the United States and the state of California. The question is, has the governor delegated that authority to the Los Angeles County Department of Beaches and Harbors and is the Los Angeles County Department of Beaches and Harbors seeking millions of dollars from the U.S. government under the 1954 authorization?

Mr. Robert Varney, a boater, informed the Commission that the people who are waiting for slips and those people who were displaced when the slips were removed are not given any consideration and don't have the ability to reintegrate into the society of Marina del Rey. He said that he had a slip for a year until his slip was condemned along with several other slips. Mr. Varney said that he then tried to rent a transient slip at Chace Park and was told by staff that he could not remain there because he has a marina eviction.

Chairman Searcy requested a response from Mr. Wisniewski on Mr. Varney's allegation that Chace Park does not rent to people who are evicted from slips in the Marina. Mr. Wisniewski asked Mr. Varney when he lost his slip and what was the size of his slip. Mr. Varney responded that he lost his slip approximately 3 ½ months ago and it was a 25' slip.

Mr. Wisniewski informed the Commission that there are many vacant 25' slips, however, Mr. Varney tries to use the transient docks as his permanent slip location. Chace Park employees have informed Mr. Varney that this practice isn't allowed. Mr. Wisniewski added that Mr. Varney has visited the Beaches and Harbors' administration building to discuss his concerns and he took up a lot of staff time. The last time that Mr. Varney came to the administration building Mr. Wisniewski suggested that he submit his concerns in writing so that staff could respond. Mr. Varney became belligerent and began raising his voice and becoming disruptive. Mr. Wisniewski said that, as a result, Mr. Varney is no longer welcome at the Department's headquarters.

Chairman Searcy asked whether there are 25' slips available for rent. Mr. Wisniewski responded that there are such slips for rent and Mr. Moliere can provide Mr. Varney with a list after today's meeting. Chairman Searcy suggested that Mr. Varney and other members of the public speak to Mr. Moliere after the meeting if they are interested in obtaining the list of docks that have 25' boat slips available.

Mr. Wisniewski commented that Mr. Moliere could provide the list, however, Beaches and Harbors' staff don't determine whether Mr. Varney's or anyone else's boat is seaworthy. Mr. Moliere added that the public should also be aware that credit worthiness and past history of tenancy are important considerations when leasing a slip.

Chairman Searcy informed members of the public that if they are turned down because of their credit history they have the right to obtain a copy of the credit report and challenge it. Chairman Searcy added that if an individual is turned down for any reason, the person should get the reason(s) in writing and if the dock's staff refuses to put the reason in writing, the Commission should be informed of it.

Mr. Varney said that he's been on a waiting list for slips throughout the Marina and learned that brokers obtained slips ahead of him. He also was turned down for having an old boat that was dated before 1974 and the anchorages would not accept boats that were older than 1975. Mr. Varney said that he received the rejection in writing, which he has with him today.

In response to Mr. Wisniewski's comment that Mr. Varney behaved inappropriately at the Department's administration building, Mr. Varney said that he visited the office and had a calm demeanor, however, when he was speaking calmly with two staff people, Mr. Wisniewski began screaming at him and asked when Mr. Varney was going to stop wasting staff time. Mr. Varney commented to the Commission that this was the only time that Mr. Wisniewski has ever spoken to him on the three occasions that he has encountered Mr. Wisniewski.

Ms. Andrus said that the replacement of slips speaks volumes about the degraded conditions of the Marina. She commented that when Chairman Searcy first began serving on the Commission, he showed interest in the spirit and soul of Marina del Rey. However, Chairman Searcv now behaves as though he feels everything has become too repetitive. Ms. Andrus informed the Commission that the issues she is bringing up today would continue to be brought up because boaters and tenants are being hurt and their lives are being turned upside down. She said that the Commissioners and Department staff don't realize the anguish and fear that residents are experiencing by the Department not enforcing maintenance issues and now the Department is trying balance everything on the backs of the boaters and residents by eroding their rights and ignoring their grievances.

Ms. Andrus also commented that the Commissioners were supposed to do a dock walk, however, a walk alone won't be enough now because the docks are so deteriorated that the Commissioners will have to put on diving suits to explore them. She added that staff isn't counting the slips correctly. For example, with the end ties, "they'll" tell you that three small boats can be fitted on them and the slips are counted as three small slips instead of counting them as one large slip. If a small boater wants to use the end tie, he/she will have to pay the whole slip fee. She said that the Department should be fairer in its representation of the slip numbers.

Further, Ms. Andrus said that she also would like to see improvement in the way the public is treated. She said that the February 10 workshops exemplified the Department's desire to distance itself from the public and to push the public aside.

Chairman Searcy addressed Ms. Andrus' comments. He said that many facilities in the Marina are quite old and many residents, such as the Kingswood tenants, have gone without improvements or rent increases to their complexes for years. For years, the tenants had the benefit of not having to pay increased rents, however, they also had to live with no improvements to their complex. He commented that it is unfortunate that some people will be displaced during building renovations, but it cannot be avoided. There are efforts to make things as harmonious as possible for residents, but not everyone will be happy.

Chairman Searcy also informed Ms. Andrus that he remains a dedicated commissioner and is doing the best job that he can. He said that it's a two-way street as far as the Commission's interaction with the public is concerned. The Commission has a difficult job. There are members of the public who don't want any changes in the Marina and some of the public don't want certain members of the population to have access to the Marina's facilities. Chairman Searcy emphasized that the Marina is a part of Los Angeles County and is open to all of its residents.

Chairman Searcy added that people have also questioned jurisdictional issues concerning the County's right to operate the Marina or develop in the Marina. In response to these concerns, County Counsel staff spent a lot of time researching the matter and, ultimately, developed a well-reasoned legal brief. However, the public expressed dissatisfaction with County Counsel's response. Chairman Searcy emphasized that change is difficult, but it has to happen and improvements have to be made. He reiterated that not everyone is going to be happy with all of the development occurring in the Marina, but Commission members are doing the best job that they can and will continue to do so.

Mr. Brian Harr suggested that when slips at the lessees' docks remain vacant for a certain length of time the lessee could be mandated to report the vacancy to the Department so that Chace Park will have the opportunity to rent the slips, perhaps on a daily or weekly basis, to its overflow transient tenants. Chairman Searcy informed Mr. Harr that the idea doesn't sound half bad as far as making slips available on a rolling basis. However, it would have to be voluntary and something that the lessees want to do.

Mr. Wisniewski said that the Department has spoken to lessees about offering, on a cooperative basis, their vacant slips during the summer months to Chace Park tenants on occasions when Chace Park docks are full. This has worked in the past, but the lessees did it on a volunteer basis. Mr. Wisniewski added that one of the reasons there are plans to expand Chace Park is to bring more slip space under County control so that additional transient facilities could be added if needed. He said that negotiations have already begun with lessees to build transient facilities at their docks.

Mr. Wisniewski commented that the biggest demand is for slips to accommodate boats 35' and above. These slips are very few and far between. There is a surplus of boat slips below 30'. The Department has placed a moratorium on converting more slips that are below 30' to the larger sizes because of the concern that, even though there is a 7-8% vacancy factor for small slips, this vacancy factor might go away tomorrow.

Mr. Harr said that he previously made his suggestion to Paul Wong and Mr. Wong pointed out that the problem is that if someone uses a lessee's slip on a transient basis, it might be hard for the lessee to get the person to leave. Mr. Harr said that this situation would not occur if the slip was rented on a night-to-night basis, like a hotel, and the tenant knew beforehand that he would have to leave.

Commissioner Lesser requested staff to estimate the number of people who come to Chace Park to rent a transient slip and are turned away. Mr. Wisniewski responded that he didn't have this figure but could obtain it. He explained that the primary issue at the transient docks is the turning away of the Ballona Creek boaters who cannot find permanent moorage in Marina del Rey. These boaters bring their vessels to Chace Park's 4-hour dock and try to leave them there on an ongoing basis.

Mr. Wisniewski said that there is a need for additional transient facilities, particularly for the large vessels for which the Marina typically does not have room. He said that the Department is currently negotiating with the lessees concerning these facilities. Mr. Wisniewski added that he would remind the lessees of the voluntary program to make transient docks available. This program is particularly useful during the summer months when special events are scheduled at Chace Park and overflow docks are needed.

Commissioner Lesser commented that a lot of the original leases did not have the teeth in them that the new leases have as far as maintenance requirements is concerned and this caused a lot of problems, which are currently being corrected. He said that the new leases are far more effective and improve the way maintenance problems are handled. Hiring additional inspectors will help expedite the process of refurbishing the docks that aren't going to be replaced right away and, hopefully, over time, the entire Marina will have new docks.

Mr. Wisniewski commented that people should not lose sight of the fact that 65% of the slip inventory has been replaced or is in the process of being replaced.

5. NEW BUSINESS

a. Concession on County-Owned or Operated Beaches and Burton Chace Park

Mr. Wisniewski said that the Department is requesting the Commission to recommend Board approval of the Café Lorelei proposal to provide concession services at Burton Chace Park. He said the Beach Commission has already given its recommendation for the beach concession proposals.

Mr. Wisniewski asked Mr. Paul Wong, Chief, Asset Management Division, for the number of bids the Department received for the Chace Park concession. Mr. Wong responded that three bids were received. Mr. Wisniewski commented that the recommended concessionaire also operates a café next to the health facility at Holiday Harbor and she is a delightful and energetic person.

Mr. Wisniewski said that the concession agreement is for a five-year period. In the past, the contract was for a two-year period and maintenance was the County's responsibility. Through Paul Wong's and his staff's efforts, the contract period was extended to five-years, maintenance of the facility is now the responsibility of the concessionaire and the County's gross revenues is estimated to increase by $92,000 annually.

Chairman Searcy opened the floor to public comment.

Ms. Carla Andrus said that she shares Mr. Wisniewski's enthusiasm for Café Lorelei and commented that it's good that a local entity was awarded the bid. She said that Café Mermaid is a local business that is connected to the community and the concessionaire has sensitivity to the community's needs and desires. The café has a warm and inviting atmosphere as well as an interesting and exciting menu.

Mr. John Davis said:

> This is clearly a formerly submerged land of the state of California. Director Victor Adorian sent a letter to the State Lands Commission, which I submitted to this Commission at the night meeting. It was a letter from Victor Adorian to the State Lands Commission stating that we all know that Marina del Rey was dry land and that would you please give us a blanket letter stating that these were not public trust lands. Clearly from all of the U.S. Army maps and U.S. geological survey maps and several old surveys, these were formerly submerged lands. Under the Public Resource Code, the Lands Commission is required to own all formerly submerged or currently submerged lands. So, my question is, what right does the County have to issue a lease on lands that should be owned by the Lands Commission? That's my first question. Secondarily, there is no indication that I see in this report of how many square feet would be given to...a lessee or concessionaire. We don't see any amount of space...is it a way for the County to get its nose under the door and build a building, etc.? Where is the square footage...or do we even know how much square footage there is? That concludes my testimony and I'm very much anxious to know about whether the State Lands Commission returned that letter to Victor Adorian saying, 'no, these are not public trust lands,' because if they are formerly submerged and the County is issuing leases on them and the County is claiming to own them, they certainly should be in the hands of the Lands Commission.

Chairman Searcy asked whether the Department has information on the space that Café Lorelei would utilize. Mr. Moliere responded that the individual concession contracts define the space and copies of the agreement are placed on the public information table.

Mr. Robert Varney commended Café Lorelei's concessionaire and said that the concession would be a welcome addition to Chace Park.

Vice-Chairperson Stevens moved and Commissioner Lesser seconded a motion to recommend Board approval of awarding Café Lorelei the Burton Chace Park concession. The motion passed unanimously.

b. Contract for Marina del Rey Water Shuttle Service

Mr. Wisniewski said that staff submitted to the Commission the proposed contract for the Marina del Rey Water Shuttle Service. The service is expanded and will operate for two years. The contract term is from May 28, 2004 through September 5, 2005. Patrons will be charged $2.00 per trip. Three boats will operate with a fourth boat on holidays and Thursday evenings to improve service to the pre-concert series in Chace Park. The maximum compensation under the contract is $311,821, which the Director is authorized to increase by 20% if the service is expanded.

Mr. Wisniewski pointed to a map on display that identified the shuttle locations. He said that there would be sites at Fisherman's Village, Chace Park, Marina Beach/Parcel 91 dock, the Fire Station dock and the Dolphin Marina and Marina Harbor docks. Three shuttles would operate on a continuous basis and a fourth shuttle would be used on heavy days.

Mr. Wisniewski said that the Department received one proposal for the shuttle service and it was from the same gentleman who operated the service last year. The Department has secured a loan from the Quality and Productivity Commission's Investment Fund for the operation of the program and the Department has an option under the contract to purchase the vessels to reduce program costs. He said that 13,300 riders used the shuttle last year and he hopes for a significant increase this year due to the expanded service.

Chairman Searcy asked whether the Commissioners had questions or comments on this agenda item. The Commissioners indicated that they had no comments or questions. Chairman Searcy opened the floor to public comment. Hearing none, he entertained a motion on the item.

Commissioner Lesser moved and Vice-Chairperson Stevens seconded a motion to recommend Board approval of the proposed contract for the Marina del Rey Water Shuttle Service. The motion passed unanimously.

Mr. Wisniewski commented that he is particularly delighted that there weren't any negative comments from the community regarding the shuttle service. He said that the program was extremely well received and was used by many people, some of whom could not have afforded to rent a boat and were pleased that the shuttle provided an inexpensive way to see the Marina.

6. STAFF REPORTS

a. Ongoing Activities Report

-- Board Actions on Items Relating to Marina del Rey

Mr. Wisniewski informed the Commission that there is an additional item that Mr. Chesler wants to share with the Commission. Mr. Chesler said that on May 7, 2004 the County would receive a ceremonial check for $1.75 million for the second phase of the Marina Beach Water Quality Improvement Project. The Department is working with Supervisor Knabe's office to staff the event. Mr. Chesler said that staff would send a notification of the event to each Commissioner.

-- Design Control Board Minutes

Mr. Wisniewski reported that the March 25, 2004 Design Control Board minutes were submitted to the Commission and copies were placed on the public information table.

-- Oil Seepage on Admiralty Way

Mr. Chesler reported that recently there was a line breakage on a 4-inch oil line that is operated by Southern California Gas Co. The location of the breakage is the corner of Palawan and Admiralty Ways in front of the Harbor House restaurant. The Fire Department and the Office of Emergency Services responded to the breakage immediately. Through tremendous effort and research, the line's owners were located and the site was cleaned. There were only 15 barrels of oil that were released and those were properly contained and discharged. The street and line were repaired and are back in operation.

Chairman Searcy opened the floor to public comments.

Mr. John Davis, speaking on behalf of the Sierra Club, said:

> As you know, there has been a lot of development proposed and approved by this Commission over in this same area that the pipeline goes near and is adjacent to. The County never revealed the fact that this pipeline existed in the EIR, for instance, for Deauville and Bar Harbor. Also, this report is absolutely misleading. I spoke to the Division of Oil and Gas Resource's person who is administering this leak and he said that the origin of the condensate...was Del Rey 10, not in Venice...the condensate was through the line that is owned by Sempra Energy. So, there's no question who owns the line, it's Sempra Energy. The line was supposed to have been abandoned some time ago, but it was never decommissioned. So, according to the Department of Oil and Gas Resources, it's not supposed to be used for anything right now and it should be decommissioned. Del Rey 10, according to the state and not the County, that should know better, the State Department of Oil and Gas Resources says that it's Del Rey 10. Del Rey 10 is supposed to be a monitoring well for the underground gas storage facility, which is only according to the maps of the Southern California Gas Company. It's supposed to extend slightly into the harbor. However, the Department of Oil and Gas Resources states that they use this well not just for monitoring, but to depressurize the underground gas storage facility when necessary and then float combustible gas, along with gas condensate, perhaps oil, to Sempra.
>
> The problem with Del Rey 10 is, as we look at its production records, there is no record of anything being produced, whether it's releasing pressure from the Gas Company or oil condensate. There's no record whatsoever and Sempra is the one that's supposed to report what's produced or extracted from that well to DOGERT [?]. It's showing zero production, however, Sempra admits that it flows gas through here to equalize pressure on the underground storage facility, which is not supposed to be under the Marina in the first place. So, as we ask ourselves, during the course of the EIR for Deauville and Bar Harbor, did the County know this line existed and if they did, why did they not present that information at the Department of Regional Planning? As these lines are old or damaged by corrosion, they're damaged by seismic activity. They often times leak and they go right through residential areas right along Admiralty. We ask ourselves, are these people safe and is the County purposely withholding information regarding these lines and the fluids transmitted through them from the public so as to encourage developers to develop without having to meet the legal constraints? My final comment is, when the County of Los Angeles finds out that there is a toxic substance that is leaked it is supposed to report that to the governor's Office of Emergency Services. I would like to know if the County transmitted the fact that it knew a toxic substance was released to the governor's Office of Emergency Services as required by law?

Commissioner Lesser asked whether Mr. Davis' comments are accurate. Mr. Moliere responded that the pipeline is an unused line and has been for a number of years. Mr. Moliere said that it is not an active line. Del Rey 10, to which Mr. Davis referred, is an equalization line and does not pump.

Mr. Moliere explained that the Gas Company has indicated that it would abandon the line, which the Gas Company is in the process of doing. The small leak was only about 20 gallons and was condensate that had built up over the course of time. Initially, the line was not part of the map for the general system and, therefore, there was difficulty finding who owned it because it was a different division of Southern California Gas and Sempra. Once that was found, the repairs were done. He said that the Department has worked with the Gas Company to make sure that the pipeline is properly mapped and part of the Dig Alert system. The company is in the process of abandoning the pipeline.

Mr. Wisniewski informed the Commission that staff would report to the Commission when the pipeline's abandonment has occurred.

Ms. Andrus commented that she spoke to a Gas Company representative and she also did a videotape. Ms. Andrus offered to share the tape with the Commission. Ms. Andrus said that the representative informed her that there are active oil wells at the site, low producing wells, from which the company does not receive much revenue. She asked whether the Department reported the matter to the correct parties, particularly the governor's Office of Emergency Services.

Ms. Andrus requested that the public be given an opportunity to see the maps that identify the location of the pipeline along Admiralty Way. She commented that there is a lot of subsidence in the area and the public would like to have an idea of what is occurring underground.

Vice-Chairperson Stevens asked staff how far the pipeline extends. Mr. Wisniewski responded that he did not know the pipeline's extent, however, there are maps that document the underground lines in the Marina and staff would tell the Commission at the May meeting where to access this information.

b. Marina del Rey Convention and Visitors Bureau

Ms. Moore reported that business picked up in early 2004. Hotel occupancies in January were at 73% compared to 66% in 2003. In February, hotel occupancy was up to 71%, compared to 66% last year. The market strength that existed prior to September 11, 2001 hasn't been regained, however, Ms. Moore said that she's optimistic that 2004 will be a very good year for tourism growth.

Further, Ms. Moore reported that the Visitors Bureau is adding two international trade exhibitions to its schedule in an effort to focus on generating more foreign tourism business from international tour operators. The Bureau's research shows that Marina del Rey welcomes visitors from all over the country and world, particularly the United Kingdom, Japan, Canada and Germany are very important sources of visitors to the Marina. The two shows that the Bureau staff is attending will provide them the opportunity to meet with the owners and product managers of the international tour companies from those markets. She said that with a strong Euro right now against the weakening U.S. dollar, it is an advantage for foreign travelers to come to the United States.

Additionally, Ms. Moore reported that within the next couple of days a new coalition, comprised of the Marina Visitors Bureau and the Convention and Visitors Bureaus of Santa Monica, West Hollywood and Beverly Hills, is hosting a group of French and British travel writers on a tour through Marina del Rey.

7. COMMUNICATION FROM THE PUBLIC

Chairman Searcy opened the floor to public comment.

Mr. Rigopollos informed the Commission that he has been a hideaboard in the Marina for approximately six years. He said that marinas know exactly who are legal and illegal liveaboards. Dockmasters have free reign to treat illegal liveaboards as they wish since the illegal liveaboards have no rights. He said that he could not afford to live as a legal liveaboard when he first arrived in the Marina and, overtime, the Marina has become his home. Mr. Rigopollos was kicked out of Mariner's Bay in December after his dog attacked someone else's dogs. Since the eviction, Mr. Rigopollos has

been back and forth between the anchorage, guest docks and Sheriff's Department. He was arrested after being accused of trespassing on the docks at Mariner's Bay. Also, his boat and car were impounded. Mr. Rigopollos said that, despite all of this misfortune, he is not against the County, but he would like to see improved relations between the public and the entities that operate here. He said that he has a feeling that the sheriffs and Beaches and Harbors' staff are frustrated with him and biased against him. Mr. Rigopollos said that he would like a meeting between all of the parties and a more mature way of addressing the issues.

Mr. Rigoppollos also informed the Commission that the new island slips in Basin A have dangerous gangways leading down to the central area where the boats are located. He said that the gangway doesn't have a dock area built underneath it and when a boat takes on a lot of windage and its motor fails, the boat can be pushed underneath and face a lot of compression and scissoring action that could maim someone. He suggested that a barrier be installed so that when a boater starts heading toward the gangway there is something to fend off on the water level.

Mr. Brian Harr said that anyone with a boat and a slip who wants to liveaboard and is willing to obtain the necessary permit and pay the required cost should be allowed to do so. He said that he read a quote from Paul Wong in the Argonaut stating that the Marina doesn't have a quota for the number of liveaboards that are allowed here. Mr. Harr said that many people believe that there is a quota. Also, there are waiting lists for liveaboards in the Marina and docks that will accept liveaboards are hard to find.

Mr. Harr said that a lot of boats in the Marina don't have current registrations. He suggested that if the Department wants to get rid of some of the boats in the Marina, all that it needs to do is require boat owners to have current registration and valid insurance. He also suggested that one way to get rid of "floating apartments," which have nothing to do with boating, is to require boaters to demonstrate their boats' functionality.

Mr. Harr also commented that Chace Park's docks should not be restricted to a seven day maximum stay since many of the docks are empty a lot of the time anyway. He said that lifting this restriction would provide the County with increased revenue. Mr. Harr again suggested that the Department request lessees to avail their slips to Chace Park's transient tenants when needed. He said this would be another way to generate revenue.

Commissioner Lesser said that he recalls receiving information from a previous meeting that the Marina's percentage of liveaboards either compares favorably or close to the marinas in the surrounding area. He asked whether there is a limit to the number of liveaboards allowed. Mr. Wisniewski responded that there really isn't a limit. Commissioner Lesser asked whether there is a size requirement. Mr. Wisniewski responded that it is pretty much up to the lessees. Mr. Wisniewski added that, in general, there is a 10% liveaboard rate in the Marina. This is not per any law or requirement from the County.

Commissioner Lesser asked whether the lessees could be required to take more or take less liveaboards. Mr. Wisniewski responded "no" and said that the County could not impose such a requirement.

Commissioner Lesser asked Mr. Wisniewski how many people did he think with boats in the harbor would like to become liveaboards but are not allowed. Mr. Wisniewski responded that there are many people who would like to liveaboard since it is an inexpensive way to live on the water. He said that there is a delicate balance since liveaboards bring a valuable service to an anchorage because they add security. He said that you don't, however, want them overwhelming a facility because if they are not active recreational boaters they frustrate the mission of the harbor.

Mr. Tom Costel said that he represents an informal committee of Kingswood tenants and in meetings with the tenants they referred to a discussion they had with Archstone representatives at the February Small Craft Harbor Commission meeting. Subsequent to the meeting, the tenants were "given

documents regarding evictions...that don't seem to be in compliance with what representations were made by Archstone-Smith." Mr. Costel asked whether he could address this matter "offline" with the Commission. Mr. Wisniewski suggested that Mr. Costel speak with Mr. Moliere and if, after speaking to Mr. Moliere, Mr. Costel doesn't feel the Department is addressing the tenants' concerns, Mr. Costel could address the Commission.

Vice-Chairperson Stevens commented that she recalls the discussion between Archstone representatives and Kingswood tenants occurred after the Commission meeting had adjourned. The Commission, therefore, has no idea what promises were made or what was said between the parties.

Mr. Costel clarified that he isn't stating what definitely occurred at the Commission meeting, but is relaying what some of the Kingswood tenants told him. The tenants told him that the verbal representations made at the meeting are not being met. Mr. Wisniewski said that it doesn't matter whether commitments were made privately or formally before the Commission, the Department would like to be informed if there is a lease violation.

Ms. Andrus said that workshops were held after the February Commission meeting and the workshops and the Kingswood issue divided the public and the workshops were a failure. She asked when the issue of the need for more workshops will be addressed. Ms. Andrus also reiterated that the discussions that occurred at the workstations should have been included in the minutes because that is the only way the public would know what promises were made to Kingswood tenants.

Ms. Andrus said that, relative to EDAW, she had a conversation with "David" about way finding and this discussion was also excluded from the minutes. She said that she had suggested during the conversation that, if the intent is to inform the public about the Marina, perhaps, freeway signs directing people to the Marina could be used. Ms. Andrus said that she had hoped the Visitors Bureau would support this idea. She commented that EDAW was paid $170,000 by the public, yet the EDAW consultants have never been introduced to the public. Ms. Andrus said that she happened to be at a Design Control Board meeting when EDAW was introduced and its representatives expressed interest in meeting with the public, yet they have failed to do so.

Ms. Andrus stressed the need to include every issue in the minutes that was discussed during meetings and workshops. She also stated that the lessees in the Marina appear to have more power than the Commission and this fact is disappointing. She questioned why the lessees aren't on the Commission since they have so much power. She suggested that someone who represents the tenants join the Commission, which might improve dialogue and help to resolve the serious issues.

Mr. Varney said that that he has lived in the Marina for 30 years and at one time owned one of the Marina's nicest floating homes, which he lost in a battle with one of the marinas. When he lost his home, he became a transient at the docks. He said that he's been made into a really bad character. He's received 16 citations since he lost his slip at Tahiti Marina. He asked the Commission whether he is the type of person who makes trouble. Mr. Wisniewski responded that he has had personal experience with Mr. Varney over a period of several months and it isn't right for someone to both take up the amount of staff time that Mr. Varney has taken and to continue to violate the law.

Mr. Varney said that before losing his home no one had even heard of him in the Marina and he never caused any trouble. He said that he operated a non-profit agency for the homeless for over 16 years and for 30 years he raised money for charities. He stressed that he isn't a bad person or the type of person who doesn't belong in the Marina. Mr. Varney informed the Commission that he is a good citizen and his father, his brother and himself have all done military service.

Mr. Varney said that the first time he was arrested occurred when he occupied the 4-hour dock at Chace Park. He stayed a few minutes over the limit because of boat problems and when he tried to explain to staff the reason for remaining over the limit, they contacted the Sheriff's Department. Mr. Varney then tried to explain to the sheriff why he had violated the 4-hour limit and the sheriff wrote him a citation anyway. Mr. Varney said that when he signed the citation and attempted to go take care of

his boat, the sheriff pointed a gun in his face and told Mr. Varney that he was under arrest. Mr. Varney added that the Sheriff's Department informed him that Beaches and Harbors' staff wants the sheriffs to write him citations.

Chairman Searcy told Mr. Varney that he feels compassion for his situation, but Mr. Varney was already advised that if his boat was taken illegally he should obtain legal assistance, which Mr. Varney says he has done. Chairman Searcy also informed Mr. Varney that the Commission cannot resolve the issue of his having experienced a downturn in life.

Mr. Varney said that it's not just about him and his problems, but also the conspiracy of agencies that are trying to get rid of people they don't think belong in the Marina. Mr. Varney said that he would report to the Commission on how cooperative Beaches and Harbors' staff is the next time he visits the Department.

Mr. John Davis said, speaking on his own behalf:

> One of the reasons that you feel frustration is because you're feeding us a line of crap. The County is trying to quick claim, subdivide...at a surplus property. Look at the grand jury report of 1981, which you are entirely disregarding. In fact, I think that it's time for a new grand jury investigation. As you know, per the document that I submitted to you at the last night meeting, Congresswoman Jane Harman has asked the U.S. Justice Department to step in and look at the lands transactions that occurred in the creation of Marina del Rey. In relation to Commissioner Stevens' question about where that line goes, it goes all the way along Via Marina and Admiralty. The County should know about this and it should have been brought up at Regional Planning. The question is, does the County own the mineral rights under Marina del Rey and, if they do, are they leasing those mineral rights to operators and, if so, we like to see who the operators are and if they're producing low level volumes of oil and pumping into that line without informing Regional Planning and the environmental watershed section.
>
> To correct Stan again, Stan made the claim that the majority of demand is for boats in the 35' range, however, the Department of Boating and Waterways has issued a report that says that is the case in most of California, with some exceptions. Marina del Rey is an exception Stan. Demand for boat slips in Marina del Rey is the exception to the Department of Boating and Waterways' report and it is for boats much smaller than 35', so you were partially right, but in relation to Marina del Rey, you are dead wrong and the authority is the Department of Boating and Waterways' report, not any document produced by the County of Los Angeles. Your evaluation committee is in violation of the Brown Act. It is making decisions regarding land use without including the public. As you know, the County has been recently sued by the L.A. Times and the Times won. There is a statute now, I mean there is a precedent, and this evaluation committee must comply with the Brown Act and hold its meetings in the light of day. The Lands Commission is supposed to own all submerged and formerly submerged lands according to the Public Resources Code. Why is that not the case in Marina del Rey? The state Harbor Code requires fair and reasonable rents. Why are we using market rates? The Constitution of the state of California guarantees every citizen the right to walk on and fish off public docks. These are public docks. Why are they gated and why is the County of Los Angeles absolutely and knowingly violating the constitution of the state of California in this respect? Finally, in regard to deferred maintenance, lessees are to be punished for not maintaining their properties in a safe fashion, but this Commission has knowingly substituted Policy Statement 25 and rewarded the lessees by giving them perks that enable them to sell their leases in some cases and make money for violating safety provisions and it is a disgusting matter and I think the entire situation is being run like a business and it is going to be brought to an abrupt halt because it is no longer encapsulated by the County. There are other higher powers involved.

8. ADJOURNMENT

Chairman Searcy adjourned the meeting at 3:15 p.m.

Respectfully submitted,

Toni Minor
Commission Secretary

Los Angeles County Beaches & Harbors — Caring for Your Coast

To enrich lives through effective and caring service

County of Los Angeles — California

May 5, 2004

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan Wisniewski

SUBJECT: **ITEM 3b- MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY

CALIFORNIA CUP REGATTA
May 14, 15 and 16

The California Yacht Club will be hosting its annual regatta for the Farr 40 Class in Marina del Rey on May 14 – May 16, from 12:00 noon until 4:00 pm each day.

For information call: California Yacht Club at (310) 823-4567.

MARINA DEL REY WATER SHUTTLE
Sponsored by the Los Angeles County Department of Beaches and Harbors

The Marina del Rey Water Shuttle, a unique service for visitors and residents, will operate on weekends and holidays beginning Memorial Day, May 31 through Labor Day, September 6. The shuttle will ferry passengers throughout the Marina for $2.00 per trip. Bikes and strollers welcome, no pets allowed. Hours are Fridays, 5:00 pm to 11:00 pm; Saturdays, 11:00 am to midnight; Sundays and holidays, 11:00 am to 10:00 pm; Thursday concert nights, 5:00 pm to 11:00 pm.

Boarding locations are:

Marina "Mother's" Beach at Palawan Way

Chace Park at Mindanao Way
(ADA accessible)

Dolphin Marina at Panay Way

Fisherman's Village at Fiji Way

Los Angeles County Fire Station #110
4433 Admiralty Way

Marina Harbor at Bora Bora Way

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://beaches.co.la.ca.us
Stan Wisniewski Director • Kerry Gottlieb Chief Deputy

Ample parking is available at nearby Los Angeles County lots for a reasonable fee:

Lot #4 - 13500 Mindanao Way
Burton Chace Park Lot - 13650 Mindanao Way
Lot #10 - 4101 Admiralty Way
Lot #11 - 14101 Panay Way
Fisherman's Village - 13737 Fiji Way
Lot #9 - 14110 Palawan Way
Lot #5 - 4545 Admiralty Way
Lot #13 - 4601 Via Marina

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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES
Sponsored by Pacific Ocean Management, LLC
All concerts from 2:00 pm – 5:00 pm

Saturday, May 15

THE ERIC ESTRAND ENSEMBLE, performing Big Band

Sunday, May 16

THE SULLIVAN HALL BAND, performing R&B, Blues and Pop

Saturday, May 22

OLIO, playing R&B, Rock and Pop

Sunday, May 23

THE LADS, playing Irish Rock

Saturday, May 29

THE KID & NIC SHOW, playing Swing

Sunday, May 30

PHYLLIS CHANG, playing Jazz, Pop and Adult Contemporary

For recorded information call: (310) 823-5411.

BEACHES

SANTA MONICA PIER

Sunday Concert Series

The FREE concerts are held, weather permitting, every Sunday, 2:00 pm - 4:00 pm, through Memorial Day. Parking is available on the Pier or in most beach lots.

Sunday, May 16

Barbara Morrison and the Daniel May Band, playing Legendary Jazz and Blues

Sunday, May 23

West Side Crew, playing Classic Oldies

For information call: Chris Volaski at (310) 396-0897.

SW:mc

Los Angeles County
Beaches & Harbors
Caring for Your Coast

To enrich lives through effective and caring service

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

May 5, 2004

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan W.

SUBJECT: AGENDA ITEM 4a - MARINA DEL REY SLIP REPLACEMENT - SIZES OF CURRENT AND FUTURE REPLACEMENT SLIPS

Item 4a on your agenda relates to a request made at your Commission's April 2004 meeting for further information regarding Marina slip replacement. At the April meeting, we presented a report detailing the current and projected status of slip replacement in the Marina. Your Commission requested that we also furnish a breakdown of the sizes of slips as they relate to current and projected construction.

The attached exhibit details sizes of Marina slips before and after completed and projected redevelopment. You will note that, as previously reported, two projects (Marina Harbor Apartments – Parcels 111/112 and Deauville/Bar Harbor Marina - Parcels 12/15) have planned reductions to their total number of slips in order to accommodate larger slip sizes. No additional reductions in slip numbers will be supported by the Department until we are able to resolve the impact on small boaters.

Please note that while future slip construction is projected to replace current slips essentially on a one-for–one basis, there may be some variation in total slip number due to requirements, not in force at the time of original Marina slip construction, for compliance with the Americans with Disabilities Act (ADA). Additionally, each marina is now required to supply pump-out stations and some older marinas contain some "double slip" configurations that are no longer functional as such, due to modern boat construction that provides wider beamed boats. It is expected, therefore, that some variation in projected slip counts will occur as actual plans for new construction are finalized and subjected to the regulatory process.

Also, as previously noted, our official count of boat slips for vacancy reporting purposes does not include the Marina's 228 end and side-ties, as each may berth one or more boats.

Please let me know if you would like additional information at this time.

Attachment

SW:rm

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://beaches.co.la.ca.us

COMPOSITION OF SLIPS

		Before redevelopment						After redevelopment				
Pcl	Leasehold-Name	12' to 25'	26'-35	36'-50'	>50'	Total		12' to 25'	26'-35	36'-50'	>50'	Total
7	Tahiti Marina	0	132	61	21	214	**	0	132	61	21	214
8	I&G Bay Club Marina	0	170	61	0	231		0	170	61	0	231
10	Neptune Marina	14	150	20	0	184	**	14	150	20	0	184
12	Deauville Marina *	135	232	48	15	430	**	0	30	155	31	216
13	Villa del Mar *	0	33	145	8	186	**	0	33	145	8	186
15	Bar Harbor Marina	98	65	52	0	215	**	114	100	11	0	225
18	Dolphin Marina *	200	107	83	34	424	**	200	107	83	34	424
20	Panay Way Marina *	54	73	18	0	145	**	54	67	18	0	139
21	Holiday Harbor Marina	122	50	11	0	183	**	122	50	11	0	183
28	Mariners Bay	0	267	102	0	369		0	267	102	0	369
30	Del Rey Yacht Club *	27	134	69	57	287	**	27	134	69	57	287
41	Catalina Yacht Anch	101	46	1	0	148		101	46	1	0	148
42	MdR Hotel (42/43)	107	192	44	6	349		107	192	44	6	349
44	Pier 44	273	114	10	0	397	**	273	114	10	0	397
47	S.M.Y.C. Marina	56	109	8	0	173		56	109	8	0	173
53	The BoatYard	32	62	9	0	103		32	62	9	0	103
54	Windward Yacht Center	0	4	35	14	53		0	4	35	14	53
55/56	Fisherman's Village	0	0	0	9	9	**	0	5	3	26	34
77	77 Del Rey	0	14	0	0	14	**	0	14	0	0	14
111	Marina Harbor *	80	151	17	0	248	**	25	24	28	37	114
112	Marina Harbor *	225	46	34	10	315	**	106	9	28	36	179
125l	Marina City Club	13	205	80	18	316	**	13	205	80	18	316
132	California Yacht Club	25	72	143	13	253		25	72	143	13	253
	Totals	**1562**	**2,428**	**1,051**	**205**	**5,246**		1,269	2,096	1,125	301	**4,791**

* Leaseholds for which indicated slip replacement is either completed or underway.

** Leaseholds for which indicated slip replacements are completed, subject to Board-approved new/extended leases requiring slip replacement, or in advanced state of negotiation for new/extended leases requiring slip replacement.

Los Angeles County
Caring for Your Coast
Beaches & Harbors

To enrich lives through effective and caring service

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

May 5, 2004

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan Wisniewski

SUBJECT: ITEM 5a - CONSENT TO ASSIGNMENT OF LEASEHOLD INTEREST - PARCEL 64T (VILLA VENETIA APARTMENTS) - MARINA DEL REY

Item 5a on your agenda pertains to the proposed assignment of leasehold interest in Parcel 64T (Villa Venetia Apartments) from Tuxedo Real Estate LP, to a consortium of four Delaware limited liability companies: Lyon Villa Venetia, Lyon Villa Venetia II, Wolff Villa Venetia 224, and Wolff Villa Venetia 224 II, that will hold the leasehold as tenants in common. The attached Board letter contains detailed background regarding the proposed assignment.

Your Commission's endorsement of our recommendation to the Board of Supervisors, as contained in the attached letter, is hereby requested.

SW:si

Attachment

13837 Fiji Way • Marina del Rey • CA 90292 • 310.305.9503 • fax 310.821.6345 • internet: http://beaches.co.la.ca.us

May 12, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

CONSENT TO ASSIGNMENT OF LEASEHOLD INTEREST
PARCEL 64T (VILLA VENETIA APARTMENTS) - MARINA DEL REY
(FOURTH DISTRICT)
(4 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the proposed assignment of the leasehold interest in Parcel 64T, Lease No. 4709, is categorically exempt under the California Environmental Quality Act pursuant to Class 1(r) and 4(j) of the County's Environmental Document Reporting Procedures and Guidelines.

2. Approve and authorize the Chairman of the Board to sign the attached Consent to Assignment of Lease (Consent) for Parcel 64T, from Tuxedo Real Estate Limited Partnership, a Delaware limited partnership (Tuxedo), to a consortium consisting of four Delaware limited liability companies: Lyon Villa Venetia, LLC; Lyon Villa Venetia II, LLC; Wolff Villa Venetia 224, LLC; and Wolff Villa Venetia 224 II, LLC (collectively Lyon/Wolff).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Tuxedo is the lessee of Parcel 64T by virtue of a previous assignment approved by your Board on April 3, 1999. Tuxedo is now requesting the County's consent to the assignment of its leasehold interest in Parcel 64T, commonly known as the Villa Venetia Apartments (Villa), to Lyon/Wolff.

Marina del Rey leases provide that the County's consent is required on most lease assignments and that such consent may not be unreasonably withheld. Department policy provides that the County's approval or denial of any assignment will be based on one or more of the following: a) the financial condition of the assignee; b) the price to be paid for the leasehold as it relates to development thereon or potential development; c) the management of the leasehold by the new lessee being in the best interest of the total Marina project.

Assignment of Leasehold

Our review has found: a) the assignee, Lyon/Wolff, has adequately capitalized the project, thus providing an annual surplus from the leasehold operations that will enable appropriate maintenance and leasehold operations; b) the sale price of $34,250,000 appears to be near the upper limit of market price for the leasehold and improvements thereon, but within acceptable market standards; and c) Lyon Management Company, Inc., the proposed manager on behalf of Lyon/Wolff and an affiliate company of the proposed lessee, has the prerequisite experience in acquiring, developing and managing multi-family properties similar to the subject leasehold, having owned or managed 34 apartment communities consisting of over 11,000 units, as well as a portfolio of real properties with a value in excess of $1 billion; in addition, other affiliates of the lessee currently manage more than 4,000 apartment homes throughout the western United States.

Implementation of Strategic Plan Goals

The leasehold assignment is consistent with the County's Strategic Plan Goal of Service Excellence, in that while maintaining appropriate management of the leasehold and appropriate protection of County interests, it allows the transfer of the leasehold interests.

FISCAL IMPACT/FINANCING

There is no financial impact to County as a result of the proposed assignment.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On July 21, 1961, the County entered into a 60-year lease effective from the date May 10, 1961, for the premises currently known as Parcel 64T, Villa Venetia Apartments. On April 3, 1999, your Board approved an assignment wherein Jackbuilt, Inc., a California corporation, assigned all its interest in Parcel 64T to Tuxedo Real Estate Limited

Partnership, a Delaware limited partnership. The parcel occupies 6.4 acres of land and is improved with 224 apartment units.

The proposed assignee is a consortium consisting of four Delaware limited liability companies: Lyon Villa Venetia, LLC (25%); Lyon Villa Venetia II, LLC (25%); Wolff Villa Venetia 224, LLC (30%); and Wolff Villa Venetia 224 II, LLC (20%). The attached Exhibit A illustrates the proposed ownership structure.

The most recent maintenance inspection of Parcel 64T was completed on January 12, 2004 and identified certain items requiring repair and maintenance. The Department's Facilities & Property Maintenance Division has reviewed with the proposed assignee the specified repair items, as well as repair requirements to bring them to Marina standards, and the assignee has specifically committed, as a condition of the Department's consent to the assignment, to assume the lease obligation to maintain the leasehold in accordance with all maintenance, repair and improvement requirements. The proposed assignee has agreed to assume the responsibility for outstanding lease and rent obligations or other County lease obligations that may have arisen from the date of the last audit.

The Assignment of Lease, Acceptance of Assignment of Lease, and Consent to Assignment of Lease are attached hereto as Exhibits B, C and D, respectively. Each has been approved as to form by County Counsel.

The Small Craft Harbor Commission is scheduled to consider the Director's recommendation to approve the assignment at its meeting of May 12, 2004. We will advise your Board of the Commission's recommendation prior to your consideration of this request.

ENVIRONMENTAL DOCUMENTATION

The proposed lease assignment is categorically exempt under the provisions of the California Environmental Quality Act pursuant to Class 1 (r) and 4 (j) of the County's Environmental Document Reporting Procedures and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There is no impact on other current services or projects.

CONCLUSION

Attached are three copies of the Consent to Assignment of Lease. Please have the Chairman of the Board of Supervisors sign all three copies and have the Executive Officer of the Board acknowledge the Chairman's signature. Please send two executed copies of the Consent to the Department of Beaches and Harbors.

Respectfully submitted,

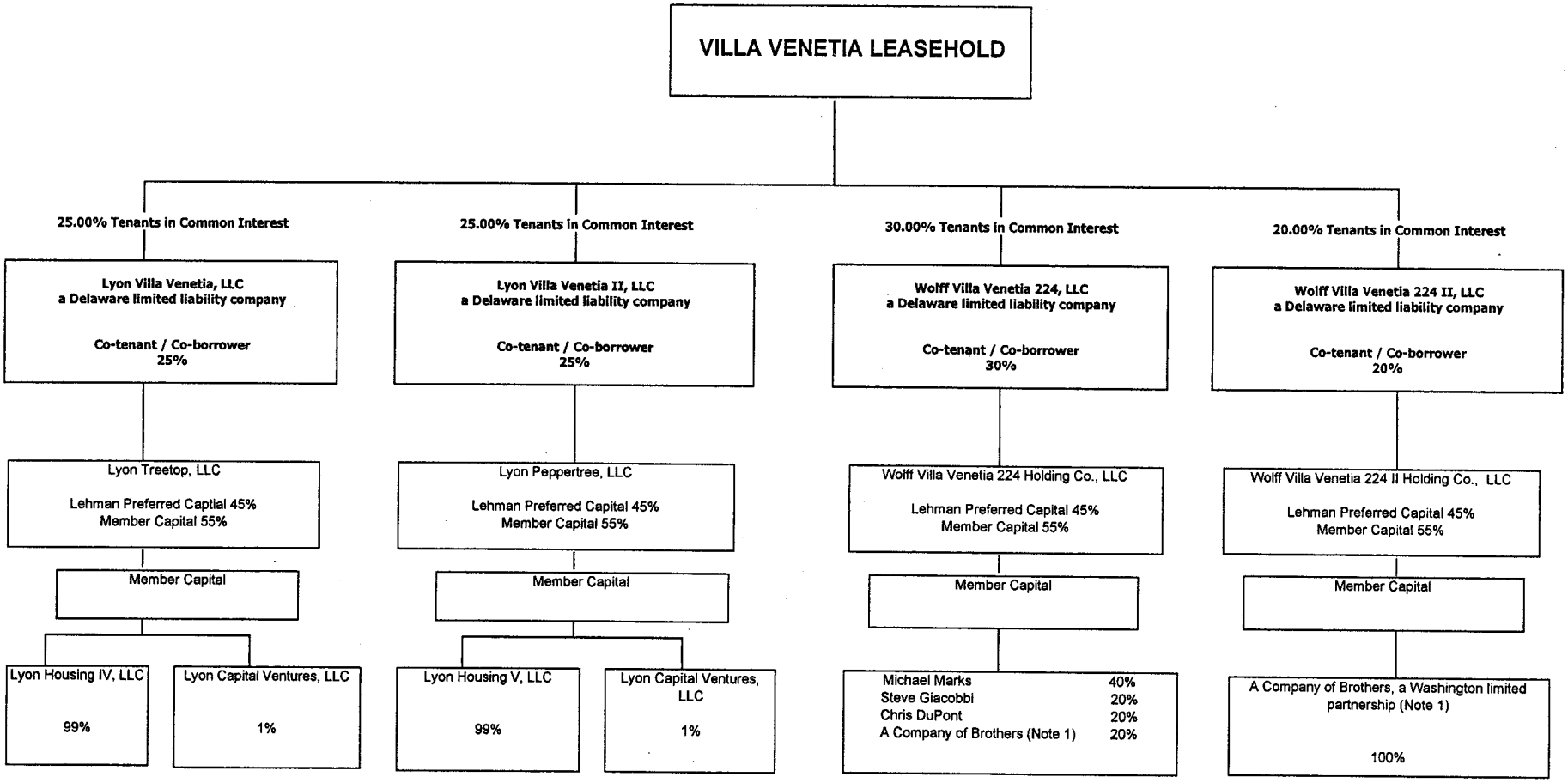
Stan Wisniewski
Director

SW:RM:PW:si:pj

Attachments (4)

c: Chief Administrative Officer
Executive Officer, Board of Supervisors
County Counsel
Auditor-Controller

EXHIBIT A



Note 1: A Company of Brothers, a Washington limited partnership, is owned as follows:

Alvin J. Wolff 20%
Fritz H. Wolff 20%
Timothy J. Wolff 20%
Jesse Wolff 20%
Peter Wolff 20%

Exhibit B

ASSIGNMENT OF LEASE

TUXEDO REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership (TUXEDO), does hereby assign, transfer, grant, convey and set over to LYON VILLA VENETIA, LLC, a Delaware limited liability company, LYON VILLA VENETIA II, LLC, a Delaware limited liability company, WOLFF VILLA VENETIA 224, LLC, a Delaware limited liability company, and WOLFF VILLA VENETIA 224 II, LLC, a Delaware limited liability company (collectively "LYON/WOLFF"), all of its right, title and interest in and to that certain Lease No. 4709, dated July 21,1961, as amended by amendments numbered 1 through 13 (hereinafter, the "Lease"), made and entered into by and between the COUNTY OF LOS ANGELES (County), as lessor, and TUXEDO, as the present lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County, hereinafter sometimes referred to as Parcel 64T, legally described in Exhibit A, attached hereto and incorporated herein.

To have and to hold the same for and during the rest, residue and remainder of the term of the Lease.

This assignment shall be conditioned upon the close of Escrow No. 624064 at Fidelity National Title Company, 1301 Dove Street, Suite 310, Newport Beach, California 92660, and only effective as an assignment of the Lease (i) upon such closing and (ii) upon the full satisfaction of those conditions imposed by the County as set forth in its Consent to Assignment of Lease relating to this assignment.

This assignment and LYON/WOLFF's acceptance of this assignment and assumption of past, present and future obligations created by the terms, covenants and conditions of the Lease shall in no way serve to cancel, limit or impair, as between TUXEDO and LYON/WOLFF, any separate agreements between them relating to any past, present and/or future obligations under the Lease, except that any such agreement shall not serve to cancel this assignment once it has become complete, or to impair County's right to obtain TUXEDO'S full compliance with the terms of the Lease.

[Remainder of Page Left Intentionally Blank]

Dated this 28th day of April, 2004.

TUXEDO REAL ESTATE LIMITED PARTNERSHIP,
a Delaware limited partnership

By: Frontage (Road) Corp.,
an Illinois corporation,
its general partner

By: _____
Name:
Title:

By: _____
Name:
Title:

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 64T

Parcels 892 to 898 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northeasterly, easterly and southeasterly of a curve concave to the west, having a radius of 55 feet, tangent to the northeasterly line of said parcel and tangent to the southeasterly line of said parcel.

Also excepting therefrom that portion thereof which lies northerly of said northeasterly line and its northwesterly prolongation.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewers, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED
NOV 12 1974
HARVEY T. BRANDT
County Engineer

By Aegyd T. Abrams Deputy

EXHIBIT A

Exhibit C
ACCEPTANCE OF ASSIGNMENT OF LEASE

LYON VILLA VENETIA, LLC, a Delaware limited liability company, LYON VILLA VENETIA II, LLC, a Delaware limited liability company, WOLFF VILLA VENETIA 224, LLC, a Delaware limited liability company, and WOLFF VILLA VENETIA 224 II, LLC, a Delaware limited liability company (collectively "LYON/WOLFF"), do hereby accept from TUXEDO REAL ESTATE LIMITED PARTNERSHIP, a Delaware limited partnership (TUXEDO), the assignment of that certain Lease No. 4709, dated July 21, 1961, as amended by amendments numbered 1 through 13 (hereinafter, the "Lease"), made and entered into by and between the COUNTY OF LOS ANGELES (County), as lessor, and TUXEDO, as the present lessee, covering the leased premises situated in the Marina del Rey Small Craft Harbor of the County, hereinafter sometimes referred to as Parcel 64T, legally described in Exhibit A, attached hereto and incorporated herein, and does hereby assume and agree to perform all obligations past, present and future, created by the terms, covenants and conditions of said Lease on the part of the lessee therein named to be performed.

LYON/WOLFF acknowledges that the County has advised it that rent and other charges due from the lessee have been paid through January 31, 1999, as verified by formal audit, and that all sums determined to be due to County as a result of that audit have been satisfactorily paid to County and that rent and other charges due from the lessee have been received by the County in a timely manner for the time period from February 1999 to the present, but that such payments are subject to formal audit to confirm that the lessee met its rental payment obligations under the Lease. LYON/WOLFF further acknowledges that once this assignment is complete, it will be responsible for payment of such amounts, if any, determined by any such audit to be due and payable to the County, as well as such future audits conducted for time periods during which TUXEDO is lessee under the Lease.

This acceptance of assignment shall be conditioned and effective upon (i) the close of Escrow No. 624064 at Fidelity National Title Company, 1301 Dove Street, Suite 310, Newport Beach, California 92660 and (ii) upon the full satisfaction of those conditions imposed by the County as set forth in its Consent to Assignment of Lease relating to this assignment.

The acceptance of this assignment and LYON/WOLFF's assumption of past, present and future obligations created by the terms, covenants and conditions of the Lease shall in no way serve to cancel, limit or impair, as between TUXEDO and LYON/WOLFF, any separate agreements between them relating to any past, present and/or future obligations under the Lease, except that any such agreement shall not serve to cancel this assignment once it has become complete, or to impair County's right to obtain LYON/WOLFF's full compliance with the terms of the Lease. This acceptance of assignment may be executed in one or more counterparts, all of which will be considered one and the same agreement, and each of which shall be deemed an original.

[Remainder of Page Left Intentionally Blank]

Dated this 28th day of April, 2004.

LYON VILLA VENETIA, LLC
a Delaware limited liability company

By: Lyon Treetop, LLC
A Delaware limited liability
company, its managing member

By: _____
Name: Frank T. Suryan, Jr.
Title: President

LYON VILLA VENETIA II, LLC
a Delaware limited liability company

By: Lyon Peppertree, LLC
A Delaware limited liability
company, its managing member

By: _____
Name: Frank T. Suryan, Jr.
Title: President

WOLFF VILLA VENETIA 224, LLC
a Delaware limited liability company

By: Wolff Villa Venetia 224 Holding
Company, LLC
A Washington limited liability
company, its managing member

By: _____
Name: Timothy Michael Wolff
Title: Manager

WOLFF VILLA VENETIA 224 II, LLC
a Delaware limited liability company

By: Wolff Villa Venetia 224 II Holding Company, LLC
A Washington limited liability company, its managing member

By: _____
Name: Timothy Michael Wolff
Title: Manager

LEGAL DESCRIPTION

Marina Del Rey
Lease Parcel No. 64T

Parcels 892 to 898 inclusive, in the County of Los Angeles, State of California, as shown on Los Angeles County Assessor's Map No. 88, filed in Book 1, pages 53 to 70 inclusive, of Assessor's Maps, in the office of the Recorder of said County.

Excepting therefrom that portion thereof which lies northeasterly, easterly and southeasterly of a curve concave to the west, having a radius of 55 feet, tangent to the northeasterly line of said parcel and tangent to the southeasterly line of said parcel.

Also excepting therefrom that portion thereof which lies northerly of said northeasterly line and its northwesterly prolongation.

Also reserving and excepting unto the County of Los Angeles rights of way for sanitary sewers, access, fire access and harbor utility purposes in and across those portions thereof designated on said map as easements to be reserved by said County for such purposes.

DESCRIPTION APPROVED
NOV 12 1974
HARVEY T. BRANDT
County Engineer

By Aegyd T. Abrams Deputy

EXHIBIT A

EXHIBIT D

CONSENT TO ASSIGNMENT OF LEASE

The COUNTY OF LOS ANGELES ("County"), lessor under that certain Lease No. 4709, dated July 21,1961, as amended by amendments numbered 1 through 13 (hereinafter the "Lease"), applicable to those certain premises commonly known as Parcel 64T, Marina del Rey Small Craft Harbor, described in Exhibit A, attached hereto and incorporated herein by this reference, does hereby consent to the assignment of said Lease by the present lessee, TUXEDO REAL ESTATE LIMITED PARTNERSHIP (TUXEDO), a Delaware limited partnership, to LYON VILLA VENETIA, LLC, a Delaware limited liability company, LYON VILLA VENETIA II, LLC, a Delaware limited liability company, WOLFF VILLA VENETIA 224, LLC, a Delaware limited liability company, and WOLFF VILLA VENETIA 224 II, LLC, a Delaware limited liability company (collectively "LYON/WOLFF"), in accordance with that certain Assignment of Lease and that certain Acceptance of Assignment of Lease prepared in connection with the proposed assignment contemplated thereby ("Assignment"). County further agrees that upon the effective date of said Assignment, TUXEDO shall be fully relieved of, and released from, any and all obligations to County under the Lease accruing on or after the effective date of said Assignment. It is further understood and agreed that the County's consent to the Assignment is subject to the following express conditions:

A. This Consent to Assignment shall be null and void and of no further force or effect, until and unless the Assignment is complete and irrevocable in all respects within forty-five (45) days of the date of execution on behalf of the County of this Consent to Assignment of Lease.

B. This Consent to Assignment is contingent upon LYON/WOLFF'S assumption and agreement to perform all obligations past, present and future, created by the terms, covenants and conditions of said Lease on the part of the lessee therein named to be performed, as set forth in the Acceptance of Assignment relating to the Assignment, and as otherwise required under the Lease.

C. The Assignment, having once become complete and irrevocable in all respects, shall thereafter be fully binding upon LYON/WOLFF whether or not TUXEDO and LYON have entered into a separate agreement or understanding to which the County is not a party and which provides for or otherwise purports to affect the Assignment, and whether or not in such event any party thereto alleges, claims or otherwise shows or proves that there has been a breach, default, violation, or termination of any such separate agreement.

D. LYON/WOLFF shall not make any further assignment or sublease of the Lease, nor any portion thereof, without the written consent of County as lessor having first been obtained thereto in accordance with, and to the extent required by, the provisions of Section 22 of the Lease.

Dated this _____ day of _____, 2004

COUNTY OF LOS ANGELES

By: _____
Chairman, Board of Supervisors

ATTEST:
VIOLET VARONA-LUKENS,
Executive Officer of
the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM
BY COUNTY COUNSEL

OFFICE OF THE COUNTY COUNSEL

By: _____
Deputy

Exhibit A
LEGAL DESCRIPTION

Assessor's Parcel Number: 8940-370-036 Code: 1608

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 892 TO 898 INCLUSIVE OF L.A.C.A. MAP NO. 88, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 1, PAGES 53 TO 70 OF LOS ANGELES COUNTY ASSESSOR'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LAND ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN, UNDER OR RECOVERABLE THEREFROM, AS EXCEPTED IN THE DEED FROM UNION OIL COMPANY OF CALIFORNIA RECORDED MAY 29, 1945 IN BOOK 21983 PAGE 305, OFFICIAL RECORDS AND IN THE DEED FROM SOUTHERN CALIFORNIA GAS COMPANY, RECORDED NOVEMBER 21, 1946 IN BOOK 23939 PAGE 338 OF OFFICIAL RECORDS, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON SAID LAND, EXCEPT BELOW A DEPTH OF 200 FEET FROM THE SURFACE THEREOF, AS PROVIDED BY A QUIT CLAIM DEED FROM SOUTHERN CALIFORNIA GAS COMPANY, OWNER OF ALL ABOVE MINERAL RIGHTS, RECORDED MARCH 7, 1961, IN BOOK D-1147, PAGE 379 OF OFFICIAL RECORDS.

Common Street Address: 13900-13908 Fiji Way, Marina Del Rey, California

Los Angeles County
Beaches & Harbors
Caring for Your Coast

To enrich lives through effective and caring service

County of Los Angeles
California

Stan Wisniewski
Director

Kerry Gottlieb
Chief Deputy

May 5, 2004

TO: Small Craft Harbor Commission

FROM: Stan Wisniewski, Director Stan Wisniewski

SUBJECT: **AGENDA ITEM 6a - ONGOING ACTIVITIES REPORT**

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

At its April 13, 2004 meeting, the Board of Supervisors awarded and instructed the Chairman to sign a three-year contract, with two one-year extension options, with EDAW, Inc., to add the contractor as a fourth consultant to the three contracts previously approved by the Board on March 23, 2004, for urban planning and design consultant services with respect to Marina del Rey's redevelopment and beach improvement projects, at an aggregate County cost not to exceed $240,000 for all four consultant contracts.

DESIGN CONTROL BOARD MINUTES

The draft minutes for the Design Control Board meeting of April 15, 2004 are attached.

UNDERGROUND PIPELINE

At your April 21, 2004 meeting, we reported to your Commission on the status of a minor pipeline leak and subsequent corrective action and informed you that we would monitor the gas company's progress in abandoning the pipeline.

Since our previous report, the gas company has disconnected the pipeline (a 4-inch transmission line) from all production wellheads and completely depressurized the pipeline to zero pounds per square inch (0 psi). The line, therefore, is no longer susceptible to incidents of pressurized leakage such as recently occurred. The gas company is currently evaluating various methods of abandoning the pipeline in accord with regulatory standards. We are working with the company to ensure that the most appropriate method of abandonment will be adopted.

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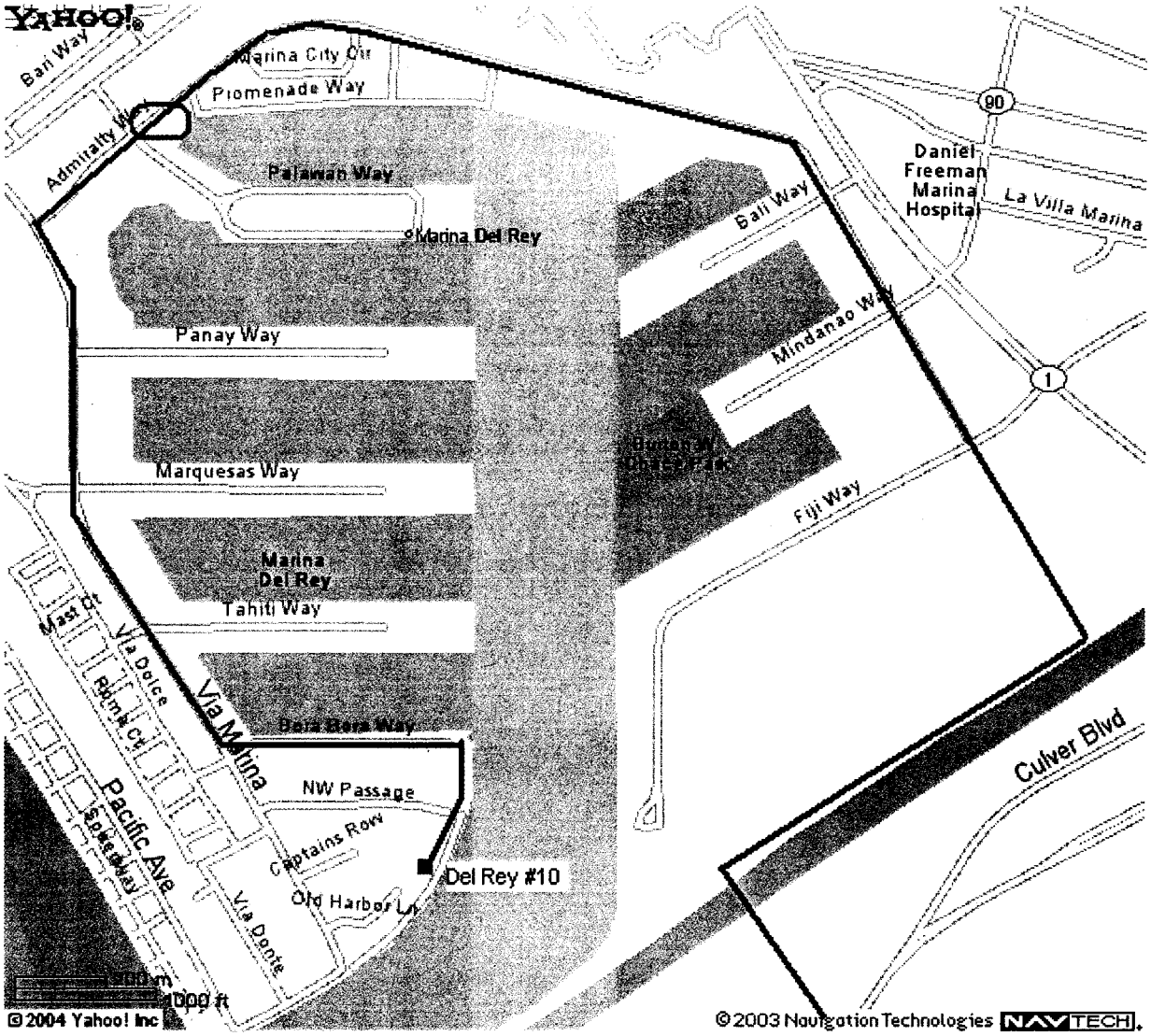
Attached for your information is a map showing the configuration of this 4-inch pipeline system encircling the Marina. Side-by-side with this gas pipeline is a 6-inch oil pipeline owned by the same company. The gas company reported that the oil pipeline was abandoned 10 years ago.

We will report again on this issue after the gas pipeline is properly abandoned and a closure report is issued.

TRANSIENT DOCK USAGE

At your April meeting, you requested staff to estimate the number of people who come to Chace Park to rent a transient slip and are turned away. Although we have not tracked this information in the past, we intend to begin collecting this data in order to be able to provide this information in the future. We are able to advise now, however, that the overnight transient docks are full approximately 30 days out of the year. The docks tend to fill up during the following events: Halibut Derbies in April, Boat Show in June, 4th of July, Old Fashioned Day in the Park in July, Summer Concerts on Saturday night in July and August, the Boat Parade in December and occasional unusually busy weekends. Boaters are only otherwise turned away if they fail to meet the rules and regulations for Chace Park transient boat dock usage or if their vessels are too large to be accommodated in the docks.

SW:tm
Attachments


YAHOO!
Bali Way
Marina City Cir
Promenade Way
Admiralty Way
Palawan Way
Marina Del Rey
Panay Way
Marquesas Way
Marina Del Rey
Tahiti Way
Mast Ct
Via Dolce
Via Marina
Pacific Ave
Bora Bora Way
NW Passage
Captains Row
Old Harbor Ln
Del Rey #10
Via Donte
Bali Way
Mindanao Way
Fiji Way
Daniel Freeman Marina Hospital
La Villa Marina
90
1
Culver Blvd
© 2004 Yahoo! Inc
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MINUTES
OF
MARINA DEL REY
DESIGN CONTROL BOARD

April 15, 2004

Department of Beaches and Harbors
Burton Chace County Park
Community Building – 13650 Mindanao Way
Marina del Rey, CA 90292

Members Present:	Susan Cloke, First District, Chair David Abelar, Second District Katherine Spitz, Third District Jackie Ingon, Fourth District Tony Wong, Fifth District
Department Staff Present:	Stan Wisniewski, Director Joe Chesler, Chief, Planning Division LaTrina Hancock, Secretary
County Staff Present:	Tom Faughnan, Office of the County Counsel Kevin Johnson, Department of Regional Planning
Guests Present:	David Williams, Caruso Affiliated Marianne Liggett, TGP, Inc. Alex Liftis, Caruso Affiliated Tim Riley, MDR Lessees Association Beverly Moore, Convention & Visitors Bureau David Brockman, EDAW David Morgan, EDAW Pat Younis, The Bridge Group/MdR Chamber of Commerce Hamid Partow, Newport Boats Doris Sorensen, Pacific Ocean Management Jeff Friedman, Shanghai Reds Paruz German, Shanghai Reds Charles Weil, Specialty Restaurants

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1. Call to Order & Absences
Ms. Cloke called the meeting to order at 2:17 p.m. Ms. Spitz led the pledge of allegiance.

3. Old Business

B. Approval of DCB Reviews #03-009-B, #04-003 and #04-004

1. DCB #03-009-B – Parcel 51 – Interim Park Plan
Approval of the record of the DCB's February 2004 action for lighting and fencing as part of an interim park plan.

Ms. Cloke advised Staff that the Board would like to see a revised plan for Parcel 51 once they are completed. Ms. Cloke was advised by County Counsel that the Board could approve this review conditioned upon subsequent review of the plans. Ms. Ignon made one correction regarding the spelling of the plant material being used instead of Clarissa it should be Carissa.

Ms. Ignon (Wong) moved to approve DCB Review #03-009-B with the correction of the spelling of the plant being used to Carissa. Motion passed unanimously.

Mr. Wisniewski advised the Board that they would be provided copy of the plans for the Interim Park and if there is an objection it could addressed at a later meeting so that the project wont be held up.

3. DCB #04-004 – Parcel 49 – Dinghy Racks at the Launch Ramp
Approval of the record of the DCB's February 2004 action for approval of two new dinghy racks.

Ms. Cloke asked what was Staff's time frame for returning to the Board with to report on the pilot program. Mr. Chesler advised that the Board did not specify a time frame. Mr. Wisniewski advised the Board that Staff would report back to the Board with a status report in six months.

Mr. Wong (Ignon) moved to approve DCB Review #04-004 as submitted with the condition that Staff return to the Board with a status report in six months. Motion passed unanimously.

2. DCB #04-004 – Parcel 56 – Deja at Fisherman's Village
Approval of the record of the DCB's February 2004 action for approval of one sign.

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Ms. Cloke asked if the applicant had shown Staff the drawings for the second sign requested. Mr. Chesler advised that the applicant has not submitted a drawing for the second sign but advised that the applicant is expected to return at the May meeting with the information. The review before the Board today is only for the blade sign.

Mr. Wong (Ignon) moved to approve the blade sign only. Motion passed unanimously. The applicant is expected to return at the May 2004 meeting with a drawing for their second sign.

4. New Business

C. Parcel 50 - Marina Waterside Shopping Center – (DCB #04-007)
Caruso Affiliated submitted plans for consideration of major renovation plans to the existing Waterside Shopping Center, including a 4,900 square foot expansion of the existing Ralphs, new architectural storefronts, vehicular access/circulation/parking, pedestrian areas, landscape and hardscape, main vehicular project entries, streetscape– perimeter corners, interior parking area, landscape sustainability, water and water usage, shade, lighting, signage, maintenance and project sustainability.

Mr. Chesler advised the Board that the Department recommends approval of DCB #04-007, as submitted, with the condition that the applicant work with the Department of Public Works on vehicular the entry/exit sequences to ensure that all required measures are incorporated into the project.

Mr. David Williams, head of design for Caruso Affiliated, introduced Alex Liftis, who is in charge of the development of the project, and Marianne Liggett, who is the project landscape architect. Mr. Williams discussed the site plan and the proposed renovations, which included; architecture, lighting, vehicular access and circulation, parking, pedestrian safety, landscape and hardscape, water usage, signage, and maintenance. He advised the Board that the project enhances the arrival experience into the Marina along with the improving safety and vehicular access, and increasing the available parking. He identified areas where pedestrian strolling and dining that can be interact with landscaping, fountain elements and artwork to help enhance the pedestrian environment and advised the Board of pedestrian paths that cut across the parking field to connect the existing buildings within the project.

Mr. Williams provided details of the proposed architectural renovations, which will take on a "Village feel". Low profiles for the buildings have been maintained to create elegant storefronts, transparent awnings and canopies with some faux second story design elements. Frosted glass or antique glass with sheer curtains will make the faux second stories appear occupied at all times. Each tenant will be given a unique identity, which will be reinforced by comprehensive signage

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program and the signage criteria that will be maintained throughout the life of the shopping center. The proposed Ralphs renovations will improve their building to respond to changing customer demand by increasing storage, by increasing aisle width, and by providing a greater product selection.

Mr. Williams discussed the proposed site accessories advertising kiosks, store entries and the lighting package, and indicated that the tenant lighting and signage program is not included in the current submittal proposal. Each sign would be designed by each individual tenant using the sign program and criteria.

Ms. Marianne Liggett discussed the landscaping design proposal. Each of the main vehicular entry points will be flanked by 60-inch box yellow flowering trees (*Tipuana tipu*), accented by Mexican Fan Palms (*Washingtonia robusta).* The palms will also be placed at the corner of Mindanao Way and Admiralty Way. Three (3) flagpoles are proposed at the shopping center entrance from Fiji Way. For the streetscape perimeter and corners replacing the existing Ficus trees with *Eucalyptus torquata* (Coral Gum), a small evergreen eucalyptus that blooms well. Ms. Liggett suggested leaving the olive trees that are there in place. New fruitless olive trees would be placed in the center of the parking lot to soften the harsh parking environment and to provide shade. Additional trees will be placed next to the walking aisle to give pedestrians more shade while walking in the area.

Ms. Liggett described an iconic compass rose that is proposed around a fountain with brass compass points and plaque to mark direction and relevant geographic information. Seating areas will be provided for pedestrians that want to sit. The lawn area will be reduced to improve water efficiency. Infiltration devices will be implemented, if possible, to help with the stormwater runoff. Dog owners will also be supplied bags for waste disposal.

Public Comments

Tim Riley, Marina del Rey Lessees' Association, and Patricia Younis, Westchester/LAX/MdR Chamber of Commerce, both expressed supportive comments about the applicant's proposal, as submitted.

Board Comments

Ms. Cloke complimented the applicant on the thoroughness that was put into the subject presentation.

Ms. Ignon advised the applicant to make sure that proposed lighting fixtures fall within the consistent approved lighting fixtures for Marina projects. Mr. Wisniewski commented that the lighting and signage has been presented to EDAW to make sure that they concur with what is being proposed.

Ms. Spitz asked about the City of Los Angeles Department of Transportation (LADOT) requirements for the project. Mr. Chesler advised that LADOT and

CalTrans would be involved in the final driveway relocation on Lincoln Blvd, and County Public Works would approve any changes to the traffic flow patterns on Admiralty Way or Mindanao Way. Ms. Spitz asked if that would mean that there will be changes or if there are issues that staff knows about that may arise. Mr. Chesler responded that they would be minor and they would certainly return to the Board if the applicant is required to substantially alter the site or development intent.

Ms. Cloke asked for clarification as to what level of approval the applicant was seeking. Mr. Chesler indicated that staff is recommending conceptual approval for all project elements that were presented today. Ms. Cloke asked if the approval of building massing would be appropriate, but not necessarily the colors for the buildings. Mr. Chesler indicated that, following conceptual project approval, this project would be allowed to proceed to the Department of Regional Planning for case processing, and he reminded the Board that the matter would only be appealable to the Coastal Commission.

Mr. Abelar expressed concern about the grade at the entrance to the shopping center from Admiralty Way and asked whether the grade of the driveway will be improved. Mr. Chesler and Mr. Williams advised that the grade of the driveway would be repaired to make the turn into the shopping area seamless and that the applicant plans to remove the existing speed bumps in the parking area. Mr. Abelar asked if the center would have large signage, and was advised that none is proposed. Mr. Williams reiterated that there would be a center identification sign on the tower elements, which will be located on the corner or Fiji Way and Lincoln Blvd., and Mindanao Way and Lincoln Blvd.

Ms. Ignon expressed approval of the plant color palette and the proposed lot improvement; however, she expressed concern with the "backside" of the project, along Building C, adjacent to Admiralty Way. She suggested that awnings be placed along this area to add color to the back of the stores. She also suggested using colored graphics and iconic figures on the ground and encouraged outside eating near the Ralphs Market. Ms. Ignon expressed concern about the use of Italian Cypress because of their susceptibility to fungus at maturity. She suggested using *azaleas* throughout the project to add color.

Ms. Cloke suggested incorporating Parcel 83 into the project to add more public outdoor space, eating area or a playground. She suggested that the project has an opportunity to draw passing traffic on Lincoln Blvd. to be drawn into the shopping center. The Board requested a list that compares native and exotic plant material. The list should provide and explanation of why that certain plant has been selected and how it is compatible. Ms. Cloke asked the applicant to consider infiltration in the parking lots around trees and asked the applicant to provide a discussion regarding infiltration at a later meeting.

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Ms. Cloke expressed concern that the vernacular used, *Seaside Mediterranean*, is inappropriate. She would prefer that the project emphasize the Marina and have its own vitality and character, and advised the applicant to further explore this and propose other alternatives that are equally pleasing using the same massing plan, or explain why these nostalgic elements belong in a marina setting. Ms. Cloke asked to see a wattage plan for the proposed lights and light standards to make sure that the lighting is appropriate. She advised the applicant to take advantage of the fact that the Lincoln Blvd side can be lit and stay on until the stores close. She indicated acceptance of the color board, but expressed concern that some of the materials are not Marina-related, and she advised the applicant to review their materials again and decide on a unique and clear identity for the project that is more Marina-related.

Ms. Spitz expressed appreciation for the presentation, but was concerned that the *Seaside Mediterranean* vernacular was inappropriate for the Marina. She also agreed with all of the comments and suggestions made by Ms. Cloke. Ms. Spitz also expressed concern about the lighting consistency in finishes and design, and advised the applicant to use a grouping of lighting elements that have a "Marina feel." She also expressed concerns about landscaping along Lincoln Blvd., and advised that the landscaping needs to be treated in a more positive manner. She approved of having bike racks at the back of the shopping center and suggested adding some to the front of the Center. Ms. Spitz also was concerned that there would be no canopy trees on Admiralty Way or Mindanao Way, and also suggested adding grasses that are more compatible to the Marina environment.

Mr. Wong expressed appreciation for the presentation and advised he would prefer Queen Palms along the perimeter of the project instead of Mexican Fan Palms.

Ms. Cloke indicated that the Draft Urban Design Guidelines show Admiralty Way with a double canopy of trees in both parkways and suggested that the applicant's landscape plan be consistent with the Guidelines.

Ms. Cloke (Spitz) moved to approve in concept the renovation plans including the expansion of Ralphs, the reorganization of the stores and storefronts, and the reconfigured circulation in the parking lot, with the condition that the applicant return to the Board to discuss the following:

1. **Recommendations for public improvements by the Department of Public Works for vehicular access circulation parking and project entries shall be reviewed;**
2. **Review of the expansion of the courtyard concept through some kind of shared use arrangement with the County for Parcel 83;**
3. **Plant material selection shall be reviewed for use of native species and for compatibility with the Draft Urban Design Guidelines;**

4. **Review measures for handling stormwater runoff for the landscape irrigation and other purposes;**
5. **Review potential impacts concerning night sky lighting and electrical consumption; and**
6. **Review all signage, all landscape materials, and building finishes at a later date.**

Motion passed unanimously.

3. Old Business cont'd

A. Urban Design Guidelines – Public Workshop #2
Presentation by EDAW, Inc., one of the Department's urban design consultants, on proposed design guidelines for Marina projects.

Ms. Cloke asked Staff if they received feedback from the public. Mr. Chesler advised that the MdR Lessees Association and the Westchester/LAX/MdR Chamber of Commerce has contacted Staff with comments. Ms. Cloke advised Staff that she received feedback from some of the lessees that feel they may be out of conformance because of the new guidelines and wanted to know if there was some appropriate way to issue a memo that explains that the Guidelines are not a retroactive document. Mr. Wisniewski suggested drafting a memo for the Board at the next meeting advising that the guidelines may differ from Parcel to Parcel. Ms. Cloke suggested a short and simple letter for the Boards review.

Ms. Cloke advised that the Board would like to see signage and lighting refined in the Draft Guidelines. Ms. Ignon advised she would like to see more discussion on the plant palette because the Marina theme may be getting lost. Mr. Wisniewski advised at the next meeting a memo will be provided regarding what the intent of the guidelines as well as providing a timeline in which the signage and lighting issues, and the landscape pallet issues can be addressed. Staff will also provide a road map of where the Department is now with what has been received from EDAW. Ms. Spitz also requested that hardscape be added to the information that Staff will report back to the Board with. Mr. Brockman commented on the comments from the Board and advised that EDAW can come back with a palette of hardscapes and talk about the range of base colors and base materials and enhancements that could be proposed per project.

Ms. Cloke advised that she would like EDAW to be available to come to the DCB Meetings as issues arise. Ms. Cloke also suggested wayfinding signs and symbols for the Marina. Ms. Cloke suggested having a 30 minute meeting with materials and Board and the public could come and listen to whatever is being said.

Mr. Brockman asked the Board if they had a format that could be consider that would provide more interaction so that a series of options can be provided to create more dialog.

Ms. Cloke left the meeting at 4:35 p.m.; Ms. Ignon presided as Chair for the remainder of the meeting.

Public Comments
Tim Riley, Marina del Rey Lessees Association, advised that more time would be needed to review and submit written comments on the Draft Urban Design Guidelines.

Pat Younis, representing the owners of the Bay Club, concurred with Mr. Riley's comments regarding time needed to review the Draft Design Guidelines. She suggested a 4-month review period.

Mr. Wisniewski advised that 3-months would be enough time to review and provide comments regarding the Draft Design Guidelines.

Beverly Moore, MdR Convention and Visitors Bureau, reiterated their support for elements in the Draft Guidelines that help promote pedestrianism in the community. Ms. Moore also suggested future dialogue about the possibility of waterside-based signage, signage that can be seen from the water.

Mr. Wisniewski reminded the Board that adequate wayfinding devices is an element of the EDAW scope of work and Staff will have to come back sometime in the future to discuss and address this issue.

4. New Business cont'd

A. Parcel 44 – Newport Boats at Parcel 44 – (DCB #04-005)
Consideration of fencing.

Hamid Partow, Newport Boats, advised the Board the reason for his fence request stems from numerous thefts at the location, vagrants sleeping in the boats and property vandalism. Mr. Partow also advised the Board that his insurance company advised that his insurance could be cancelled because of the numerous claims that have been files. Mr. Partow ~~understands~~ **is sympathetic to** the cosmetic look of the fence in the area, but ~~wants~~ **needs** to secure his business.

Mr. Wisniewski advised the applicant to hire some type of security **service** for the location during the night hours, **and** ~~. Mr. Wisniewski~~ does not feel **that** the fence is ~~appropriate~~ aesthetically **appropriate**. The applicant ~~feels~~ **indicated** that the cost **for security patrol** may be too ~~substantial~~ **high** because the smaller brokers in the area may not want to ~~help with~~ **share** the cost ~~of obtaining security~~

~~because they feel like they have nothing to lose~~. Mr. Partow ~~advised~~ **indicated** that he would be willing to use a more appealing ~~cosmetic~~ fence **design** ~~if needed~~.

Ms. Ignon suggested using **bollards**~~collars~~, which would stop the boat thefts on the lot. ~~Mr. Partow~~ **The applicant** ~~felt~~ **indicated** that the bollards would not stop the vandalism or the keep the vagrants from sleeping in the boats**, and reinforced the need** ~~. Mr. Partow advised that the~~ **for** fenc**ing to** ~~e is a request for~~ **improve** safety.

Ms. Spitz commented that a chain link fence **along Admiralty Way** -would block the view **of the boats and the water**. She advised the applicant to consider other options that are more compatible**, and indicated** ~~because~~ **that** the chain link fence is unacceptable.

Mr. Wong suggested the applicant install security cameras at the location.

Public Comments
None

Mr. Wong (Spitz) moved to continue the item for 60-days to give the applicant time explore other solutions and return to the Board with an ~~other~~ **alternatives. Motion** ~~P~~**passed unanimously**~~.~~

Mr. Kevin Johnson, Regional Planning, ~~advised the applicant to check with the Coastal Commission regarding fence heights. A 6-foot fence may be too tall for Parcel 44 according to the zoning requirements. Mr. Johnson also~~ advised the Board that the height limitation for fences in front yards is ~~3 ½~~ **three** feet **six inches, and** on corner **and** side yards for a certain distance**, the** height limit is **three feet six inches,** ~~3 ½ feet~~ and for ~~the~~ back ~~on the side~~ yards**, a six**~~6~~ foot **high** fence would be allowed.

B. Parcel 44 – Maintenance Area at Parcel 44 – (DCB #04-006)
Consideration of fencing.

Public Comment
None

Mr. Wong (Spitz) moved to continue the item for 60-days to give the applicant time explore other solutions and return to the Board with other alternatives. Motion Passed unanimously.

D. Parcel 61 – Shanghai Red's – (DCB #04-008)
Consideration of renovation plans, including installing a new porte cochere, landscaping, brick pavers, re-roofing of existing porte cochere, enlarging the

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driveway and providing valet parking, revising the existing sign, replacing the gazebo with a bar, adding an outside dining canopy, dividing the lower and upper dining areas and promenade paving, lighting, benches and trash receptacles.

Mr. Johnson advised the Board that there has never been a legitimate approval of the use of offsite parking at Fisherman's Village. Also the tandem valet parking has never been approved. These parking issues could be resolved through a parking permit, which would subsequent to the approval in concept for the proposed project.

Ms. Ignon asked if the porte cochere could be approved without the traffic plan. Mr. Chesler advised that the porte cochere is more of an architectural element. Whatever the width of the drive way it would not necessarily negatively impact this element.

Mr. Jeff Friedman, Specialty Restaurants, advised the Board that Shanghai Red's is looking for approval for the general design ideas. Mr. Friedman recognized that they would have to go to Regional Planning to have some long standing issues rectified.

Ms. Ignon asked if outdoor lighting was being proposed. Mr. Friedman advised yes. Ms. Spitz asked would the two porte cocheres and the bar be lit. Mr. Friedman advised that the lighting already exist, which consist of downward decorative lighting. Any new lighting would match the existing lighting.

Public Comments
None

Mr. Wong asked if the proposed brick pavers for the promenade would match the small brick patio to the rear of the restaurant?

Ms. Spitz suggested changing the roof material from asphalt shingle, which seems to be dull looking, to standing metal seem or any kind of metal roofing. It may make a better statement for the Shanghai Red's theme and the architecture. Ms. Spitz also asked what the bronze would be used for. Mr. Charles Weil, Shanghai Red's, advised it would be used to support the awning only.

Mr. Chesler advised the Board that the brick pavers were approved in January 2004. What should be approved is the proposal for the promenade amenities. Mr. Chesler suggested the Board consider a conceptual approval so that the applicant could officially apply at Regional Planning to try and rectify the other issues.

Mr. Wong (Spitz) moved to approve the project in concept subject to identification of the items that have been approved in the past. The applicant must return to the Board with a planting plan, a dimension traffic

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plan that has been approved by the traffic engineers, lighting specifics for the exterior lighting on the porte cochere and a sample submittal for the metal roof for the porte cochere. Motion passed unanimously.

6. Comments from the Public
None

5. Staff Reports
The Board has been provided with written staff reports.

Public Comments
None

2. Approval of Minutes – Meeting of March 25, 2004
Ms. Spitz (Wong) moved to hold the approval of the minutes until the May 2004 meeting.

Meeting adjourned at 5:37 p.m.

Respectfully Submitted,

La Trina Hancock-Perry
Design Control Board Secretary