

>> CHAIR LOUIE: GOOD MORNING.WELCOME TO THE REGIONAL PLANNING COMMISSION MEETING OF APRIL 24, 2013 AND I WOULD ASK COMMISSIONER VALADEZ IF SHE COULD LEAD US IN THE FLAG SALUTE.(PLEDGE OF ALLEGIANCE).

>> I PLEDGE ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA AND TO THE REPUBLIC FOR WHICH IT STANDS ONE NATION UNDER GOD, INDIVISIBLE, WITH LIBERTY AND JUSTICE FOR ALL.

>> CHAIR LOUIE: GOOD MORNING AND WELCOME.IF YOU ARE JOINING US FOR THE FIRST TIME, THERE ARE AGENDAS AVAILABLE AT THE BACK OF THE ROOM, AND IF YOU PLAN TO SPEAK ON ANY MATTER BEFORE THIS COMMISSION, YOU'LL NEED TO COMPLETE A SPEAKER'S CARD WHICH IS ALSO AVAILABLE AT THE REAR OF THE ROOM.WITH THAT SAID, I LOOK FOR A MOTION TO APPROVE THE AGENDA FOR TODAY.MOVED AND SECONDED, NO OBJECTIONS.THE AGENDA IS APPROVED.YES, MA'AM?

>> [INAUDIBLE].

>> CHAIR LOUIE: THANK YOU.

>> COMMISSIONER HELSLEY: MR. CHAIRMAN, I WOULD LIKE TO REVERSE THE ORDER IT'S PRESENTED IN.

>> CHAIR LOUIE: OF THE AGENDA.

>> COMMISSIONER HELSLEY: TAKE ITEM 7 IN FRONT OF ITEM 6.

>> CHAIR LOUIE: MOVED, SECONDED, APPROVED, NO OBJECTIONS.MADAM COUNTY COUNSEL, ANY REPORTS FOR US THIS MORNING?

>> NO REPORTS TODAY.

>> CHAIR LOUIE: THANK YOU VERY MUCH.DEPUTY DIRECTOR?

>> YES, I WOULD BE HAPPY TO REPORT THAT THE BOARD OF SUPERVISORS YESTERDAY APPROVED A ZONE CLANG AND CUP AND EIR FOR A PROJECT LOCATED IN SOUTH WHITTIER, THAT'S 15003 MULBERRY, AND IT'S TO A C-3-DP UNLIMITED COMMERCIAL DEVELOPMENT PROGRAM, THE CUP IS TO AUTHORIZE A NEW CAR WASH FACILITY.THERE WAS NO DISCUSSION BY THE BOARD, IT WAS UNANIMOUSLY APPROVED.I WOULD BE ALSO HAPPY REPORT THAT THE BOARD OF SUPERVISORS APPROVED THE NBC UNIVERSAL SPECIFIC LAN AND EIR YESTERDAY WHICH AUTHORIZES ABOUT 2.5 MILLION SQUARE FEET OF NEW DEVELOPMENT AND ABOUT HALF A MILLION OF DEMOLITION AS WELL AS NEW DEVELOPMENT TOTAL ABOUT 2 MILLION SQUARE FEET OF NEW DEVELOPMENT ON 323 ACRES, AND THERE'S ALSO A DEVELOPMENT AGREEMENT THAT WAS DEVELOPED NEXT WITH THE PROPOSED PROJECT.IT WAS ALSO UNANIMOUSLY APPROVED BY THE BOARD YESTERDAY.

>> CHAIR LOUIE: EXCELLENT, THANK YOU VERY MUCH AND CONGRATULATIONS TO THE DEPARTMENT AND MR. BRUCKNER FOR THE FINE WORK THAT WAS DONE. STAFF, COULD YOU KEEP ME APPRISED OF MR. LONG'S ARRIVAL?

>> [INAUDIBLE].

>> COMMISSIONER HELSLEY: MR. CHAIRMAN, I WOULD LIKE TO ADD TO THAT REPORT ON THE UNIVERSAL PROJECT.

>> CHAIR LOUIE: PLEASE.

>> COMMISSIONER HELSLEY: THAT WE HAVE -- WITH THAT WAS APPROVED A VERY MEANINGFUL LINK TO THE BICYCLE TRAIL THAT GOES FROM THE VALLEY TO DOWNTOWN, SO THAT WAS A VERY NICE ACCOMPLISHMENT TO OCCUR WITH THIS PROJECT.

>> CHAIR LOUIE: THANK YOU. WITH THAT, I LOOK FOR APPROVAL OF THE MINUTES OF MARCH 27TH.

>> COMMISSIONER HELSLEY: I SECOND -- I WOULD LIKE TO MODIFY THEM IN THAT -- ON PAGE 3 AT THE BOTTOM WHERE IT SAYS COMMISSIONERS AGREE THAT COMBUSTION IS REASONABLE AS LONG AS IT MEETS THE AIR

QUALITY STANDARDS. I THINK THAT THAT REALLY SHOULD STATE THAT THERE WAS COMMENT MADE THAT IT WAS -- THE COMBUSTION WAS REASONABLE, BUT I DON'T THINK THAT WE AS A COMMISSION AGREED TO THAT.

>> CHAIR LOUIE: NOTED, THANK YOU. MOVED, SECONDED ON THE APPROVAL OF THE MINUTES. NO OBJECTIONS. THEY -- THEY'RE APPROVED, SO WE'RE ON TO PUBLIC HEARINGS, AND ITEM NUMBER 7, PROJECT NUMBER R201202415, AMBULANCE SERVICES, MS. LAFFERTY.

>> MS. LAFFERTY: GOOD MORNING, COMMISSIONERS, MY NAME IS BRUCE DURBIN, SUPERVISOR REGIONAL PLANNER, I'M HERE FOR MS. LAFFERTY WHO COULDN'T BE HERE TODAY, I'LL BE PRESENTING ITEM NUMBER 7, 12:05:32 PROJECT NUMBER R201202415, THE PROPOSED AMBULANCE SERVICES ORDINANCE, THIS HEARING IS CONTINUED FROM FEBRUARY 20, 2013, THE COMMISSION CONTINUED THAT HEARING FOR 60 DAYS SO STAFF COULD FOLLOW UP FOR SPECIFIED ITEMS, THE STAFF REPORT WAS PREVIOUSLY FORWARDED TO YOUR COMMISSION AND THIS PRESENTATION WILL ADDRESS THOSE SPECIFIC ISSUES, THE FIRST ITEM YOU WANTED US TO RESEARCH WAS STAFF PARKING AT AMBULANCE SERVICES FACILITIES, THE DEVELOPMENT STANDARDS WITHIN THE DRAFT ORDINANCE STATES THAT A DESIGNATED PARKING PLACE SHALL BE PRODUCED FOR EACH AMBULANCE ON-SITE, THE COMMISSION REQUIRED ABOUT THE PARKING FOR THE VEHICLE'S EMPLOYEES, THE RATIO REQUIRED FOR AN AMBULANCE SERVICES FACILITY WOULD BE EQUIVALENT TO THAT OF AN OFFICE SPACE OR ONE SPACE FOR

EVERY 400 SPACE OF 100 FEET OF OFFICE SPACE, THEY PROPOSED THAT PARKING SPACES BE IN ADDITION TO THE PARKING SPACES NORMALLY REQUIRED FOR THE AMBULANCE SPACE. THIS REQUIREMENT CAUSED CONCERN BY THE AMBULANCE PROVIDERS, AS BUILDING OWNERS USUALLY ASSIGN THE LESSER PARKING SPACES, FOR EXAMPLE, 1200 SQUARE FOOT AMBULANCE EMERGENCY SERVICE FACILITY WOULD BE GRANTED THREE PARKING SPACES BY THE PROPERTY OWNER SO IF THE REQUIREMENT WERE THAT THE TWO AMBULANCE SPACES ARE IN ADDITION TO WHAT IS REQUIRED FOR THE OFFICE SPACE, FIVE SPACES WOULD BE REQUIRED. THE AMBULANCE PROVIDER WERE CONSTRUCTING NEW FACILITY WERE BEING LOCATED WHERE A FACILITY WHERE AMPLE PARKING IS REQUIRED, PARKING WOULD NOT BE AN ISSUE, HOWEVER THE NUMBER OF PARKING SPACES ALLOTTED TO A PARKING FACILITY IS DUE TO THE SQUARE FOOTAGE OF THE FACILITY AND BEYOND THE LESSEE'S CONTROL, THEY ARE EXPECTED TO HAVE NO MORE THAN FOUR EMPLOYEES WHICH ISN'T EXPECTED TO CAUSE EXTENSIVE IMPACTS WITH RESPECT TO PARKING IN A PARTICULAR NEIGHBORHOOD. THE SECOND ITEM YOU ASKED US TO FOLLOW UP ON WAS CONSULTATION WITH THE SHERIFF'S DEPARTMENT, FOR CONSULTATION, A DRAFT ORDINANCE AS CEQA DOCUMENTS, STAFF USED A CONSULTATION SERVICE WHICH IS DEVELOPED BY OUR DEPARTMENT, THE COUNTY DEPARTMENTS ARE COUNTY SERVICES, PARKS AND FIRE RECREATION, WE ALSO FORWARDED THIS INFORMATION TO THE SHERIFF'S DEPARTMENT, AFTER RECEIVING COMMENTS FROM YOUR COMMISSION THAT THERE WERE NO COMMENTS FROM THE SHERIFF, STAFF AGAIN CONTACTED THEM. JUST YESTERDAY, WE RECEIVED COMMENTS FROM

THEM, I PUT A COPY OF THAT COMMUNICATION ON YOUR DESK THIS MORNING, THEIR COMMENTS INCLUDE THAT THE ORDINANCE IS NOT EXPECTED TO HAVE A SIGNIFICANT IMPACT ON LASD RESOURCES OR OPERATIONS, THAT THE SHERIFF'S DEPARTMENT'S GENERALLY SUPPORTIVE OF THE ORDINANCE BECAUSE IT PERMITS OR CONDITIONALLY PERMITS AMBULANCE SERVICE FACILITIES AND MANUFACTURING COMMERCIAL ZONES WHILE EXCLUDING SUCH FACILITIES IN RESIDENTIAL ZONES.AND WHEN SITE SPECIFIC PROPOSAL IS FOR CONSTRUCTION OF AMBULANCE SERVICES ARE SUBMITTED IN THE FUTURE, THE SHERIFF'S DEPARTMENT WANTS TO REVIEW COMMENT AND MAKE LAW ENFORCEMENT RECOMMENDATIONS UPON THE PROJECT APPROVAL PROCESS.OKAY, MOVING ON TO THE NUMBER OF AMBULANCES PERMITTED AT AN EMERGENCY FACILITY.THE DRAFT ORDINANCE IS CRAFTED SO THAT TWO AMBULANCES ARE ACCOMMODATED AT AN AMBULANCE EMERGENCY SERVICES FACILITY, THE COMMISSION ASKED THAT TESTIFIER JAMES MCNEIL FROM SCHAEFER AMBULANCE IF TWO AMBULANCES ARE ADEQUATE OR IF THE EMERGENCY SERVICES SHOULD ACCOMMODATE MORE.MR. MCNEIL REPLIED THE NUMBER OF AMBULANCES ON EACH AREA DEPENDS ON THE GEOGRAPHIC AREA IT SERVES, FROM A FACILITY STANDPOINT, EACH ADDITIONAL AMBULANCE WILL BRING MORE EMPLOYEES TO THE FACILITY, TWO MORE EMPLOYEES TO THE FACILITY WITH TWO MORE PARKING SPACES REQUIRED, THE WAY THE DRAFT ORDINANCE IS WRITTEN, ANY MORE THAN TWO AMBULANCES AT AN EMERGENCY SERVICES FACILITY WOULD REQUIRE A CONDITIONAL USE PERMIT.ANOTHER QUESTION THE COMMISSION ASKED WAS THE PROHIBITION OF MIXED USE DEVELOPMENT.THE DRAFT ORDINANCE LISTS AMBULANCE

SERVICES FACILITIES AND EMERGENCY SERVICE FACILITIES AS COMMERCIAL ZONES NOT WITHIN A MIXED USE DEVELOPMENT. AT THE HEARING, THERE WAS DISCUSSION ABOUT THE SOUND SIRENS DISRUPTING THE RESIDENTS, COUNTY CODE 7 OF THE COUNTY CODE DICTATES WHEN AMBULANCES MAY USE SIRENS, STAFF'S CONCERN IS THAT AMBULANCE SERVICES WHETHER THEY BE EMERGENCY OR NOT, THEY'RE A 24 USE AND IT'S NOT COMPATIBLE WITH A MIXED USE, WE LOOK INTO THE FEASIBILITY OF AN ORDINANCE FOR RURAL AREAS THIS DRAFT ORDINANCE IS GEARED TOWARDS URBAN AREAS AS AMBULANCE SERVICES ARE PERMITTED IN COMMERCIAL, INDUSTRIAL AREAS WHILE THERE'S NOT MUCH COMMERCIAL AND INDUSTRIAL ZONES IN THESE RURAL AREAS. THE COMMISSION ASKED FOR THE FEASIBILITY OF AN AMBULANCE SERVICE ORDINANCE FOR RURAL AREAS. CURRENTLY, ORDINANCE STUDIES OR THE SECTION THAT I MANAGE IS WORKING WITH COMMUNITY STUDIES NORTH ON DEVELOPING NEW ZONES FOR THE IMPLEMENTATION OF THE ADOPTION -- WITH THE ADOPTION OF THE REVISED ANTELOPE VALLEY PLAN. NEW RURAL COMMERCIAL ZONE WILL BE ABLE TO ACCOMMODATE AMBULANCE SERVICE FACILITIES AND AMBULANCE EMERGENCY FACILITIES WHEN THAT PLAN AND ASSOCIATED ZONES ARE ADOPTED. HOWEVER, THIS PLAN ONLY INCLUDES THOSE PROPERTIES LOCATED WITHIN THE ANTELOPE VALLEY AREA PLAN. FOR THE COASTAL RURAL AREAS, STAFF REFERRED TO THE SANTA MONICA NORTH AREA PLAN WHICH CONTAINS C-2 AND C-3 ZONES SO THE RANGE OF AMBULANCE SERVICES AND THE DRAFT ORDINANCE WOULD BE ALLOWED THERE. I SPOKE WITH MS. GINA NATOLI, SUPERVISOR REGIONAL PLANNER FOR SERVICES WEST AND SHE INFORMED ME THAT INTENT UNDER

THE DRAFT SANTA MAN COULD COASTAL PROGRAM IS TO HAVE LIMITED AREAS OF C-1 AND C-2 ACKNOWLEDGING THE EXISTING COMMERCIAL USES ALONG TOPANGA CANYON BOULEVARD, THIS MEANS AMBULANCE EMERGENCY FACILITIES WOULD BE ALLOWED IN THE COASTAL ZONES, AND THEN FINALLY YOU REQUESTED A SITE PLAN REVIEW TO INCLUDE COUNTY DEPARTMENT REVIEWS.COMMISSION REQUESTED THE DRAFT ORDINANCE CONTAIN CRITERIA FOR ADMINISTRATIVE REVIEW TO INCLUDE COMMENTS FROM COUNTY SHERIFF'S OFFICE, STAFF REVIEWED OTHER ORDINANCES WITHIN TITLE 22 FOR REFERENCE OF HOW COMMENTS FROM OTHER COUNTY DEPARTMENTS ARE REQUESTED, A SIMILAR REQUIREMENT IS WITHIN THE SHARED WATER WELL ORDINANCE, THE APPLICATION PROCESSING PROCEDURES INCLUDE DISTRIBUTION OF THE APPLICATION TO OTHER COUNTY DEPARTMENTS FOR WITHOUT REVIEW AND COMMENT.HOWEVER, SHARED WATER WELLS IS A DISCRETIONARY SITE PLAN REVIEW WHEREAS THE INTENT OF THIS ORDINANCE AND THE EMOTION BEHIND IT WAS FOR IT TO BE ADMINISTERIAL.STAFF DID PUT THE REQUEST IN, STAFF DID PUT THE REQUEST BY THE COMMISSION WITHIN THE DEVELOPMENT STANDARDS OF THE DRAFT ORDINANCE AND IT DOES SIT THERE.DEPARTMENT OF PUBLIC WORKS HAD SOME INITIAL CONCERNS ABOUT THIS REFERRAL BUT WE THINK THAT THEY'LL BE ABLE TO CROSS THAT ADMINISTERIAL IF WE COME UP FOR SOME CRITERIA FOR THEM TO APPROVE IT.OKAY, LASTLY, THE COMMISSION ASKED US TO PROVIDE MAPS OF LOCAL COMMUNITIES DEPICTING WHERE FACILITIES WOULD BE PERMITTED.THE DRAFT ORDINANCE PERMITS AMBULANCE EMERGENCY SERVICES FACILITIES IN ZONE C-2, C-3 AND CM, AND ALL INDUSTRIAL

ZONES, STAFF PROVIDED THE COMMISSION WITH MAPS OF ALTADENA AND SOUTH SAN GABRIEL SHOWING WHERE THESE EXIST, IT WAS MENTIONED THAT IN THE FUTURE, THESE FACILITIES MIGHT BE AMONG HIGH DENSITY RESIDENTIAL AREAS THEREFORE WE TRIED TO PROVIDE YOU WITH MAPS THAT ALSO SHOW PROPERTIES ZONED R3 AND THESE AREAS SO YOU CAN SEE WHERE THESE HIGHER DENSITY AREAS WOULD RELATE TO THE C-2 AND SOME OF THESE ZONES.OKAY, FINALLY, JUST A SUMMARY OF THE MODIFICATIONS TO THE ORDINANCE, FOR DEFINITIONS, YOU'LL RECALL THAT THERE WERE THREE DEFINITIONS BEFORE, IT WAS HEADQUARTERS, NON-EMERGENCY SATELLITE AND EMERGENCY SATELLITE, WE'VE SINCE CONDENSED THAT TO TWO DEFINITIONS AND THEY WILL BE AMBULANCE SERVICES SITES AND AMBULANCE EMERGENCY SERVICES FACILITY, WE THINK THAT'S MUCH CLEANER AND MUCH EASIER TO UNDERSTAND.WE ALSO REMOVED THE TERM AUTHORIZED EMERGENCY TRANSPORTATION OPERATOR AND INSERTED THE WORDING FOR THE PURPOSE OF RESPONDING TO EMERGENCY CALLS.THAT SEEMS TO APPEASE BOTH COUNTY COUNSEL AS WELL AS DEPARTMENT OF HEALTH SERVICES AT OUR LAST COMMISSION HEARING.FINALLY, IN ZONES, WE UPDATED TO REFLECT THE NEW AMBULANCE DEFINITIONS AND IN THE DEVELOPMENT STANDARDS, WE REVISED THEM TO INCLUDE NOTIFICATION OF OTHER DEPARTMENTS.THIS CONCLUDES MY PRESENTATION, I'M AVAILABLE FOR ANY QUESTIONS.

>> CHAIR LOUIE: THANK YOU VERY MUCH, QUESTIONS FROM THE COMMISSION?COMMISSIONER HELSLEY?

>> COMMISSIONER HELSLEY: THANK YOU. AS I LOOK AT THIS, I WOULD LIKE TO ASK A QUESTION IN RELATION TO THE ORDINANCE ITSELF AND IT PROBABLY GOES TO COUNSEL AS WE RELATE TO THE OPENING STATEMENT IN THE ORDINANCE FOR TITLE 22 WHERE AMBULANCE SERVICES WITHIN THE UNINCORPORATED AREAS OF LOS ANGELES COUNTED, SHOULD WE INCLUDE THERE THE UNINCORPORATED URBAN AREAS?

>> NO, BECAUSE THIS ACTUALLY AS HE WAS SAYING, IF THERE'S A COMMERCIAL ZONE WITHIN A RURAL AREA, THIS APPLIES. YOU MAY ACTUALLY BE ABLE TO GET AN AMBULANCE EMERGENCY SERVICE IN TOPANGA OR IN OTHER RURAL AREAS AND THAT'S -- YOU WANT THAT, SO THIS IS SUPPOSED TO BE COUNTYWIDE ALL UNINCORPORATED, I WAS GOING TO BRING THAT UP, IN TITLE 7, TITLE 7 IS REALLY, REALLY EXTENSIVE IN REGULATING AMBULANCE SERVICES, THAT'S WHERE THE LICENSING REQUIREMENTS COME IN. THERE IS AN ENTIRE SECTION DEFINING WHAT RURAL RESPONSE TIMES ARE VERSUS URBAN RESPONSE TIMES, ALL OF THAT IS ALREADY REGULATED, IT'S JUST DONE IN TITLE 7. THIS IS TITLE 22 IS THE LAND USE IMPACT SECTION, LAND USE REGULATION, SO I THINK YOU WANT THE INTENT FOR THIS TO BE ACROSS UNINCORPORATED AREAS.

>> COMMISSIONER HELSLEY: WHEN WE HAVE SUCH A GOOD DEFINITION IN NOT THE CODES THAT WE DEAL WITH, I WOULD APPRECIATE IT IF YOU

WOULD TAKE AND PROVIDE THAT AS A BACK-UP PIECE OF INFORMATION FOR US, THAT -- I WOULD FIND THAT HELPFUL, OKAY.

>> OKAY.

>> COMMISSIONER HELSLEY: ON THAT SAME PAGE, WE COME DOWN TO THE FIRST PARAGRAPH IN DEFINITION AND IT TALKS ABOUT AMBULANCES OR AMBULATES, TELL ME WHERE'S THE DEFINITION OF THIS.

>> AGAIN, THOSE ARE IN TITLE 7, SO IT WOULD HAVE BEEN HELPFUL TO HAVE TITLE 7, BOTH SECTIONS ATTACHED TO THIS REPORT, BUT AMBULANCES AND AMBULATES ARE DEFINED TERMS WITHIN TITLE 7, SO THERE'S A CROSS REFERENCE AS THOSE TERMS ARE DEFINED IN TITLE 7 OF THE COUNTY CODE.

>> COMMISSIONER HELSLEY: AND WE DON'T HAVE THAT WORD APPEARING ANYWHERE ELSE IN THIS ORDINANCE OTHER THAN THIS SENTENCE OR THAT ONE PARAGRAPH.

>> MR. DURBIN: IT SAYS DEFINED IN TITLE 7 OF THE COUNTY CODE.

>> SO, AN AMBULANCE HEADQUARTERS WHICH IS WHAT WAS IN PREVIOUSLY INCLUDED, YOU CAN START WITH AMBULANCE AND AMBULATES THERE, WE

DIDN'T WANT TO EXCLUDE THAT BECAUSE THAT IS WHAT IN PRACTICE IS THERE, SO THE DEFINITION IS AMBULANCE SERVICES IS INCLUDED.

>> COMMISSIONER HELSLEY: OKAY, THANK YOU.ON THE PART 27 OF CHAPTER 2.52, I THINK IT'S THE LAST PAGE OF THE ORDINANCE DRAFT, 22.52.2800, DEVELOPMENT STANDARDS, THE FOLLOWING ARE MANDATORY.CAN WE GET RID OF THAT WORD MANDATORY?

>> YES, AND THAT'S PROBABLY SOMETHING THAT WOULD COME OUT IN THE FINAL REVIEW, BUT YOU'RE RIGHT, IT'S REPETITIVE.

>> COMMISSIONER HELSLEY: THANK YOU.

>> IF THEY'RE REQUIRED, THEY'RE MANDATORY.

>> CHAIR LOUIE: THANK YOU, ANY FURTHER QUESTIONS?

>> VICE-CHAIR VALADEZ: NO QUESTIONS, I'M READY TO MOVE ON WITH A MOTION WITH RESPECT TO THIS, I MOVE THAT THE REGIONAL PLANNING COMMISSION ADOPT THE ATTACHED RESOLUTION AND FORWARD NUMBER R201202415 TO THE BOARD OF SUPERVISORS FOR CONSIDERATION IN A PUBLIC HEARING.

>> CHAIR LOUIE: MOVED, SECOND, DISCUSSION?NO DISCUSSION?THOSE IN FAVOR?12:18:48AYE.OPPOSED?

>> VICE-CHAIR VALADEZ: JUST ONE LAST COMMENT, AND THAT'S FOR US TO REMEMBER THAT THIS IS ADMINISTERIAL AND THAT MEANS SIMPLE, SO THAT SECTION THAT WAS ADDED THAT SAID SOMETHING ABOUT, YOU KNOW, EVERY AGENCY IN THE COUNTY HAS TO LOOK AT THIS BEFORE IT CAN BE DONE, CAN YOU MAKE SURE THAT THAT'S A SERIES OF TWO PARAGRAPHS AND A LINE TO -- SOMETHING VERY SIMPLE BECAUSE THIS WAS THE INTENT, THE INTENT OF THIS ORDINANCE IS TO MAKE IT MORE EASIER FOR THEM TO DO IT, NOT HARDER.

>> MR. DURBIN: THAT'S CORRECT, WE'LL TRY TO COME UP WITH A CRITERIA THAT IS CHECKED OFF.

>> VICE-CHAIR VALADEZ: I CAN IMAGINE HOW MANY DOCUMENTS PUBLIC WORKS GETS ON A DAILY BASIS TO APPROVE AND THE SIMPLER WE'LL MAKE IT, THE FASTER THEY'LL RETURN IT TO US.

>> I AGREE, THE FIRST DRAFT, IT MADE IT SEEM LIKE IT WAS TURNING TO DISCRETIONARY, SO WE APPRECIATE THAT COMMENT.

>> VICE-CHAIR VALADEZ: I'M SURE THE REST OF THE COMMISSION AGREES.

>> CHAIR LOUIE: THANK YOU.

>> COMMISSIONER HELSLEY: I WOULD LIKE TO MAKE COMMENT IN RELATION TO -- AS I LOOK AT 12:19:52 THE APPLICATION OF THIS INTO THE RURAL ZONES, IF YOU HAVE SERVICE IN TOPANGA WHICH IS VERY NICE, THE LENGTH OF TIME THAT GET SERVICE IN COLD CREEK WHERE I LIVE OR INTO MALIBU LAKE OR INTO THE CANYON AREA IS STILL OBNOXIOUS, IT'S VERY, VERY POOR. THE ASPECT OF BEING ABLE TO MOVE TO C-1, C-2, C-3, RECEIVED VERY LITTLE OF THAT IN THE AREAS, SO AS WE LOOK AT THE NEW PLAN THAT WE'RE PROPOSING, WE NEED TO MAYBE BE CERTAIN THAT THERE IS SOME PLACES THAT THIS CAN BE LOCATED BECAUSE THAT IS A LARGE AREA AND NEEDS TO SERVE -- I WON'T SAY IT'S AN OLDER COMMUNITY, BUT IT IS AN OLDER PERSON COMMUNITY IN A GOOD PORTION OF THAT AREA.

>> MR. DURBIN: I WILL CERTAINLY FORWARD YOUR COMMENTS TO MS. NATOLI AND COMMUNITY STUDIES WEST, I'LL WORK WITH HER AND HER PLANNERS CLOSELY ON THE COASTAL PLAN.

>> AND WE CAN MAKE A COPY OF THE RELEVANT PORTIONS OF TITLE 7, THE COMMISSIONERS PROBABLY, IF YOU'RE INTERESTED IN RECEIVING THOSE? NO, WELL, OKAY, WE'LL SEND IT TO COMMISSIONER HELSLEY.

>> CHAIR LOUIE: OKAY, THANK YOU VERY MUCH.WE'RE GOING TO TAKE A MOMENT TO RECOGNIZE AND PRESENT A CERTIFICATE OF APPRECIATION.MR. MICHAEL MICKEY LONG, COULD YOU STEP FORWARD, PLEASE.MR. LONG, PLEASE, WE WANT TO EXTEND OUR APPRECIATION FOR YOUR VOLUNTEER SERVICE OVER THE PAST DECADES, YOUR EXPERTISE AND KNOWLEDGE, YOUR INSIGHT AND INPUT HAVE BEEN INSTRUMENTAL IN PROVIDING THE COUNTY WITH SERVICES FRANKLY THAT WE COULD NOT AFFORD.THE VOLUNTEER SYSTEM THAT EXISTS HERE IN THE COUNTY IS JUST FUNDAMENTAL TO OUR SUCCESS, SO WE WANTED TO RECOGNIZE AND GIVE YOU A CERTIFICATE OF APPRECIATION.I'VE GOT SOMETHING HERE PREPARED TO READ, MR. LONG, JOIN OUR CTAC ADVISORY PANEL IN JULY OF 2001, WE RECEIVED HIS RESIGNATION EFFECTIVE FOR THE CTAC MEETING OF FEBRUARY, 2013, MICKEY HAS BEEN WORKING WITH THE PARKS OF RECREATIONS DEPARTMENT SINCE 1971 AS COUNTY NATURALIST, COUNTY BIOLOGIST AND SUPERINTENDENT OF ENVIRONMENTAL EDUCATION AS WELL AS 19 COUNTY NATURAL AREAS AND SANCTUARIES, CTAC AND THE DEPARTMENT OF REGIONAL PLANNING HAVE BENEFITED IMMENSELY FROM HIS EXPERTISE SINCE HE JOINED THE COMMITTEE IN 2001, DURING THIS LONG PERIOD OF SERVICE, HE -- THOUGH HE STARTED AS HIS PROFESSIONAL LIFE AS A REPTILE SPECIALIST FOR THOSE WHO ARE NOT AWARE OF IT, HE BRANCHED OUT AND ACQUIRED CONSIDERABLE KNOWLEDGE OF ALL THE ORGANISMS AND CONCEPTS THAT CTAC CONSIDERS.THERE IS NO OTHER CTAC MEMBER WITH SUCH A COMPREHENSIVE RANGE OF GREAT EXPERTISE, IT IS WITH BOTH GRATITUDE AND REGRET AT PARTING OFFICIALLY THAT WE AWARD HIM WITH THIS

CERTIFICATE OF APPRECIATION IN THE COUNTY OF LOS ANGELES, WE HOPE TO CONSULTING YOU MICKEY WITH QUESTIONS WE HAVE ON PLANNING, IMPLEMENTATION, ENVIRONMENTAL EDUCATION AND MANAGING WILDLIFE AND PLANT RESOURCES. THANK YOU SO MUCH FOR YOUR SERVICE TO THE DEPARTMENT OF REGIONAL PLANNING.

>> THANK YOU. [APPLAUSE].

>> CHAIR LOUIE: WOULD YOU LIKE TO SAY A FEW WORDS?

>> WELL, JUST BRIEFLY, I'M SITTING HERE REALIZING THIS IS MY FIRST ATTENDANCE AT A REGIONAL PLANNING COMMISSION MEETING, SO I DON'T KNOW WHY THAT HAPPENED, WHY IT TOOK SO LONG, BUT I DO APPRECIATE THAT'S A VERY SPECIFIC AND A LOT OF INFORMATION IN THAT CITATION, SO I KNOW SOME FOLKS FROM THE BIOLOGISTS AT REGIONAL PLANNING AND PLANNERS ASSISTED, SO I REALLY APPRECIATE THE GOOD WORDS, IT WAS ALMOST ALL FUN, 13 YEARS, I APPRECIATE THE WORK THAT THIS COMMISSION DOES BECAUSE THE CTAC DOCUMENTS ARE QUITE VOLUMINOUS AT TIMES, WE TRY TO PROTECT THE OPEN SPACES OF LOS ANGELES COUNTY, THANK YOU VERY MUCH. (TAKING PHOTOGRAPH). (AWARD PRESENTATION).

>> CHAIR LOUIE: OKAY, THE NEXT ITEM ON OUR AGENDA IS PROJECT NUMBER R200802340, A CONDITIONAL USE PERMIT AND MS. GUTIERREZ.

>> MS. GUTIERREZ: THANK YOU, GOOD MORNING, MR. CHAIR, MEMBERS OF THE COMMISSION. MY NAME IS ANITA GUTIERREZ, IN THE PROJECT SECTION OF THE REGIONAL PLANNING DEPARTMENT. THIS INCLUDES THE REQUEST OF SEVERAL ENTITLEMENTS FOR THE PROJECT REFERRED TO BOAT CENTRAL, A 345 SPACE DRY STACK STORAGE FACILITY. THE ENTITLEMENTS REQUESTED ARE CONDITIONAL USE PERMIT, COASTAL DEVELOPMENT PERMIT, PARKING PERMIT AND VARIANCE. THE PROJECT SITE IS LOCATED AT 13483 FIJI WAY WITHIN BASIN H, HERE'S AN AERIAL VIEW OF IF PROJECT IN THE SOUTHEAST CORNER OF THE MARINA DEL REY COMMUNITY. THIS IS A CLOSE UP OF THE PROJECT SITE SHOWING IT JUST WEST OF THE INTERSECTION OF ADMIRALTY AND FIJI WAY. THE SITE IS CURRENTLY DEVELOPED WITH 236 SPACE TEMPORARY PARKING LOT AND DEPARTMENT OF BEACHES AND HARBORS TEMPORARY OFFICE TRAILERS. THE WATER SIDE IS CURRENTLY DEVELOPED WITH A COMMERCIAL DOCK AND SEPARATE DOCK USED FOR THE SHERIFF'S DEPARTMENT. SURROUNDING LAND USES INCLUDE CHASE PARK AND BOAT STORAGE TO THE NORTH, THE WET LANDS TO THE SOUTH, PUBLIC BOAT STORAGE AND THE PUBLIC BOAT LAUNCH RAMP TO THE EAST AND BOTH MAINTENANCE AND REPAIR FACILITIES TO THE WEST. BEFORE I GET INTO THE SPECIFICS OF THE PROJECT, I WOULD LIKE TO GIVE YOU A BRIEF HISTORY TO PROVIDE SOME CONTEXT. IN AN EFFORT TO PROVIDE BOAT STORAGE TO THE MARINA, AN RFP WAS ISSUED IN 2003 AND AGAIN IN 2005, BOAT CENTRAL WAS SELECTED AS THE DEVELOPER AND DEVELOPMENT AND BEACH AND HARBORS WILL GO INTO THAT LATER. THERE HAVE BEEN SOME CHANGES IN THE LAND USE IN RECENT YEARS, THESE CHANGES WERE

INITIATED IN 2009 WHEN THE BOARD OF SUPERVISORS DIRECTED THE DEPARTMENT OF REGIONAL PLANNING TO PREPARE AN AGGREGATE MAP FOR THE COASTAL PROGRAM WITH RESPECT TO ALL PHASE II MARINA DEVELOPMENT PROJECTING REQUIRING AN LCP AMENDMENT REFERRED TO AS PIPELINE PROJECTS. DRY STAFF BOAT STORAGE ON PARCELS 52 AND GG WAS CONSIDERED ONE OF THE FIVE PIPELINE PROJECTS INCLUDED IN THE MAP AND TEXT AMENDMENT, THOSE CHANGES WERE REVIEWED BY THIS COMMISSION IN DECEMBER OF 2015 BY THE BOARD OF SUPERVISORS IN NOVEMBER OF 2011 AND TOOK EFFECT FEBRUARY 8, 2012 WHEN THE CALIFORNIA COASTAL COMMISSION CERTIFIED THE LOCAL PROGRAM, CHANGES RELATED TO THE PROJECT SITE INCLUDE THE COMBINED PARCELS 52 AND GG INTO A SINGLE PARCEL NOW REFERRED TO AS PARCEL 52, CHANGE THE LAND USE CATEGORY FROM PUBLIC FACILITIES TO BOAT STORAGE, REMOVED THE TEMPORARY PARKING LOT DESCRIPTION FROM THE PARCEL AND THE LOT -- AND REMOVE THE LOT FROM THE LCP LIST OF PUBLIC SPACES. ADDED DRY STACK STORAGE FACILITIES ATTACHED TO A LAND SIDE STRUCTURE FOR THE LIST IN THE WATER LAND USE CATEGORY AND CHANGED THE MAXIMUM HEIGHT STANDARD FOR THE WATER LAND USE CATEGORY TO ALLOW DRY STACK STORAGE FACILITIES CONNECTED TO A LAND SIDE STRUCTURE BY THE LAND USE CATEGORY ON THE LAND SIDE OF THE PARCEL. ADDITIONALLY, THE PROJECT IS PART OF A LARGER DEPARTMENT OF BEACHES AND HARBORS PLAN TO MAKE UP FOR THE SMALLER SLIPS BEING ELIMINATED THROUGHOUT THE MARINA. THE SITE ITSELF IS A 4.2 ACRE SITE WHICH FRONTS ON FIJI WAY AND IS ROPED OF 3.098 ACRES OF LAND AND [INAUDIBLE] IT WOULD

ACCOMMODATE A MAXIMUM OF 345 BOATS AND 28 BOAT TRAILERS, A PORTION OF THE FACILITY RIGHT HERE WOULD EXTEND OVER THE WATER OF BASIN H BY APPROXIMATELY 97 FEET ON THE WESTERN SIDE AND 45 FEET ON THE EASTERN SIDE OF THE FACILITY, ALONG WITH THE DRY STACK STORAGE FACILITY, NEW DOCKS WOULD BE CONSTRUCTED ON THE WATER SIDE TO ALLOW FOR CONVEYANCE OF PEOPLE TO AND FROM THEIR BOATS AND TEMPORARY QUEUING OF BOATS, THE NEW DOCKS WOULD EXTEND INTO THE WATER UP TO 200 FEET ON THE WESTERN SIDE OF THE FACILITY AND APPROXIMATELY 150 FEET ON THE EASTERN SIDE BUT WOULD NOT GO PAST THE WATER LEASE LINE, IT WOULD REQUIRE A SEPARATE CDP FROM THE CALIFORNIA COASTAL COMMISSION, IN THE NORTH EASTERN CORNER OF THE SITE, 30 DRY STACK SPACES WILL BE CREATED FOR MASS DECK SAILBOATS WITHIN A FENCED AREA, A HOIST WOULD BE LOCATED ALONG THE BULKHEAD TO LIFT BOATS IN AND OUT OF THE WATER, THE PROJECT INCLUDES A 6 THOUSAND SQUARE FOOT TWO STOREY OFFICE BUILDING LOCATED ON THE SOUTHEAST CORNER OF THE SITE ALONG FIJI WAY, IT WILL HAVE A CUSTOMER LOUNGE AS WELL AS SPACE FOR THE SHERIFF'S DEPARTMENT INCLUDE AGO BOAT WRIGHT FACILITY WHICH IS TO BE RETAINED ON SITE.THE OFFICE WILL BE 19 FEET IN HEIGHT FACE THING PROMENADE 12:32:19AND 20.6 FEET IN HEIGHT ALONG THE PARKING GRADE DUE TO THE SLOPING TERRAIN OF THE PROPERTY.A PAVED PARKING LOT CONTAINING 134 PARKING SPACES WOULD BE CONSTRUCTED BETWEEN THE DRY STACK STORAGE AND THE OFFICE BUILDING.THE HEIGHT OF THE STRUCTURE, HERE'S SOME ELEVATIONS OF THE PROPOSED STRUCTURE, THE HEIGHT OF THE DRY STACK

STRUCTURE WOULD BE APPROXIMATELY 67 FEET AT FIJI WAY AND 75 FEET ALONG THE WATER AGAIN BECAUSE OF THE SLOPING TERRAIN, APPROXIMATELY 8 FEET FROM THE STREET TO THE BULKHEAD. A CRANE HOUSED WITHIN THE STORAGE FACILITY WILL BE UTILIZED TO MOVE BOAT HOISTS TO AND FROM THE WATER AND STORAGE SPACES. THE CRANE SPANS THE CENTRAL 60 FEET OF THE FACILITY AND RUNS ITS LENGTH AND THE CRANE AS YOU CAN SEE FROM THIS AERIAL IS JUST ABOVE THE FACILITY WOULD BE APPROXIMATELY 81.5 FEET TALL. CONSISTENCY WITH THE LOCAL COASTAL PROGRAM, THE PROJECT IS CONSISTENT WITH THE LUP, THE LAND USE PROGRAM, BOAT STORAGE DESIGNATION FOR THE PROPERTY WHICH ALLOWS DRY STACK STORAGE. THE PROJECT SUPPORTS THE PUBLIC ACCESS TO THE SHORE LINE THROUGH ENHANCED PUBLIC ACCESS AND AMENITIES ON SITE, ACCESS TO THE SHORE LINE ONLY EXISTS FROM THE PARKING, PEDESTRIANS AND VISITORS WOULD BE ABLE TO ENJOY THE WATER FRONT WITH AMENITIES SUCH AS BENCHES, DRINKING FOUNTAINS, BICYCLE RACKS, THERE IS CURRENTLY NO PEDESTRIAN PROMENADE ON THE DRY STACK STORAGE. THEY ARE ABLE TO ACCOMMODATE BOATS 20 TO 30 FEET IN LENGTH, IT PROVIDES A VISITOR SERVING AND RECREATION AMENITY TO THE VISITING PUBLIC. THE DRY STACK STORAGE WOULD REPLACE NON-PRIOR -- NON-PRIORITY WITH HIGH STORAGE, IT PROVIDES A DRY STACK STORAGE WITH SPACE FOR UP TO 345 BOATS AND 28 TRAILERS, THE PROJECT WILL NOT DISPLACE ANY EXISTING FACILITIES BUT WOULD RATHER ADD 375 SPACES TO THE TOTAL SLIP COUNT IN THE MARINA THUS ENHANCING RECREATIONAL BOATING OPPORTUNITIES, THE PROJECT WILL ADD A PUBLIC

VIEW PARK AND PROVIDE A 50% VIEW CORRIDOR ENHANCING AND ENCOURAGING HARBOR VIEWING AND SUPPORTING VISUAL RESOURCES WITHIN THE MARINA. THE PROJECT IS SUBJECT TO DEVELOPMENT STANDARDS WITHIN THE MARINA DEL REY SPECIFIC PLAN, I'LL HIGHLIGHT A FEW KEY DEVELOPMENT STANDARDS FOR THE PROJECT. HEIGHT, THE DRY STACK STORAGE FACILITY IS WITHIN THE 75 FOOT HEIGHT LIMIT ALLOWED WITHIN THE LAND USE PLAN, THE CRANE THAT RUNS THE CENTRAL PART OF THE FACILITY IS 81 FEET IN HEIGHT BUT IS EXEMPT FROM THOSE HEIGHT STANDARDS BECAUSE OF THE HOISTS AND CRANES ARE EXEMPT. VIEW CORRIDOR, VIEW CORRIDOR, A 40% VIEW CORRIDOR IS PROVIDED -- A 40% VIEW CORRIDOR IS REQUIRED, HOWEVER, THE PROJECT IS PROVIDING A 50% VIEW CORRIDOR, THE CORRIDOR HAS TWO COMPONENTS, 32 FOOT WIDE PATHWAY ALONG THE WESTERN EDGE WHICH CULMINATES IN THE VIEW PARK AND IN THE MIDDLE PART OF THE SITE, 160 FOOT AREA NEAR THE MIDDLE BETWEEN THE DRY STACK STORAGE FACILITY AND THE CUSTOMER LOUNGE. PARKING, THE LCP ALLOWS DISCRETION IN DETERMINING THE APPROPRIATE NUMBER OF PARKING SPACES FOR DRY STORAGE USE, AN ANALYSIS OF INDUSTRY DESIGN STANDARDS FOR DRY STACK STORAGE FACILITIES WAS PREPARED IN THE TRAFFIC IMPACT ANALYSIS WHICH IS APPENDIX J OF THE DRAFT EIR, COMMON DESIGN RATIO USED IN THE INDUSTRY IS 1: 4 FOR DRY STACK STORAGE WHICH HAS BEEN FOUND TO ACCOMMODATE EVEN PEAK USE TIMES. A MORE CONSERVATIVE RATIO OF 1 PER 3 DRY STACK STORAGE SPACES WAS ALSO ANALYZED AND THIS WAS FOUND TO BE MORE APPROPRIATE. IT WOULD REQUIRE 130 SPACE PARKING REQUIREMENT

FOR HEIGHT WIDE, THE OFFICE USE PARKING AT 1 PER 400 SQUARE FEET PER OFFICE SO, THAT WOULD BE A REQUIRED PARKING OF 134, THE ANALYSIS IS THE RATIO 1: 3 IS SUFFICIENT TO MEET THE PARKING NEEDS OF THE PARKING, A PARKING PERMIT IS REQUIRED FROM THE APPLICANT TO PROVIDE THE 1: 3 DRY STORAGE PARKING RATIO, THE PROMENADE AS PREVIOUSLY MENTIONED, THE PROJECT PROVIDES A PROMENADE ALONG FIJI WAY, AN 8 FOOT PROMENADE AND AN APPROXIMATELY 32.5 PROMENADE ALONG THE WESTERN EDGE OF THE PROPERTY ENDING IN THE PUBLIC VIEW PARK. THE VIEW PARK WILL PROVIDE VISA THE MARINA AND OTHER AMENITIES, THE LCP ALLOWS FOR REDIRECTION OF THE PROMENADE WHEN SAFETY CONCERNS ARISE. THERE'S THE SETBACK, A MINIMUM 5 FOOT SETBACK IS REQUIRED IN THE FRONT AND REAR YARD SETBACKS, IT REQUIRE AS VARIANCE, A VARIANCE IS REQUIRED TO BUILD WITHIN 15 FEET OF THE BULKHEAD OR THE SEA WALL. A PUBLIC HEARING EXAMINER MEETING WAS HELD FOR THE PROJECT IN FEBRUARY 8 OF 2012 AT BURTON CHASE PARK IN MARINA DEL REY TO PROVIDE AN OPPORTUNITY FOR LOCAL COMMUNITY MEMBERS TO COMMENT ON THE DRAFT EIR. HERE'S THE MAIN ISSUES THAT WERE RAISED AT THE HEARING OFFICER ON FEBRUARY 8TH. ALL COMMENTS WERE RESPONDED TO IN THE FINAL EIR, TOPICAL RESPONSES WERE PROVIDED ON CHART ABOUT DOCKING AND PATRON PARKING, SAFETY AND LAND USE PLANNING AND DESIGN CONTROL BOARD AND ALL THE OTHER SPECIFIC COMMENTS WERE REPLIED TO IN THEIR RESPONSE TO COMMENTS. THE ENVIRONMENTAL -- IN ADDITION TO THE HEARING EXAMINER, THE DRAFT EIR WERE CIRCULATED FOR PUBLIC COMMENT PERIOD OF 60 DAY,

JANUARY 5, 2012 THROUGH MARCH 5, 2012. THE FINAL EIR WAS RELEASED APRIL 11 OF THIS YEAR. ALL POTENTIAL IMPACTS WERE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL EXCEPT IN THE AREAS RELATED TO ESTHETICS, ESTHETIC IMPACTS RELATED TO HEIGHT, MASSING AND SCALE, AIR QUALITY IMPACTS RESULTING FROM THE CONTRIBUTION OF GREENHOUSE GASES, EMISSIONS RELATED TO CONSTRUCTION AND SHORT TERM NOISE IMPACTS RELATED TO CONSTRUCTION. THOSE ITEMS WOULD REQUIRE A STATEMENT OF OVERRIDING CONSIDERATION AND ONE HAS BEEN PREPARED FOR YOUR CONSIDERATION. THE PUBLIC BENEFITS OF THE PROJECT INCLUDE ADDING AGAIN THE 375 NEW BOAT STORAGE SPACES IN THE MARINA WHICH WOULD SIGNIFICANTLY INCREASE EXISTING BOAT STORAGE CAPACITY IN THE MARINA AND IS CONSISTENT WITH THE POLICIES OF THE LCP LISTING RECREATIONAL BOATING AS A TOP PRIORITY, THE PROJECT WOULD CREATE BOAT STORAGE FOR THE SMALLER BOATS, 20 TO 35 FEET 12:40:04 IN LENGTH AND WOULD COMPENSATE FOR WHITE SMALL SLIPS THAT WOULD RESULT FROM OTHER PLANNED REDEVELOPMENT THROUGHOUT THE MARINA. THE PROJECT PROVIDES NEW STORAGE OPTION FOR SMALL BOATS AND MAY INVITE NEW POPULATION SEGMENTS INTO RECREATIONAL BOATING SUCH AS FAMILIES WITH YOUNG CHILDREN, OLDER INDIVIDUALS OR OTHERS WITHOUT THE TIME TO HANDLE REGULAR BOAT MAINTENANCE WHO VALUE THE CONVENIENCE AND ASSISTANCE OFFERED BY THE DRY STACK OPTION, THE PROJECT WOULD INTRODUCE A SMALL WATERFRONT VIEW PARK WITH THE PUBLIC AMENITIES, ENHANCING COASTAL EFFORTS ON THE SITE, WITH INCORPORATION OF THE DESIGN FEATURES AND MITIGATION MEASURES IDENTIFIED IN THE EIR, THE

PROJECT DESIGN AND THE CONDITIONS OF APPROVAL AND IN CONSIDERATION OF THE BALANCING BENEFITS -- BALANCING THE BENEFITS TO HAVE PROJECTS AGAINST THE UNAVOIDABLE SIGNIFICANT IMPACTS, THE BENEFITS OF THE PROJECT OUT WEIGH THE SIGNIFICANT AND UNAVOIDABLE IMPACTS AND A STATEMENT OF OVERRIDING CONSIDERATION AND FINDINGS OF FACT HAVE BEEN PREPARED TO THAT EFFECT FOR YOUR CONSIDERATION. WE HAVE RECEIVED A FEW ADDITIONAL LATE COMMENTS SINCE THE PACKAGE -- SINCE THE LAST PACKAGE OF MATERIALS WAS SENT TO YOU, WE RECEIVED A LETTER FROM COUNSEL REPRESENTING FANTASY YACHTS, THIS PACKET WAS PROVIDED TO YOU ON YOUR CHAIRS THIS MORNING, REPRESENTING FANTASY YACHTS RAISING SOME ISSUES ABOUT THE ENVIRONMENTAL DOCUMENT, A WRITTEN RESPONSE, THEY HAVE BEEN ADEQUATELY ADDRESSED, WAS PREPARED AND WAS INCLUDED IN YOUR SUPPLEMENTAL PACKAGE THIS MORNING, WE WERE ABLE TO WORK WITH FANTASY TO REVISE CONDITION NUMBER 36, THE CONDITION IS INTENDED TO REQUIRE THAT PRIOR TO DEMOLITION OF THE STRUCTURES ON PARCEL 52 OR THE DOCKS THAT BEACHES AND HARBORS WOULD CONSTRUCT THE PHYSICAL IMPROVEMENTS TO DOCK 55 INCLUSIVE OF ANY PERT OR ENVIRONMENTAL REVIEW REQUIRED BY LAW AND THAT BEACHES WOULD HAVE TO OBTAIN BEFORE COMMENCING WORK ON COMPLETING THE PHYSICAL IMPROVEMENTS ON THE DOCK, IT'S NOT INTENDED TO COVER ANYTHING THAT THE PHYSICAL -- OTHER THAN THE PHYSICAL IMPROVEMENTS TO THE DOCK, IN OTHER WORDS, ONCE BEACHES AND HARBORS PROVIDE WRITTEN EVIDENCE THAT IT IS COMPLETE, THE IMPROVEMENTS WOULD BE SATISFIED. WE ALSO RECEIVED AN E-MAIL FROM

MARINA DEL REY SPORTS FISHING AND BEACHES AND HARBORS IS HERE TODAY AND IS ALSO PREPARED TO RESPOND TO THE ISSUES RAISED IN THAT LETTER. STAFF RECOMMENDATION IS APPROVAL OF THE PROJECT AND BASED ON ALL THE REASONS I'VE GONE OVER, THIS CONCLUDES MY FORMAL PRESENTATION AND I'M AVAILABLE FOR ANY QUESTIONS, BEACHES AND HARBORS IS HERE AS WELL TO PROVIDE A STATEMENT ON BEHALF OF THE COUNTY.

>> CHAIR LOUIE: THANK YOU VERY MUCH, COMMISSIONER HELSLEY?

>> COMMISSIONER HELSLEY: YES, CAN YOU DIRECT ME TO THAT MODIFIED CONDITION?

>> MS. GUTIERREZ: YES, IT'S ON THE FRONT PAGE OF YOUR MEMO, YES, THE LAST PARAGRAPH ON THAT MEMO ON THE FRONT PAGE RIGHT THERE. THERE WAS ALREADY THAT CONDITION IN THE PACKAGE WHICH ALLOWED FOR BEACH AND IS HARBORS TO PROVIDE WRITTEN VERIFICATION THAT IMPROVEMENTS HAVE BEEN MADE, THIS IS WHERE ADDITIONS TO THE CONDITIONS BASED ON CONVERSATIONS WITH FANTASY YACHTS.

>> COMMISSIONER HELSLEY: AND MOST OF THE DISPLACEMENT POSITIONS, THE COUNTY OR THAT THERE WILL BE FACILITIES PROVIDED TO THE DISPLACEMENT, SO THIS FOLLOWS ALONG THAT SAME PATTERN AS I UNDERSTAND IT?

>> MS. GUTIERREZ: CORRECT.

>> COMMISSIONER HELSLEY: THANK YOU.

>> CHAIR LOUIE: COMMISSIONER PEDERSEN?

>> COMMISSIONER PEDERSEN: I WOULD LIKE TO DISCUSS THE PARKING RATIO FOR JUST A MINUTE, IT'S MY UNDERSTANDING THAT YOU HAVE ONE PARKING SPOT ALLOWED FOR EACH THREE SLIPS, IS THAT CORRECT?

>> MS. GUTIERREZ: CORRECT.

>> COMMISSIONER PEDERSEN: AND HOW DID YOU COME UP WITH THAT NUMBER AGAIN?

>> MS. GUTIERREZ: THIS WAS A STUDY DONE AND PROVIDED BY THE APPLICANT OF COMPARABLE FACILITIES THROUGHOUT THE UNITED STATES, THE DESIGN RATIO OF 1: 4 WAS SUCCESSFULLY USED IN TAHOE, TEXAS, AND I BELIEVE OTHER PLACES THROUGHOUT THE U.S. AND A MORE CONSERVATIVE RATIO WHICH WAS FURTHER ANALYZED WHICH WAS 1: 3, SO THEY USED STANDARDS FOR DRY STACK FACILITIES THROUGHOUT THE U.S..

>> COMMISSIONER PEDERSEN: SO, THAT'S ONE-HALF OF THE PARKING  
REQUIRED FOR THE WET SLIPS, THAT RATIO?

>> MS. GUTIERREZ: WELL, FOR --

>> COMMISSIONER PEDERSEN: IT'S MY UNDERSTANDING THAT THERE'S 0.6  
FOR EACH SLIP.

>> MS. GUTIERREZ: I BELIEVE THAT IS CORRECT.

>> COMMISSIONER PEDERSEN: SO, THERE'S A DIFFERENCE, SO BASICALLY  
WE'RE PROVIDING HALF THE PARKING SPACE AS PROVIDED FOR THE WET  
SLIPS?

>> MS. GUTIERREZ: I BELIEVE THAT IS CORRECT. I WOULD HAVE TO  
CHECK. YES, I BELIEVE THAT'S CORRECT.

>> COMMISSIONER PEDERSEN: OKAY. I HAVE -- I JUST WANT TO GET THE  
FACTS STRAIGHT NOW, OKAY, THANK YOU.

>> MS. GUTIERREZ: OKAY. A DIFFERENCE TOO, I BELIEVE THE APPLICANT  
WILL HAVE FURTHER INFORMATION ON THIS AS WELL, BUT THOSE ARE FOR  
SMALLER BOATS WHAT WE'RE TALKING ABOUT ON THE DRY STACK STORAGE

FACILITATING, THEY'RE SMALLER BOATS THAN WHAT THE WET SLIPS WOULD BE.

>> CHAIR LOUIE: I BELIEVE WE HAVE A FURTHER REPORT COMING FROM BEACHES AS WELL?

>> GOOD MORNING, CHAIR LOUIE, MEMBERS OF THE COMMISSION, MY NAME IS GARY JONES AND I'M HERE FROM BEACHES AND HARBORS TO GIVE A LITTLE MORE CONTEXT THAN WHAT WAS ALREADY PROVIDED TO YOU THIS MORNING BY MS. GUTIERREZ IN RESPONSE TO THIS PROJECT AND HOW IT WAS BORN OUT OF THE DEPARTMENT'S PLANS FOR UPGRADE, ENHANCEMENT AND IMPROVEMENT OF BOTH BOATING AND RECREATIONAL AMENITIES WITHIN THE MARINA.12:46:24IN 2003, THE DEPARTMENT ISSUED A REQUEST FOR PROPOSALS SEEKING A WATER ORIENTATED BOATING STORAGE FACILITY THAT PRIMARILY WOULD PROVIDE THE REPLACEMENT STORAGE UNITS THAT WERE ALREADY BEING PROVIDED ON PARCEL 77 WITHIN CHASE PARK AND THIS WAS A PART OF A PLAN TO EXPAND CHASE PARK AND INCREASE THE RECREATIONAL OPPORTUNITIES, BOTH ON THE LAND AND WATER ORIENTATED TO THE COMMUNITY.TODAY, I'M PLEASED TO REPORT THAT FOLLOWING A NUMBER OF YEARS OF PLANNING AND THE COASTAL COMMISSIONS' APPROVAL OF A MASTER COASTAL DEVELOPMENT PERMIT THAT 7 MARINAS WITHIN THE HARBOR ARE SLATED FOR REPLACEMENT TO WRIGHT SIZE THE BOATING SLIPS AVAILABLE AND WE SEE THIS PROJECT AS AN INTEGRAL PART OF MAINTAINING A VARIETY OF STORAGE OPTIONS FOR BOATERS, PARTICULARLY

SMALL BOATERS, THE PROJECT WAS SELECTED AND ONE OF THE BENEFITS SEEN ON THIS PROJECT WAS THE INNOVATIVE DESIGN, THE NUMBER OF SMALL STORAGE SPACES THAT IT WOULD BE ABLE TO PROVIDE AND THE ENHANCEMENT TO THIS PARTICULAR AREA OF THE MARINA. MY COLLEAGUE, MICHAEL TRIP IS HERE TO GIVE YOU A LITTLE BIT OF INFORMATION ON THE DISCUSSIONS WE'VE HAD WITH THE CHARTER BOAT OPERATORS WHOSE OPERATIONS WILL MOVE TO ANOTHER PART OF THE MARINA IF THIS PROJECT IS DEVELOPED. THANK YOU.

>> GOOD MORNING, CHAIR LOUIE AND MEMBERS OF THE COMMISSION, MY NAME IS MICHAEL TRIP AND I'M HERE REPRESENTS THE DEPARTMENT OF BEACHES AND HARBOR, I'D LIKE TO JUST EXPAND A LITTLE MORE ON WHAT MR. JONES SAID ABOUT THE DEPARTMENT'S PLAN TO INCREASE RECREATIONAL AREAS IN THE MARINA. THE AREA THAT YOU SEE RIGHT HERE IS CURRENTLY USED AS BOAT STORAGE AND OUR DEPARTMENT WOULD LIKE TO EXPAND CHASE PARK EAST WARD INTO THAT AREA BUT THE WAY THE LCP IS WRITTEN, WE CAN'T DISPLACE A BOATER'S FACILITY LIKE THAT, WE HAVE TO PUT IT SOMEWHERE ELSE IN THE MARINA, THAT'S WHY IN 2003, WE CAME UP WITH THE RFP TO MOVE THAT FACILITY INTO THE PROJECT SITE. AFTER THIS PLAN BECAME PUBLIC, THE CHARTER CAME TO US AND TOLD US OUR PLAN TO MOVE FISHER'S VILLAGE DIDN'T THINK IT WOULD WORK, ALL THE STUDIES THAT WE'VE DONE SHOW THERE IS PLENTY OF PARKING IN FISHERMAN'S VILLAGE EXCEPT FOR PEAK PERIODS, THE BOARD OF SUPERVISORS TOLD US TO MEET UP WITH THESE OPERATORS AND COME UP

WITH A REVISED PLAN, SO WE MET UP WITH THE OPERATORS AND CAME UP WITH A REVISED PLAN FOR THE OPERATORS TO USE THIS DOCK RIGHT HERE, DOCK 52 IN THIS DOCK AREA, IT IS TO BRING THE CHARTER OPERATORS WHO OPERATE DINNER CRUISERS OVER HERE TO DOCK 55, THE OPERATORS OR THE SPORT FISHERMEN WHO ALSO RIGHT HERE, THEY WOULD COME TO DOCK 77 AND THEY COULD USE ANY OF THE PUBLIC LOTS OVER HERE. NOW, WE DID PRESENT THIS PLAN TO THE CHARTER OPERATORS AND THEY ALL TOLD US THEY THINK THIS IS A FEASIBLE SOLUTION TO THE PARKING PROBLEM THAT WE HAD, AND TO FURTHER MAKE SURE THERE'S NO INTERRUPTION TO THE CHARTER SERVICE OPERATIONS, THERE IS THE CONDITION THAT REGIONAL PLANNING HAS PUT IN THE CONDITIONS NUMBER 36 AND WE LOOKED AT THE MODIFICATIONS THAT WERE MADE BY FANTASY'S LAWYER AND BY OUR COUNTY COUNSEL AND WE'RE FINE WITH THAT CONDITION, WE DO SUPPORT CHARTER OPERATOR, WE DON'T WANT TO SEE THEM ELIMINATED FROM THE MARINA AND WE HAVE THE DUTY TO MAKE SURE THERE'S PLENTY OF BOATING OPPORTUNITIES. I'M HERE FOR ANY QUESTIONS THAT YOU HAVE. THANK YOU.

>> CHAIR LOUIE: COMMISSIONER HELSLEY?

>> COMMISSIONER HELSLEY: ON CHASE PARK, IF THAT'S EXPANDED, YOU'LL BE TAKING OUT HOW MANY EXISTING SLIPS?

>> I BELIEVE IT'S 177 SLIPS.

>> COMMISSIONER HELSLEY: OKAY.NOW, IS THE EXPANSION OF CHASE PARK SOMETHING THAT YOU'VE GOT BUDGETED FOR, YOU HAVE MONEY FOR OR IS THAT JUST SOMETHING THAT'S HOPEFUL?

>> WELL, IT'S SOMETHING WE'D LIKE TO DO IN THE FUTURE, AS PART OF THE MAP AND TEXT AMENDMENT, WE CHANGED THE ZONING FROM THAT SPECIFIC LOT FROM BOAT STORAGE TO OPEN SPACE.

>> COMMISSIONER PEDERSEN: IT'S NOT SOMETHING THAT YOU HAVE IN WORK RIGHT NOW.

>> IT'S NOT SOMETHING THAT'S GOING TO HAPPEN IMMEDIATELY BUT WE ARE PUTTING SOME OF THIS PLAN IN EFFECT WHICH IS WE'D LIKE TO HAVE NON-MOTORIZING USES IN THAT AREA, WE WILL BE WORKING ON THAT LATER THIS YEAR.

>> I CAN JUST ADD WITH RESPECT TO THE NON-MOTORIZED BOATING FACILITIES AT THAT PORTION OF CHASE PARK, WE HAVE STARTED A PROJECT THAT WILL ULTIMATELY INVOLVE REPLACING THE EXISTING DOCKS AT PARCEL 77, THAT ISN'T YET FULLY BUDGETED, HOWEVER, ON THE LAND SIDE, WE HAVE RECENTLY REACHED WRIGHT THE LOT FOR MORE EFFICIENT USE FOR POWER BOAT STORAGE AND ALSO WE'RE INSTALLING BOAT RACKS SO THAT KAYAK AND ROWERS CAN STORE THEIR BOATS, AND THAT WILL BE OPEN TO THE PUBLIC WE HOPE BEFORE MEMORIAL DAY.

>> COMMISSIONER PEDERSEN: BUT THE SLIPS HAVEN'T BEEN IMPACTED YET?

>> NO, THE SLIPS HAVEN'T BEEN IMPACTED YET.

>> COMMISSIONER PEDERSEN: OKAY, THANKS.

>> COMMISSIONER HELSLEY: YES, I WOULD GO BACK TO A COMMENT THAT MR. TRIP MADE, AND THAT IS THAT YOU USED THE WORD PARKING PROBLEM. AND I'D LIKE TO HAVE YOU EXPAND FOR ME A LITTLE BIT ON WHAT YOU MEANT BY PARKING PROBLEM.

>> SURE. WE DID AN ANALYSIS OF ALL OF THE LOTS IN MARINA DEL REY, THAT WAS PART OF THE MAP AND TEXT AMENDMENT. NOW, THIS SAID IN THE FIJI WAY AREA WHICH IS BASICALLY EVERYTHING THAT YOU SEE ON THE SLIDE THERE, THERE IS PLENTY OF PARKING FOR ALL THE USES. NOW, SPECIFICALLY IN FISHERMAN'S VILLAGE WHICH IS WHERE WE INTENDED TO MOVE ALL THE CHARTER OPERATORS, ABOUT 6 WEEKENDS A YEAR, THAT DOES FILL YOU UP, IT'S 4TH OF JULY, THE DECEMBER BOAT PARADE, THINGS LIKE THAT, TO MAKE SURE THIS DIDN'T BECOME AN ISSUE FOR THE CHARTER OPERATOR, WE SPOKE WITH THEM AND DECIDED TO SEPARATE THEM AND THAT'S WHEN WE CAME UP WITH THE SOLUTION TO MOVE HALF OF THEM BASICALLY TO DOCK 77 AND HALF OF THEM TO FISHERMAN'S VILLAGE. I'LL

JUST EXPLAIN, ORIGINALLY, WE HAD PLANNED TO USE SHUTTLE BUSES AND THEY DIDN'T THINK THAT WOULD WORK FOR THEIR BUSINESSES, FOR INSTANCE, THE CHARTER BOARD OF OPERATORS THAT DO THE SPORT FISH, THEY HAVE A LOT OF GEAR AND THEY NEED THEIR PARKING CLOSE TO WHERE THE BOATS ARE SO SENDING THEM ALL TO FISHERMAN'S VILLAGE DIDN'T WORK WITH THAT RESPECT.

>> COMMISSIONER HELSLEY: THE ASPECT OF LOT 49M WHICH IS THE FAR END OF 77, IS IT?

>> RIGHT.

>> COMMISSIONER HELSLEY: OKAY.THAT AND THE LOT 77 ARE CHARGE LOTS?

>> YES.

>> COMMISSIONER HELSLEY: YUP, OKAY.THE ASPECT OF EXPANDED PARKING, IS THERE ANY LOOKING AT THE FIELD THAT GOES OFF OF FISHERMAN'S VILLAGE ON THE OTHER SIDE OF, IS IT FIJI WAY?

>> YES, THAT AREA IS OWNED BY THE DEPARTMENT OF FISH AND GAME AND WE WOULD LOVE TO EXPAND PARKING OVER IN THAT AREA BUT UNFORTUNATELY, WE CAN GET MONTH TO MONTH LEASES FROM THEM, THEY

WOULD LIKE TO DEVELOP AREA A AND SOMETHING THAT'S MORE VISITOR SERVING, BUT ONE THING WE DO PLAN TO DO SEPARATE FROM THIS PROJECT IS OVER HERE WHERE FISHERMAN'S VILLAGE IS, WE CAN RESTRIPE THE NORTHERN AREA THERE BY THE DOCK AND WE CAN GET AN EXTRA 77 SPACES AND USE FOR VALET FOR THE PEAK PERIODS JUST TO MAKE SURE THERE'S NO INTERRUPTION WITH SERVICE THERE.

>> COMMISSIONER HELSLEY: ARE WE TAKING -- MY CONCERN IS ARE WE TAKING AND PRICING THE LOWER ECONOMIC GROUP OUT OF THIS RECREATIONAL USE?

>> I DON'T FEEL LIKE WE'RE PRICING THEM OUT. I'LL TELL YOU THAT THE CHARTER BOAT OPERATIONS, ASKING THEM TO PAY 5-8 DOLLARS FOR PARKING, I DON'T THINK THAT'S TOO MUCH TO ASK WHEN SOMEONE'S GOING ON A DINNER CRUISE OR SOMEONE'S GOING OUT SPORTS FISHING, THAT WAS THE ONLY DOCK FREE IN MARINA DEL REY, ONE THING THAT WE'VE IMPLEMENTED IN A FEW OF OUR PARKING LOTS AND WE PLAN TO DO FURTHER IS USING THE PAY AND DISPLAY MACHINES THAT LET'S YOU BUY AN HOUR'S WORTH OF TIME RATHER THAN THE CURRENT SYSTEM WHICH IS THE FULL DAY, WE'D LIKE TO IMPLEMENT THAT FURTHER.

>> COMMISSIONER HELSLEY: OKAY. I THINK THAT'S GOT MOST OF MY QUESTIONS ANSWERED. IF YOU GO BACK TO THE DOCK THAT IS BEING PROPOSED BY BOAT CENTRAL THAT PROTRUDES CLOSE TO THE PUBLIC LAUNCH

RAMP, WHAT IS THE DISTANCE BETWEEN THE END OF THAT LAUNCH RAMP AREA AND THE POINT OF THAT DOCK, THE 20 FOOT OFFSET, BUT WHAT IS THE DISTANCE THAT GOES BETWEEN THAT LAUNCH RAMP AND THE --

>> I UNDERSTAND WHAT YOU'RE SAYING, I THINK IT'S 64 FEET, IS THAT CORRECT?

>> MS. GUTIERREZ: YES.

>> COMMISSIONER HELSLEY: OKAY, THANK YOU.

>> COMMISSIONER MODUGNO: AS I LOOK AT THE DESIGN OF THIS BUILDING OR AT LEAST THE RENDERING, IT WOULD APPEAR TO ME TO BE A PERFECT SORT OF EXAMPLE, A TYPE OF BUILDING THAT WE MIGHT DEMONSTRATE THE COUNTY'S COMMITMENT TO GOING GREEN.HAS THERE BEEN DISCUSSION OF TRYING TO MAKE THIS NET ENERGY 0, I ASSUME IT'S NOT GOING TO BE A HIGH CONSUMER OF ELECTRICITY OTHER THAN THE MOVEMENT OF THE BOATS AND THERE'S AMPLE PLACE ON THE ROOF FOR A LOT OF [INAUDIBLE] AND IT WAS JUST -- IF THAT'S THE ROUTE -- AND, AGAIN, IT'S -- VERY FEW PEOPLE REALIZE THAT MARINA DEL REY IS OWNED BY THE COUNTY OF LOS ANGELES, I THINK IT'S PART OF THE COUNTY'S GREATEST AND IMPORTANT ASSETS AND HERE'S A CLEAR EXAMPLE OF HOW WE CAN SET SORT OF A TREND, THERE'S A LOT OF VISITORS TO THIS AREA AND REALLY MAKE THIS SOMEWHAT OF A BIT OF A SHOW CASE, AND THERE'S

WAYS OF FINANCING AND MECHANISMS, ETC., TO ACHIEVE THAT, AND IT WOULD SEEM TO ME IF WE COULD GET THIS TO BE HEADED TOWARDS NET ENERGY 0 AND HAVE SOLAR PANELS AND DO THAT SORT OF THING, IF THAT'S SOMETHING THAT WOULD BE OF INTEREST TO BEACHES AND HARBORS, THAT'S SOMETHING THAT COULD BE INCORPORATED, WHETHER WE COULD THEN PUT THAT AS SORT OF THE CONDITIONS OF THE BUILDING OR JUST SET OUT AT LEAST SOME LANGUAGE IN HERE THAT WOULD CERTAINLY BE OUR INTENT TO TRY AND ACHIEVE.

>> IT ISN'T NET ENERGY 0 BUT THERE ARE SOME PROJECT FEATURES THAT ARE GREEN, THE WALLS AREN'T SOLID GREEN, THEY'RE TRANSLUCENT SO YOU DON'T HAVE TO LIGHT THE THING UP EVERY DAY, THE THING I LIKE ABOUT THIS PROJECT IS IT KEEPS THE BOATS OUT OF THE WATER, IN OUR WET SLIPS, A LOT OF THOSE BOATS ARE LEAKING OIL AND WHAT HAVE YOU INTO THE MARINA WHICH IS UNFORTUNATE. IN THIS PARTICULAR FACILITY, THEY'RE NOT GOING TO ALLOW BOATS THAT ARE LEAKING OIL AND THEY'RE GOING TO KEEP THEM OUT OF THE WATER, AND THE APPLICANT WHEN THEY COME UP, THEY CAN SPEAK FURTHER ABOUT OTHER WAYS THAT WE CAN MAKE THIS A MORE GREEN PROJECT. DO YOU HAVE ANYTHING MORE TO ADD?

>> CHAIR LOUIE: COULD YOU SHARE WHAT THE FISCAL IMPACT IS WITH THIS FACILITY IN PLACE, WITH THE INCREASE OF RENTAL INCOME TO THE COUNTY WOULD BE?

>> YES, I CAN. CURRENTLY, THE DEPARTMENT RECEIVES APPROXIMATELY 24 THOUSAND DOLLARS IN REVENUE FOR THE CURRENT USE OF LOT 52 THROUGH A MONTH TO MONTH ARRANGEMENT WITH THE LESSEE FOR FISHERMAN'S VILLAGE TO ALLOW THE EXISTING USES. THE PROJECT IS ESTIMATED TO DERIVE APPROXIMATELY 400 THOUSAND DOLLARS PER YEAR IN GROUND RENT TO THE COUNTY UPON STABILIZATION.

>> CHAIR LOUIE: SO, GOING APPLES TO APPLES, WE ARE DOUBLING APPROXIMATELY THE INCOME?

>> 20 TIMES, 400 THOUSAND DOLLARS AS OPPOSED TO --

>> CHAIR LOUIE: ON A MONTHLY BASIS, THE 400 THOUSAND.

>> ON AN ANNUAL BASIS, 400 THOUSAND DOLLARS GROUND RENT TO THE COUNTY AS OPPOSED TO ON AN ANNUAL BASIS 24 THOUSAND.

>> CHAIR LOUIE: ISLES, 24 THOUSAND DOLLARS A YEAR?

>> CORRECT.

>> CHAIR LOUIE: AND WHAT HAPPENS IF THE PROJECT IS NOT SUCCESSFUL? I SUSPECT THAT THE LENDERS, INVESTORS WOULD TAKE OVER THE PROPERTY. WHAT'S THE IMPACT TO THE COUNTY?

>> THE IMPACT TO THE COUNTY IS THAT AS I MENTIONED EARLIER, IN CONTEXT, THE ANTICIPATED REPLACEMENT OF A NUMBER OF THE ANCHORAGE WITHIN THE HARBOR, WE'LL SEE SOME LOSS OF SLIPS, PARTICULARLY SMALL SLIPS, AND THIS PROJECT WAS SEEN WHEN COASTAL COMMISSION APPROVED THE MASTER CDP AS A WAY TO MITIGATE THAT SLIP LOSS BY THE REPLACEMENT AND IN FACT INCREASE IN THE DRY STORAGE OPTION AVAILABLE, PARTICULARLY TO SMALL BOAT OWNERS, SO I THINK ONE OF THE IMPACTS TO THE DEPARTMENT, TO THE COUNTY WOULD BE A DIFFICULTY IN COMPLETING THOSE ANCHORAGE REPLACEMENTS IF THE NUMBER OF DRY STORAGE SPACES, WHETHER IT'S AT THIS PROJECT OR SOMETHING SIMILAR 13:01:32 IS NOT BROUGHT TO COMPLETION.

>> CHAIR LOUIE: AND THE COUNTY'S POSITION, WE'RE NOT OFFERING UP THE PROPERTY AS SECURITY FOR ANY LOAN THAT IS MADE, WE WILL STILL --

>> THE QUESTION FOR PROPOSALS WAS FOR THE DEVELOPMENT OF THIS PROJECT UNDER A GROUND LEASE WITH THE COUNTY. IT WILL BE A LONG TERM GROUND LEASE FOR 60 YEARS AND THAT GROUND LEASE WOULD BE USED BY THE APPLICANT, BY THE LESSEE TO SECURE WHATEVER FINANCING THEY NEEDED TO BUILD THIS PROJECT BUT THE FEE, THE OWNERSHIP OF THE LAND WOULD REMAIN AS ALL PARCELS IN THE MARINA DEL REY HARBOR WILL

REMAIN IN THE COUNTY'S OWNERSHIP BUT AS THE MAJORITY OF PARCELS,  
THEY ARE GROUND LEASED BY THE COUNTY TO PRIVATE CONCERNS.

>> CHAIR LOUIE: WELL, IF THE DEVELOPER FAILED, WOULD WE HAVE ANY  
OBLIGATION TO MAINTAIN THE PAYMENTS ON A LOAN?

>> IF THE DEVELOPER FAILED -- NO, THE LENDER TYPICALLY WOULD STEP  
IN AND WOULD BE RESPONSIBLE FOR THE LEASE WITH THE COUNTY, THE  
ULTIMATE WOULD BE THAT THE COUNTY WOULD BASICALLY GAIN BACK  
POSSESSION OF THE PARCEL INCLUDING THE IMPROVEMENTS.

>> CHAIR LOUIE: OKAY, THANK YOU.

>> YOU'RE WELCOME.

>> CHAIR LOUIE: PLEASE.

>> COMMISSIONER HELSLEY: MR. CHAIRMAN, A QUESTION IN RELATION TO  
THE IMPROVEMENTS THAT ARE MADE HERE IN THE SHERIFF'S DOCKING  
AREA.WE'RE TAKING AND PUTTING THESE SO THAT THESE BOATS ARE  
SOMEWHAT CONFINED.DO WE FIND THAT THEIR RESPONSE TIME IS BEING  
GREATLY IMPEDED BY THIS BUILD-OUT AT THIS LOCATION?

>> IF I COULD ANSWER THAT, THE SHERIFFS THAT ARE AT THOSE DOCKS, THAT'S WHERE THEY REPAIR THEIR BOATS.WHERE THEY GO TO RESPOND TO CALLS IS IN FRONT OF THE DEPARTMENT OF BEACHES AND HARBORS ADMINISTRATION OFFICER, IT'S NOT IN THE EXACT SAME AREA.

>> COMMISSIONER HELSLEY: DOWN IN THIS AREA?OKAY, THAT'S MY CONCERN.

>> CHAIR LOUIE: AND MS. GUTIERREZ, IN SOME OF THE RENDERINGS, THERE'S BEAUTIFUL, MATURE LANDSCAPING, TREES THAT APPEAR TO BE 30 TO 40 FEET TALL, I ASSUME THOSE TREES ARE NOT THERE CURRENTLY, IS IT THE INTENT OF THE DEVELOPER TO BRING IN THOSE TREES?

>> MS. GUTIERREZ: THERE ARE CURRENTLY PALM TREES THAT WOULD BE REMOVED ON THE SITE THAT ARE MATURE.WE DON'T HAVE A REQUIREMENT FOR THE BIGGER GALLON TREES BUT WE CAN CERTAINLY ADD THAT.

>> CHAIR LOUIE: WELL, I'M NOT THINKING OF GALLONS, I'M THINKING OF 30, 40 FOOT TREES, AND I KNOW FROM A GROWTH STANDPOINT, THAT IS CHALLENGING AND WE SHOULD HAVE ACORNS PLANTED, OKAY, THANK YOU VERY MUCH.IS THE APPLICANT PRESENT?

>> MS. GUTIERREZ: YES.

>> COMMISSIONER HELSLEY: BEFORE WE LEAVE THIS, ONE MORE CONCERN YOU BROUGHT IT TO MY MIND, AND THAT IS THERE WAS AN ALTERNATIVE PATH PRESENTED IN THE PLOT PLAN.HAS THERE BEEN DISCUSSION THAT THAT BECOMES THE PRIMARY PATH RATHER THAN THE STRAIGHT PATH THAT WE NO LONGER HAVE THE STRAIGHT AND NARROW?

>> MS. GUTIERREZ: YOU MEAN THE PATH FOR PEDESTRIAN ACCESS?

>> COMMISSIONER HELSLEY: RIGHT.

>> MS. GUTIERREZ: BECAUSE OF THE HOISTS THAT ARE HERE, LAND SIDE HOIST AND OVER HERE AND OVER THE WATER COMPONENT OF THE ACTUAL STRUCTURE AND FOR SAFETY REASONS PRECLUDES THE PROMENADE GOING STRAIGHT ALONG THE BULKHEAD SO IT'S REDIRECTED HERE ALONG FIJI WAY AND THEN PROMENADE 32, HALF FEET WIDE HERE WITH THE PUBLIC VIEW PARK ENDING RIGHT THERE.AND THERE IS CURRENTLY NO PROMENADE THAT - - THIS IS PARCEL 53, THERE IS NO PROMENADE ON THAT PARCEL RIGHT NOW.

>> COMMISSIONER HELSLEY: IS THERE PROJECTED A PROMENADE ON THAT PARCEL IN FUTURE PLANNING?HOW DOES ONE GET FROM THE PARCELS THAT ARE DOWN IN HERE ON TO THE WATERFRONT?

>> MS. GUTIERREZ: CURRENTLY, THERE'S NO ACCESS, THERE IS REQUIREMENTS IN THE LCP TO [INAUDIBLE] AS THEY'RE DEVELOPED, HOWEVER, THAT PARCEL NEXT DOOR IS ALSO A BOAT REPAIR FACILITY AND ALSO BECAUSE OF SAFETY CONCERNS, THERE IS NOT A PROMENADE ON THAT PARCEL CURRENTLY.

>> COMMISSIONER HELSLEY: OKAY, THANK YOU.

>> CHAIR LOUIE: THANK YOU VERY MUCH. IN FURTHER QUESTIONS. IF THE APPLICANT'S PRESENT, IF THEY COULD STEP UP. GENTLEMEN, I WOULD LIKE TO SWEAR YOU IN. THANK YOU FOR STEPPING UP, I NOTE THE CLOCK AND I THINK WE'LL TAKE AN 8 MINUTE RECESS UNTIL 10:15 AND WE'LL GATHER TOGETHER THEN.

>> VICE-CHAIR VALADEZ: THANK YOU, WE'LL BE RIGHT BACK WITH YOU, I ASKED FOR THAT RECESS, THANKS.

>> CHAIR LOUIE: OKAY, WE ARE GOING TO RECONVENE, WE ARE BACK IN SESSION. AND WE NOW HAVE THE APPLICANT BEFORE US AND I WOULD LIKE TO SWEAR YOU IN AS WELL AS ANYBODY ELSE WHO PLANS TO SPEAK TODAY ON THIS MATTER, SO IF YOU COULD ALL RISE, RAISE YOUR RIGHT HAND, AND THIS IS FOR ANYBODY WHO WISHES TO SPEAK TODAY, THOSE OF YOU WHO HAVE SUBMITTED SPEAKER CARDS NEED TO BE STANDING AT THIS POINT. OKAY. SO, WE'RE SWEARING YOU IN. (SWEARING-IN OF WITNESSES).

>> CHAIR LOUIE: THANK YOU VERY MUCH, YOU CAN TAKE A SEAT.AND WE HAVE THE APPLICANT, WELCOME.AS THE APPLICANT, YOU'LL HAVE 15 MINUTES TO PRESENT YOUR MATTER BEFORE US, WE HAVE A TIMER, COURTESY OF THE COUNTY, IT WILL GLOW GREEN FOR 14 AND A HALF MINUTES, YELLOW WITH THE LAST 30 SECONDS REMAINING AND WHEN THE RED LIGHT COMES ON, I WILL ASK YOU TO CONCLUDE, YOU'RE NOT REQUIRED TO USE ALL THE TIME BUT YOU HAVE 15 MINUTES.THE TIME WILL BEGIN WHEN YOU STATE YOUR NAME, PLEASE.

>> MY NAME IS TOM HOGAN, GOOD MORNING, AS A MATTER OF INTRODUCTION, I AM ONE OF THE PARTNERS OF MDR BOAT CENTRAL, LP, THE PRINCIPALS OF THE LP HAVE BEEN IN BUSINESS FOR 14 YEAR, WE NOW OWN AND OPERATE 17 MARINAS CONTAINING APPROXIMATELY 6 THOUSAND BOATS IN CALIFORNIA, HAWAII AND MEXICO.WE ARE INVOLVED IN TWO PROJECTS IN MARINA DEL REY AND WE ARE VERY COMMITTED TO THIS SITE.WE'VE BEEN WORKING ON IT NOW FOR A NUMBER OF YEARS AND LOOK FORWARD TO GOING FORWARD.LET ME NOW INTRODUCE ROGER VAN WORT WHO'S GOING TO MAKE OUR PRESENTATION.

>> GOOD MORNING, CHAIRMAN LOUIE AND MEMBERS TO HAVE COMMISSION, I'M ROGER VAN WORT AND I REPRESENT BOAT CENTRAL, I WOULD LIKE TO START BY ACKNOWLEDGING THE GREAT AMOUNT OF WORK THAT MS. DAY AND MS. GUTIERREZ, I WOULD LIKE TO ACKNOWLEDGE THE COUNTY'S

SUBSTANTIAL ACCOMPLISHMENT NEAR UNANIMOUS APPROVAL OF THE MAP AND TEXT AMENDMENT JUST OVER A YEAR AGO. WE ARE HERE TODAY TO CONSIDER THE ENTITLEMENT OF BOAT CENTRAL, ONE OF THE PIPELINE PROJECTS CONTAINED IN THAT AMENDMENT. THIS PRESENTATION FIRST LAYS OUT THE PROJECT'S BENEFIT AND DISCUSSES THE PROJECT'S SUPPORT OF LCP PRIORITY POLITIES AND WE'LL DELVE INTO A DISCUSSION OF ISSUES AND CONCERNS THAT HAVE BEEN RAISED TO DATE. FIRST AS TO BENEFITS, THE INNOVATIVE BOAT CENTRAL PROJECT ADDS A NEW STORAGE OPTION FOR SMALL BOATS OPENING UP THE MARINA TO A NEW SEGMENT OF THE POPULATION. THE PROJECT RESPONDS TO THE COUNTY'S RFP BASED ON AN IDENTIFIED NEED FOR SMALL STORAGE RELATED TO THE CHASE PARK EXPANSION WHICH ELIMINATES SOME DRY STORAGE IN FAVOR OF MUCH UPGRADED, VISITOR SERVING FACILITIES, THE PROJECT FOCUSES ON BOATS 20 TO 55 FEET IN LENGTH AND GOES HAND IN HAND WITH THE POLICIES OF THE COUNTY'S MAP AND TEXT AMENDMENT AND MASTER CDP WHICH AIM TO WRIGHT SIZE THE WET SLIP MARINAS WITH FEWER WET SLIPS IN FAVOR OF DRY STORAGE ALTERNATIVES. THE PROJECT PROVIDES SPACE FOR THE SHERIFF'S BOAT RIDE AND LIFEGUARD FACILITY AS REQUIRED BY THE RFP AND LASTLY, THE UNIQUE ENVIRONMENTALLY FRIENDLY PROJECT IS INCREDIBLY SPACE EFFICIENT ADDING SIGNIFICANT CAPACITY WHILE CONSUMING VERY LITTLE WATER. TO DEMONSTRATE THIS LAST POINT, THIS IS A GRAPHIC THAT SHOWS THE WATER AREA CONSUMED BY BOAT CENTRAL IN THE BLUE POLYGON, AS COMPARED TO THE ADJACENT WET SLIP MARINA SHOWN IN THE RED BOX, IF BOTH CENTRAL WERE A WET SLIP PROJECT, IT

WOULD CONSUME AT LEAST THREE TIMES THE WATER AREA SHOWN IN THE ADJACENT MARINA. IN ADDITION TO THE MANY BENEFITS, THE BOAT CENTRAL PROJECT DIRECTLY SUPPORTS FOUR LCB PRIORITIES INCLUDING RECREATIONAL BOATING, PUBLIC ACCESS TO THE SHORE LINE, PRESERVATION OF THE SMALL CRAFT HARBOR AND VIEWS OF THE HARBOR. THE PROJECT IS CONSISTENT WITH THE LCP DEVELOPMENT STANDARDS FOR HEIGHT, VIEW CORRIDOR, PROMENADE LOCATION AND IT ALSO HELPS THE COUNTY MEET THE QUOTA FOR DRY STORAGE SET BY THE LCP. THE COASTAL COMMISSIONS APPROVAL OF THE MAP AND TEXT AMENDMENT WHICH INCLUDED SPECIFIC POLICIES TO FACILITATE OVER THE WATER DRY STACK DEVELOPMENT 13:22:23 DEMONSTRATES THEIR SUPPORT FOR THIS DESIGN, COASTAL'S MODIFICATION SETTING 100 FOOT LIMIT FOR THE EXTENSION OF THE OVER THE WATER COMPONENT SHOWS THEY FOCUSED ON THIS PARTICULAR DESIGN QUESTION AND INTENDED SPECIFICALLY TO ALLOW OVER THE WATER COMPONENT FOR DRY STACK FACILITY AT PARCEL 52. SO, WHAT WE'VE SEEN THUS FAR IS THAT THE PROJECT WILL CONVEY MANY BENEFITS TO THE MARINA, IT SUPPORTS LCP PRIORITIES AND IS SUPPORTED BY LCP POLICIES. NOW, LET'S MOVE ON TO DISCUSS ISSUES AND CONCERNS RAISED TO DATE. FIRST, I WOULD LIKE TO DISCUSS THE OVER WATER DESIGN WHICH HAS BEEN CONTROVERSIAL BUT WAS EMBRACED BY THE COASTAL COMMISSION, AS MS. GUTIERREZ EXPLAINED, IT EXTENDS 97 FEET PLUS THE BULKHEAD ON THE WEST SIDE AND 45 ON THE EAST SIDE. THE ORIGINAL RFP DESIGN CONTAINED A MUCH LARGER OVER THE WATER EXTENSION, THIS DESIGN WAS REFINED AT THE DIRECTION OF BEACHES AND HARBORS RESULTING IN AN

OVER THE WATER COMPONENT THAT WAS WELL WITHIN THE LEASE LINE BUT MAINTAINED ADEQUATE EXTENSION TO MEET THE COUNTY'S RFP REQUIREMENTS. THE IDEA FOR THE OVER WATER DESIGN WAS BORN OUT OF THE REQUIREMENTS OF THE RFP WHICH CALLED FOR AN INNOVATIVE DESIGN MAXIMIZING BOAT STORAGE CAPACITY. GIVEN THE SIZE CONSTRAINTS OF THE PROPERTY WHEN THE APPLICANT SAT DOWN TO CONFIGURE THE SITE, IT WAS OBVIOUS THAT THE OVER THE WATER COMPONENT WAS THE NATURAL CHOICE TO FIT THE RFP ELEMENTS ON-SITE INCLUDING THE COUNTY'S BOATWRIGHT FACILITY AS WELL AS THE REQUIRED VIEW CORRIDORS AND AMPLE PARKING, THE BOAT CENTRAL TEAM WAS THE ONLY RESPONDENT THAT SUCCESSFULLY FIT ALL ELEMENTS ON SITE. IT ALSO PROVIDES THE GREATEST STORAGE CAPACITY WITH ABOUT A 50% GREATER GROWTH SERVICE AREA AS COMPARED TO THE LAND SIDE PROPOSALS, THE OVER WATER COMPONENT ALLOWS THE DIRECT TRANSFER OF BOATS TO AND FROM THE WATER AND INCREASES STORAGE CAPACITY BY ABOUT 30%. THE STATE OF THE ART APPLICATION OF THE CRANE TECHNOLOGY TO DRY STACK STORAGE ALLOWS A TALLER, 13:24:41 NARROWER STRUCTURE AND PRESERVES AMPLE VIEW CORRIDORS ON-SITE, THE BOAT CENTRAL PROVIDES A 50% VIEW CORRIDOR TO THE WATER ABOVE THE 40% REQUIRED BY THE LCP, AND AS YOU CAN SEE, THE TYPICAL LAND SIDE ONLY DRY STRUCTURE MUST BE ORIENTED PARALLEL TO THE WATER AFFORDING A MUCH SMALLER VIEW CORRIDOR. NEXT WE'D LIKE TO CORRECT SOME MYTHS THAT HAVE BEEN FLOATING AROUND ABOUT THE OVER THE WATER COMPONENT. FIRST AS TO THE MYTH THAT IT WOULD NEGATIVELY IMPACT RECREATION AND BASIN AGE, AS YOU CAN SEE, THERE'S AMPLE

WATER AREA FOR BOATS TRAVERSING FROM AND OFF THE LAUNCH RAMP FROM THE BOAT CENTRAL PROJECT, FOR REFERENCE, THE CLOSEST DISTANCE BETWEEN THE LAUNCH RAMP AND BOAT CENTRAL DOCK IS 68 FEET AS SHOWN HERE. ALSO SHOWN IS THAT THE PROJECT DOES NOT ENCROACH ON THE BASIN AGE MAIN CHANNEL. AS TO THE MYTH THAT THE LARGE BOAT CENTRAL PROJECT WOULD BLOCK CHANNEL VIEWS, AS YOU CAN SEE HERE, THE INTRODUCTION OF THE DRY STACK STORAGE VIEWS DOWN BASIN AGE CHANNEL ARE UNOBSTRUCTED EVEN FROM THE SOUTH SIDE OF THE LAUNCH RAMP, NOTE THAT THE EXTENSION OF THE BOAT CENTRAL STRUCTURE IS HALF THE DISTANCE OF THE ADJACENT WET SLIPS WHICH EXTEND 200 FEET INTO THE BASIN. AS TO THE MYTH THAT THE PROJECT HAS GREATER ESTHETIC IMPACTS THAN THE LAND SIDE ALTERNATIVES, NOT ONLY DOES THE PROJECT PROVIDE MUCH GREATER VIEW CORRIDORS AS COMPARED TO LAND SIDE ONLY PROJECT BUT THE DIFFERENCE IN HEIGHT DOES NOT SIGNIFICANTLY CHANGE ESTHETIC, THIS RENDERING FROM FIJI WAY SHOWS THE PERIMETER OF THE DRY STACK IS ABOUT 67 FEET HIGH WHILE THE BUILDING IS 19, A TYPICAL LAND SIDE ONLY STRUCTURE WOULD BE ABOUT 52 FEET, AS YOU CAN SEE FROM VANTAGE POINT OF A JOGGER OR CYCLIST, THE DIFFERENCE IS NOT MEANINGFUL FROM A HUMAN PERSPECTIVE. IT IS IMPORTANT -- THE IMPORTANT ESTHETIC DIFFERENCE IS THAT THE LAND SIDE ONLY STRUCTURE WOULD BLOCK VIEWS OF THE BASIN. LASTLY, AS TO THE MYTH THAT THE PROJECT WOULD SET A PRECEDENT FOR OVER THE WATER STRUCTURES, THIS ARGUMENT IS HOLLOW FOR TWO REASONS, THERE ARE A NUMBER OF OVER WATER STRUCTURES BY THE MARINA, A FEW OF WHICH ARE PICTURED

HERE. THE COASTAL STAFF FOUND "IN TERMS OF PRECEDENT, THE COUNTY HAS CAREFULLY STRUCTURED THE LCP AMENDMENT TO AVOID APPLICATION TO RESTAURANTS OR OTHER FACILITIES OTHER THAN BOATING, THEREFORE, THERE IS NO PRECEDENT ESTABLISHED FOR OTHER USES". AS TO THE ACCOMMODATION OF THE EXISTING USES ON SITE, THE PROPERTY IS CURRENTLY USED AS A 236 SPACE TEMPORARY PARKING LOT WITH COUNTY FACILITIES AND THE WATER SIDE LONG DOCK FOR CHARTERS LOADING AND UNLOADED WITH THE DEVELOPMENT OF THE PROJECT, THESE USES WILL NEED TO BE ACCOMMODATED ELSEWHERE. AS WITH ANY CHANGE, MANY QUESTIONS HAVE BEEN RAISED AS TO HOW THESE EXISTING USES WILL BE ACCOMMODATED. THE USE OF THIS PARKING LOT HAS BEEN EXTENSIVELY STUDIED PROVIDING US WITH A FOCUSED LOOK AT THE EXISTING USER AND A LEVEL OF DEMAND DEPICTED IN THIS SLIDE. WHEN THE PROJECT WAS BEFORE THE COMMISSION AS PART OF THE MAP AND TEXT AMENDMENT, COMMISSIONER VALADEZ RAISED SEVERAL QUESTIONS RELATED TO HOW THE PROJECT WOULD DEAL WITH THE EXISTING PUBLIC PARKING ON THE SITE. AS YOU CAN SEE FROM THE BLUE DOTS IN THIS GRAPHIC, A NUMBER OF PUBLIC LOTS EXIST IN CLOSE PROXIMITY TO THE PROJECT AS EXTENSIVELY VIEWED IN THE STUDY, AMPLE AND EXCESS PUBLIC PARKING IS AVAILABLE THROUGHOUT THE MARINA ESTIMATED MARINA WIDE TO BE 700 SPACES EVEN AFTER THE PIPELINE PROJECTS INCLUDING BOAT CENTRAL AND CHASE PARK REDEVELOPMENT. AS ALREADY DISCUSSED BY STAFF, THE COUNTY INCLUDES ACCOMMODATION OF FANTASY YACHT AT FISHERMAN'S VILLAGE AT A REFURBISHED DOCK 55, A MAJORITY OF CHARTERS ALREADY LOAD AND

UNLOAD AT FISHERMAN'S VILLAGE.THE SPORT FISHING FLEET WOULD BE ACCOMMODATED ACROSS BASIN AGE AT DOCK 77 WITH AVAILABLE PARKING AT NEARBY LOTS 4 AND 2 BY THE LAUNCH RAMP OR 16 AND 77 BY CHASE PARK.THE PROJECT IS CONDITIONED SUCH THAT ACCOMMODATIONS OF THE CHARTERS MUST BE AVAILABLE PRIOR TO THE DEMOLITION OF PARCEL 52 FACILITIES, THIS PARTICULAR VISITOR SERVING USE IS PROTECTED, IN TERMS OF PUBLIC PARKING ITSELF, THE DYNAMIC IS MORE FLUID, PUBLIC PARKING IS CONSISTING MOST OF BICYCLISTS, AS PARKING IS NOT TIED TO A PARTICULAR DESTINATION, IT CAN BE ACCOMMODATED WHEREVER CAPACITY IS AVAILABLE, THE PARK AREA IS PARTICULARLY WELL SUITED AS THEY'RE ALONG THE BIKE PATH AND ARE VASTLY UNDERUTILIZED.NEXT I WOULD LIKE TO DISCUSS THE LOCATION OF THE PROMENADE, THE LUP PROVIDES AN EXCEPTION FOR THE WATERFRONT PROMENADE REQUIREMENT IN THE INTEREST OF PUBLIC SAFETY, SPECIFICALLY PUBLIC SAFETY CONCERNS DICTATED EXCLUDING THE PUBLIC FROM DRY STORAGE, DUE TO THE NATURE OF THE PROPOSED USE, IT WOULD BE UNSAFE OR IMPRACTICABLE TO PROVIDE A WATERFRONT PROMENADE, INSTEAD THE PROJECT PROPOSES A PROMENADE ALONG FIJI WAY ENDING AT A WATERFRONT VIEW PARK.AS SHOWN HERE, THE SMALL PARK WILL PROVIDE PRIVATE AMENITIES SUCH AS WATER FOUNTAINS, PROVIDING BICYCLISTS AND OTHER VISITORS TO DROP BY AND HE KNOW JOY THE MARINA.LASTLY, IN TERMS OF ISSUES TO DATE, WE'LL DISCUSS DCB'S RECOMMENDATION, THEY REVIEWED A PROJECT AT A SERIES OF THREE MEETINGS IN 2007 AND RECOMMENDED DISAPPROVAL OF THE PROJECT BECAUSE IT EXTENDS OVER THE WATER AND WILL PROVIDE NO

PUBLIC PROMENADE ALONG THE WATERFRONT.AS DISCUSSED IN THE PRECEDING SLIDES, THE LOCATION OF THE WATERFRONT AND THE OVER THE WATER COMPONENT PROPOSED BY THE PROJECT IS PERMITTED BY LCP POLICY BOTH HISTORICALLY, AT THE TIME THE DCB'S REVIEW, THEY PERMITTED STRUCTURES TO BE ERECTED ON THE WATER SIDE OF THE BOAT AS THE EXISTING WATER STRUCTURES THROUGHOUT THE MARINA.THEY STRENGTHENED THE LCP'S ALLOWANCE FOR THE BOAT CENTRAL PROJECT BY CHANGING THE WATER CATEGORY TO ALLOW DRY STACK STRUCTURES.SIMILARLY AT THE TIME OF DCB'S REVIEW, REDIRECTION OF THE PROMENADE WAS PERMITTED IN THE INTEREST OF PUBLIC SAFETY FOR AREAS WITH HAZARDOUS ACTIVITIES, THE MAP AND TEXT AMENDMENT WOULD STRENGTHEN THESE POLICIES TO SPECIFICALLY LISTING A DRY STACK STORAGE FACILITIES SO WHILE WE UNDERSTAND THE UNIQUE DESIGN OF THE PROJECT ELICITED MANY QUESTION, WE DON'T THINK THAT IT CAN BE TIED TO LCP POLICY.IN CONCLUSION, CONSIDERING THE PROJECT'S BENEFITS, THE PROJECT'S SUPPORT OF LCP TOP PRIORITIES, THE COMMISSION'S ENDORSEMENT OF THE PROJECT'S DESIGN PARAMETERS, THE COASTAL COMMISSION, EXCUSE ME, ENDORSEMENT OF THE PROJECT'S DESIGN PARAMETERS, AND THE RESPONSES TO ISSUES RAISED TO DATE, THE BOAT CENTRAL PROJECT IS POISED TO MOVE FORWARD AND SHOULD MOVE FORWARD.IT IS IMPORTANT TO RECOGNIZE THAT THIS PROJECT IS BORN OUT OF AN RFP PROCESS IN RESPONSE TO AN IDENTIFIED NEED FOR ADDITIONAL DRY STORAGE TO GO HAND IN HAND WITH THE EXPANSION OF CHASE PARK AND THE RECOUPMENT OF WET SLIP MARINAS, THE PROJECT FILLS THAT IDENTIFIED NEED.WITH THE MOST

EFFICIENT DESIGN AND FEWEST IMPACTS, MY CLIENT AND HIS INVESTMENT TEAM WHICH INCLUDES AS A LIMITED PARTNER BRUNSWICK CORPORATION, THE LARGEST MANUFACTURER OF SMALL BOATS IN THE WORLD HAVE THOROUGHLY STUDIED THIS OPPORTUNITY AND ARE COMMITTED TO PROVIDING A STELLAR DRY STACK STORAGE PROJECT AND LASTLY WE'D LIKE TO THANK OUR SUPPORTERS INCLUDING A NUMBER OF MARINA DEL REY LESS SHAKOES WHO SUBMITTED LETTERS OF SUPPORT.AFTER A DECADE LONG EFFORT BY OUR TEAM AND DID COUNTY, WE ENCOURAGE YOUR APPROVAL OF THIS WELL DESIGNED AND INNOVATIVE APPROACH TO ADDING ADDITIONAL BOAT STORAGE CAPACITY TO MARINA DEL REY, WE HAVE OUR CONSULTING TEAM TO ADDRESS ANY QUESTIONS YOU HAVE.THANK YOU FOR YOUR TIME, IT'S BEEN A PRIVILEGE TO MAKE THIS PRESENTATION.THANK YOU.

>> CHAIR LOUIE: THANK YOU VERY MUCH, QUESTIONS FROM THE COMMISSIONER?COMMISSIONER HELSLEY?

>> COMMISSIONER HELSLEY: A QUESTION IN RELATION TO THE LARGE BLANK SURFACES THAT ARE GOING TO BE PUT BY THE SIDE OF THE BUILDING.WHEN YOU COME DOWN TO THE -- AND I'LL USE THE WORD "PARK", OKAY, AND I DON'T KNOW WHETHER WE CAN GO BACK TO THAT SLIDE OR NOT.

>> WE'LL DO THAT.

>> COMMISSIONER HELSLEY: OKAY.THE FIRE DEPARTMENT HAS A CONCERN ABOUT BEING OPEN A 20 FOOT EASEMENT THERE, I NOTICED YOU HAVE QUITE A BIT OF STRUCTURAL MATERIAL IN THERE THAT MIGHT IMPACT THAT FIRE DEPARTMENT ABILITY TO GET TO THE FARTHEST END OF THIS.I DON'T KNOW WHETHER THAT'S BEEN EVALUATED.

>> WE HAVE EVALUATED THAT.WE'VE EXPANDED THE -- WE'VE MET WITH THE FIRE DEPARTMENT SEVERAL TIMES.ONE OF THE THINGS WE DID WAS EXPAND THEIR EASEMENT AND WITHIN THAT EASEMENT, THEY WILL BE TRAVERSABLE BY FIRE TRUCK, ETC., AND THE PARK WILL BE SET UP SO THAT IT WILL NOT IMPACT THEIR ACCESS.

>> COMMISSIONER HELSLEY: MANY TIMES, A LONG ACCESS LIKE THAT, THEY WANT A TURN AROUND OR SOMETHING OF THAT NATURE, AND I DON'T KNOW THAT THAT IS INVOLVED.

>> IT DEPENDS ON HOW OUR ADJACENT NEIGHBOR DEVELOPS, BUT I THINK THAT'S PROBABLY ONE OF THE REASONS THEY WANTED TO EXPAND THEIR EASEMENT THERE, BUT WE HAVE MET WITH THE FIRE DEPARTMENT, WE HAVE MET WITH THEM, WE HAVE WORKED OUT SPECIFIC TRUCK ACCESS, CIRCULATION CRITERIA, THE RADIUSES AND WHERE THEY WANT TO GET TO AND I'M COMFORTABLE WITH AT LEAST RELATIVE TO TRUCK ACCESS, WE'RE IN GOOD SHAPE.

>> COMMISSIONER HELSLEY: THE LARGE FLAT WALL, YOU COME DOWN THAT LITTLE PROMENADE REPLACEMENT TYPE OF THING, DOWN TO THE PARK, YOU HAVE THIS HUGE BUILDING UP HERE, HAS THERE BEEN GIVEN ANY THOUGHT OF PUTTING ONE OF THESE LARGE MURALS OF OILS ON THERE THAT YOU FIND IN OTHER PLACES IN AND ALONG THE COAST?

>> YES, THERE HAS BEEN DISCUSSION OF THAT, WHAT CLEARLY NEEDS TO HAPPEN AND THIS WILL BE WORKED OUT WITH DCB WHEN WE GO BACK FOR SPECIFIC DESIGNER VIEW ON THE ENTITLED PROJECT, CLEARLY WE HAVE TO BREAK UP THE SIDE OF THE BUILDING BOTH WITH TEXTURE AND COLOR AND WE CAN BRING OUR ARCHITECT DOWN TO DISCUSS THAT IF YOU WOULD LIKE, BUT WE'RE PLANNING ON USING AT LEAST THREE SEPARATE MATERIALS, PROBABLY, YOU KNOW, MULTIPLE COLORS, SO THAT WE CAN BREAK UP THE BUILDING. IT HAS BEEN DISCUSSED, THE IDEA OF HAVING AN IMAGE, SHALL WE SAY, AND THAT WILL BE SOMETHING THAT DCB WILL ULTIMATELY DECIDE I THINK.

>> CHAIR LOUIE: COMMISSIONER PEDERSEN?

>> COMMISSIONER PEDERSEN: AS I SAID BEFORE, I HAVE A LITTLE PROBLEM WITH THE PARKING AS I FORESEE THAT ON A REALLY NICE DAY DURING THE SUMMER THAT YOU COULD HAVE HALF THE PEOPLE THAT HAVE BOATS IN THE BUILDING WILL COME OUT AND WANT TO USE THEM AND YOU

HAVE PARKING FOR LESS THAN HALF, SO NUMBER 1, WHO OPERATES THE PARKING, WOULD IT BE THE COUNTY THAT OPERATES THE COUNTY LOT?

>> MS. GUTIERREZ: ON 52, YES, THE COUNTY.

>> COMMISSIONER PEDERSEN: THE COUNTY OPERATES THE PARKING LOT?

>> MS. GUTIERREZ: YES, IT'S CURRENTLY FREE.

>> COMMISSIONER PEDERSEN: SO, WILL THERE BE A FEE CONNECTED TO IT?

>> MS. GUTIERREZ: YES, AFTERWARDS, IT BECOMES THE PRIVATE PARKING FOR BOAT CENTRAL AND IT WILL BE THE APPLICANT BOAT CENTRAL THAT WOULD MANAGE THE PARKING.

>> COMMISSIONER PEDERSEN: EXCUSE ME, I DIDN'T MAKE MYSELF CLEAR, AFTER THE PROJECT IS DEVELOPED, THEN YOU'LL BE OPERATING IT AND CHanneled A FEE FOR PARKING I TAKE IT.NOW, ANY OVERFLOW PARKING WHERE -- I GUESS I'M PARTICULARLY SENSITIVE BECAUSE I WORKED IN THE SUPERVISOR'S OFFICE AND WE'RE THE ONES THAT GOT THE CALL WHEN PEOPLE WENT DOWN THERE AND THEY COULDN'T FIND PARKING IN MARINA DEL REY, THE OVERFLOW PARKING, YOU'RE SAYING THAT THERE ARE THESE

-- THESE OTHER LOTS EXIST, BUT -- AND THOSE LOTS ARE OWNED BY --  
THE OVERFLOW, THE OTHER LOT, ARE THEY COUNTY LOTS?

>> MS. GUTIERREZ: WE'RE SAYING THEY WOULD BE ABLE TO PARK  
THEMSELVES COMPLETELY, THERE WOULD BE --LADLED

>> COMMISSIONER PEDERSEN: ON THE OTHER SIDE, THEY SHOWED ALL  
THIS ADDITIONAL PARKING.

>> MS. GUTIERREZ: THOSE ARE COUNTY OWNED AND OPERATED PARKING  
LOTS.OPEN TO THE GENERAL PUBLIC.

>> COMMISSIONER PEDERSEN: SO, ON BUSY DAYS IN THE SUMMER WHEN  
YOU HAVE EXCESS CARS, DO YOU FEEL SECURE IN THE FACT THAT THESE  
OTHER LOTS WOULD HANDLE ANY OVERFLOW PARKING THAT WOULD BE  
NECESSARY?

>> MS. GUTIERREZ: YES, AND AS I BELIEVE MR. TRIP MENTIONED, IN  
THE PARKING STUDY THAT WAS DONE FOR THE LCP, MAP AND TEXT  
AMENDMENT, AND OTHER PARKING STUDIES THAT CLEARLY SHOWS THAT THERE  
IS AMPLE PARKING IN THE PARKING LOTS WITHIN THE FIJI WAY ACTIVITY  
AREA, ALL OF THOSE LOTS WITHIN THE AREA THAT HAVE SUFFICIENT  
PARKING.

>> COMMISSIONER PEDERSEN, WE 13:39:46DON'T ANTICIPATE HAVING OVERFLOW PARKING GOING BEYOND THE PROJECT SITE.WE HAVE MET WITH DRY STACK OPERATORS COAST TO COAST.WE ACTUALLY WENT DOWN AND DID COUNTS AT THE NEW PORT DRY STACK ON BUSY DAYS SO SEE WHAT THEIR RATIO IS AND WITH THE COMMISSION'S DISCRETION, WE ASKED FOR THE ABILITY TO VALET PARK, IF WE HAD AN EXTREME DAY, WE COULD PARK A FEW MORE CARS IN THE AISLES WHICH ARE NOT RELATED TO FIRE ACCESS AND OBVIOUSLY ON AN EXTREMELY BUSY DAY, WE'LL HAVE PLENTY OF STAFF THERE TO HANDLE THAT SITUATION, SO WE DO NOT ANTICIPATE A CIRCUMSTANCE WHERE CARS COMING TO OUR FACILITY OR PEOPLE COMING TO OUR FACILITY WOULD HAVE TO PARK OFF-SITE, I MEAN, I CAN'T SAY IT'S IMPOSSIBLE, BUT WE HAVE DESIGNED THIS BASED ON DECADES OF EXPERIENCE IN THE FIELD AND THERE IS A PARKING ANALYSIS THAT WAS GIVEN TO THE COUNTY TO DEMONSTRATE THAT, WE HAVE OUR PARKING CONSULTANT HERE TODAY IF YOU WOULD LIKE TO EXPLORE IT FURTHER, BUT WE DON'T ANTICIPATE OVERFLOW PARKING.

>> COMMISSIONER PEDERSEN: MY ONLY CONCERN IS WHEN YOU'RE MENTIONING YOU'RE USING EXAMPLES FROM ACROSS THE COUNTRY TO COME UP WITH A RATIO AND I KNOW HOW FAMILIAR YOU ARE WITH THE MARINA, I CAN'T SAY IT'S TYPICAL FROM OTHER FACILITIES ACROSS THE COUNTRY.

>> THAT'S WHY WE DID OUR COUNT AT THE NEWPORT BEACH DRY STACK FACILITY, BECAUSE IT WAS THE CLOSE, SIMILAR TYPE OF SITUATION THAT EXISTED.

>> COMMISSIONER MODUGNO: MR. CHAIRMAN, I WAS GOING ALONG THE SAME LINES OF WHEN THE COMMISSIONER RAISED THE QUESTION, AND THAT'S -- THERE WAS A COMMENT MADE EARLIER IN THE PRESENTATION IN TERMS OF THE BILL FLIPS OVER TO VALET PARKING AND THERE MAY BE THE GRIPERS ON A BUSY SUMMER WEEKEND FOR THAT AND I DON'T KNOW MR. VAN WORT, IF THAT'S BEEN MODELED OUT WITH THE MAXIMUM CAPACITY IF THE ENTIRE FACILITY WENT TO A STACKING, VALET TYPE OF THING BECAUSE THE OTHER THING THAT'S GOING TO HAPPEN, PEOPLE AREN'T GOING TO INSTANTLY SHOWING UP AND PUTTING ALL THESE BOATS INTO THE WATER, SO THERE'S A TIMING ELEMENT IN TERMS OF HOW LONG IT TAKES TO TAKE A SINGLE BOAT OUT AND THE MAXIMUM AMOUNT OF TIME IT'S GOING TO TAKE IN THE EVENT AS COMMISSIONER PEDERSEN HAS COMMENTED, EVERYBODY'S GOING TO SHOW UP, SO IS THERE GOING TO BE A SITUATION WHERE PEOPLE WILL RESERVE A TIME AND SAY I WANT TO SHOW UP AND GET MY BOAT IN THE WATER, A CERTAIN ELEMENT AND THEN TRIGGER STAFF AS TO KNOWING WHAT IT HAS TO DO DURING THE DAY AND WHAT IT'S GOING TO NEED IN TERMS OF PARKING SO IT'S MANAGING THE FACILITY, AND I SUPPOSE WE NEED TO MAKE SURE THAT WE'VE GOT SOME COMFORT LEVEL THAT SUPERVISOR'S OFFICE ISN'T GOING TO CALL, I'M PAYING ALL THIS RENT, MY BOAT'S SITTING DOWN IN YOUR MARINA AND I CAN'T GET IT OUT

BECAUSE THERE'S NO PLACE TO PARK AND NO ONE TO GET MY BOAT OUT OF THE STACKING THING AND IT USED TO BE IN THE WATER AND I COULD GO OUT TO THE WATER AND GET INTO MY BOAT, IT'S NOT GOING TO WORK.

>> YOUR ASSUMPTION IS CORRECT.WE WILL HAVE A RESERVATION SYSTEM THAT WILL BE THE PROTOCOL, SO FOR EXAMPLE, ON A PEAK DAY, WE WOULD PROBABLY QUEUE MOST OF THE BOATS THE NIGHT BEFORE OR THE DAY BEFORE, THAT'S WHY WE HAVE DOCKS OUT IN THE LEASE WATER AREA SO WE CAN QUEUE 60 BOATS VERY COMFORTABLY, SO IF WE HAVE A LOT OF PEOPLE SHOWING UP ON THE 4TH OF JULY BETWEEN 9:00 AND NOON, ALL THEY HAVE TO DO IS PARK THEIR CAR, GET OUT OF THEIR CAR, GO INTO THEIR BOAT AND TAKE OFF.LET'S SAY THEY ALL ARRIVE BACK WITHIN A 4 HOUR PERIOD AT THE END OF JULY 4, THEN WE QUEUE THEM UP ON THE DOCKS AND WE CAN SPEND THE NIGHT OR EVEN WAIT UNTIL THE NEXT DAY TO PUT ALL THE BOATS BACK INTO THE FACILITY, SO WE HAVE DESIGNED IT SO THAT IT IS A RESERVATION SYSTEM AND PEOPLE WILL UNDERSTAND, YOU CAN'T PICK A 4TH OF JULY AND DROP BY AND EXPECT YOUR BOAT TO GET OUT, WE COULD PROBABLY GET IT OUT BUT IT WOULD PROBABLY TAKE US -- YOU KNOW, THE ACTUAL TIME TO MOVE THE BOAT TO THE WATER IS ESTIMATED AT ABOUT 6 MINUTES, BUT IT WOULD BE A HALF AN HOUR IF YOU JUST SHOWED UP, WE HAVE A RESERVATION AND QUEUING SYSTEM, SO AS FAR AS THEM ARRIVING AND LEAVE, THEY'RE NOT IMPACTED WITH THE PACE WITH HOW WE LAUNCH AND RETREAT BOATS.

>> VICE-CHAIR VALADEZ: ARE YOU RESTRICTING THE PARKING TO JUST INDIVIDUALS WHO HAVE BOATS, IN OTHER WORDS, THERE WOULD BE SOME KIND OF A CAR THAT YOU HAD AND WHEN YOU PULL UP, THEN YOU SHOW YOUR 13:45:01CARD OR SOMETHING LIKE THAT SO THAT ONLY PERSONS WHO HAVE BOATS WILL BE ABLE TO PARK IN THAT LOT?

>> THE LOT IS DESIGNED TO BE FOR THE DRY STACK STORAGE PROJECT, YOU KNOW, 350 DAYS OUT OF THE YEAR, WE'LL HAVE A LOT OF EXCESS PARKING. IF SOMEBODY SHOWED UP WITH THEIR KIDS AND WANTED TO GO DOWN TO THE VIEW PARK, WE'RE NOT GOING TO --

>> VICE-CHAIR VALADEZ: THE ANSWER IS NEW YORK CITY IT'S NOT REALLY LIMITED?

>> CORRECT.

>> VICE-CHAIR VALADEZ: PERSONALLY I COULD SAY, THIS ONE HAS MORE SPACE, I CAN GO THERE BECAUSE I CAN SEE THERE'S MORE SPACES AVAILABLE AND I'M ABLE TO PARK IN YOUR LOT. THE COST TO PARK, THE ACTUAL PRICE OF PARKING IS SET BY THE OPERATOR, IN OTHER WORDS, WHATEVER THE MARKET WILL BEAR, THAT'S THE OPERATOR'S COST, IT'S NOT NECESSARILY CONSISTENT WITH THAT PARKING RATE THAT'S BEING CHARGED BY THE COUNTY OR THE LOTS OR DOES THE COUNTY CONTROL THE COST FOR PARKING?

>> I'VE APPARENTLY MISCOMMUNICATED SO LET ME RESTATE IT.THE PARKING LOT IS FOR BOAT CENTRAL CUSTOMERS.WE DON'T -- WE DO NOT PROVIDE PARKING FOR THE PUBLIC.I WAS JUST ACKNOWLEDGING THAT MOST DAYS, IT WON'T MAKE A DIFFERENCE AND WE PROBABLY ARE NOT GOING TO RUN OUT AND TELL SOMEBODY TO LEAVE JUST BECAUSE THEY GOT THEIR KIDS OUT AND WANTED TO GO DOWN TO THE VIEW PARK, BUT IF THERE WAS A HEAVY DAY, WE ANTICIPATE A MAXIMUM OCCUPANCY OF THE PARKING LOT AND INSTALLING A VALET, WE WOULD BE CHECKING THAT PEOPLE WHO CAME IN AND MAKE SURE THEY WERE THERE FOR THE PURPOSE OF THE PROJECT, SO I APOLOGIZE FOR MY LACK OF CLARITY.

>> VICE-CHAIR VALADEZ: OKAY, THAT'S FINE, AND THE PRICE IS CONTROLLED BY THE COUNTY LOTS, IN OTHER WORDS, THE SAME COST AS A COUNTY LOT OR IS IT JUST BY THE OPERATOR?

>> WE DON'T ANTICIPATE FOR CHARGING PEOPLE FOR PARKING THERE BECAUSE THEY'RE PAYING A MONTHLY RENT TO STORE THEIR BOAT, SO THE PARKING WOULD BE PART OF THE SERVICE THAT IS PROVIDED.WE WANT TO MAKE THIS AS CONVENIENT AS POSSIBLE.

>> VICE-CHAIR VALADEZ: GREAT, BUT YOU WOULD HAVE A RATE ON THERE SINCE YOU SAID -- IF I CAME UP, THEN TESTIMONIES BE FREE IF I TRIED TO COME THROUGH WHEN YOUR LOT'S HALF VACANT?

>> AGAIN, WE WOULD PROBABLY POST A SIGN THAT THIS IS A PRIVATE PARKING LOT FOR BOAT CENTRAL AND SO WE WOULDN'T ANTICIPATE A SIGNIFICANT NUMBER OF PUBLIC PEOPLE TRYING TO PARK THERE.

>> VICE-CHAIR VALADEZ: OKAY, SO YOU WOULDN'T HAVE A POSTED RATE?

>> WE DO NOT INTEND TO CHARGE FOR PARKING THERE, YES, THAT'S CORRECT.

>> VICE-CHAIR VALADEZ: OKAY.AND I GUESS ONE OF THE ISSUES THAT I HAD WILL GO AWAY WITH RESPECT TO THAT BECAUSE IF YOUR RATE WAS HIGHER, THEN OBVIOUSLY THE COUNTY COST, THEN EVILS WOULD COME, BUT 13:48:02YOU'RE SAYING IN YOUR PARKING LOT, YOU ARE GOING TO HAVE IT TIED TO YOU HAVING YOUR BOAT THERE, YOU'LL PAY A CERTAIN AMOUNT OF MONEY FOR YOUR PARKING AND SO THAT THEREFORE YOU HAVE AN INCENTIVE TO GO TO YOUR PARKING LOT?

>> YES.

>> VICE-CHAIR VALADEZ: OKAY, THANK YOU.

>> YOU'RE WELCOME.

>> CHAIR LOUIE: YES, SIR?

>> COMMISSIONER PEDERSEN: A COUPLE OF THE COMMENTS, I'VE READ THROUGH LETTERS AND SO FORTH CONCERN SAFETY AND BASIN AGE AS FAR AS ADDITIONAL TRAFFIC THAT'S GOING TO RESULT FROM THE DRY STACK PROJECT. I WOULD LIKE TO HAVE YOU RESPOND ON HOW YOU FEEL THAT ANY SAFETY ISSUES WILL BE MITIGATED FOR THE RECORD.

>> THERE IS A SPECIFIC STUDY THAT HAS BEEN PROVIDED AS PART OF THE RECORD ABOUT TRAFFIC -- WATER TRAFFIC AND BASIN AGE, AND BASICALLY THE CONCLUSION IS THAT BECAUSE BOAT CENTRAL IS VERY SIMILAR IN BOAT SIZE TO WHAT'S COMING OFF THE LAUNCH RAMP BECAUSE THEY'RE ALL TRAILERS OR BOATS, THEN WE DON'T ANTICIPATE THAT BOAT CENTRAL WOULD HAVE A SIGNIFICANT IMPACT ON DOCTOR OR AN ADVERSE IMPACT ON BASIN AGE, IT'S QUITE A WIDE CHANNEL AND THE BOATS ARE GOING TO BE GOING 5 MILES AN HOUR AND THERE'S PLENTY OF SPACE FOR THEM TO QUEUE UP AND FOR THEM TO GO OUT TO THE MAIN CHANNEL. IF YOU WANT, WE CAN DISCUSS THE DETAILS FURTHER, BUT I THINK IT WAS LIKE 69 BOATS AN HOUR IS THE PEAK THAT WE ANTICIPATE, THAT WOULD ALLOW PLENTY OF ABILITY FOR PEOPLE TO QUEUE AND MOTOR OUT TOGETHER.

>> COMMISSIONER PEDERSEN: OKAY, THANK YOU.

>> YOU'RE WELCOME.

>> CHAIR LOUIE: THANK YOU VERY MUCH. A QUESTION FOR YOU, COULD YOU HAVE YOUR ARCHITECT STEP FORWARD. I'M INTERESTED OF THE RENDERINGS, THE BUILDING IS MASSIVE.

>> IT'S LARGE.

>> CHAIR LOUIE: IT LOOKS LIKE AN AIRCRAFT CARRIER, AND I'M JUST WONDERING WHAT TYPES OF CREATIVE ARCHITECTURAL CHALLENGES ARE GOING TO BE MET TO TRY TO EITHER BLEND IT IN OR HIGHLIGHT IT TO MAKE IT MORE ATTRACTIVE.

>> WELL, ONE OF THE -- WHILE HE'S COMING UP, ONE OF THE THINGS THAT WAS DONE IS 13:50:46 YOU'LL NOTICE THAT ON ONE SIDE, WE'RE 97 FEET. ON THE OTHER SIDE, WE'RE 45 FEET. ONE OF THE REASONS, THERE ARE A COUPLE OF REASONS TO DO THAT, ONE IS TO BREAK UP THE BOX TO SOME DEGREE OF THE BUILDING, TWO, TO DRAW PEOPLE'S EYES INTO THE ACTIVITY OF THE BUILDING, TO MAKE IT SOME DYNAMISM AND TO AT LEAST ON THAT END OF IT ADDRESS THAT QUESTION, BUT ANYWAY, INTRODUCE YOURSELF.

>> CHAIR LOUIE: I APPRECIATE THAT, PLEASE.

>> MY NAME IS JAMIE MIRE, I'M THE ARCHITECT OF THE PROJECT.I HEARD MY NAME CALLED, WHAT'S YOUR QUESTION FOR ME?

>> CHAIR LOUIE: I HAVE A QUESTION AND THE QUESTION IS, IT IS MASSIVE, THE VOLUME OF THE BUILDING IS HUGE, IT IS LAID OUT IN AN AREA THAT HAS NOTHING EVEN CLOSE TO THE SIZE OR MAGNITUDE OF THAT STRUCTURE, YOU'RE DRY STACK AND BOATS SO IT'S GOT TO BE BIG.HOW DO YOU ANTICIPATE SOFTENING ITS IMPACT?I MEAN, SHORT OF MAKING IT A HUGE DIGITAL SIGN BOARD THAT REFLECTS THE VIEWS, WHAT DO YOU THINK IS GOING TO HAPPEN THERE?

>> THE DESIGN STRATEGY TO DATE HAS BEEN SORT OF A CAREFULLY CONSIDERED EFFORT TO BLEND IN WITH THE MARINA SETTINGS RATHER THAN TO CALL ATTENTION TO ITSELF, WHICH IS WHY IN SOME OF THE OTHER PROPOSALS FOR ARTISTIC TREATMENTS AND MURALS, THEY'RE FLOATING AROUND, WE HAVE NO OPPOSITION TO GOING WITH AN ARTIST, BUT THE STRATEGY THAT YOU SEE BEFORE YOU IS BASED ON MATERIALS THAT ARE OTHERWISE FOUND IN THE MARINA ALREADY IN THEIR NATURAL STATE AND IN THEIR NATURAL COLOR, THINGS THAT REFLECT THE WATER, THE SUN, THE SKY AND THE CLOUDS AND ALSO ARE COLORED SIMILARLY TO THE MASTS AND HULLS THAT ARE NEARBY, MANY OF THOSE MASTS ARE TALLER, AS YOU KNOW THAN THIS PROPOSED STRUCTURE AND FURTHERMORE, THE DESIGN OF THE LARGER SIDES OF THE BUILD, THE ELEVATIONS FEATURE A LARGE CUT-OUT WINDOW WITH THE TRANSLUCENT MATERIAL THAT WOULD ALLOW THE

LIGHT AND THE SUNSET VIEWS TO COME THROUGH AND ELIMINATE ALL OF THE ACTION INSIDE, SO RATHER THAN JUST HAVING A BLANK RACK WITH ALL THESE BOATS ON IT, WE'RE TRYING TO FEATURE IT AND FRAME IT AS PART OF A REAL WATERFRONT ATTRACTION WHERE YOU CAN SEE THE CRANE MOVING FORWARD AND BACK, YOU CAN SEE THAT THERE IS A MARINE NECESSARY COMMERCIAL OPERATION GOING ON THERE AND REALLY HAVE IT AS, YOU KNOW, A PUBLIC ELEMENT RATHER THAN COMPLETELY HIDDEN.

>> CHAIR LOUIE: OKAY.AND ONE OF THE COMMISSIONERS MENTIONED THE POSSIBILITY OF MAKING IT MORE THAN JUST GREEN, BUT A CONTRIBUTOR TO THE ENVIRONMENT.DO YOU THINK THERE ARE WAYS TO ENHANCE THE DESIGN, TO BRING THAT ABOUT?

>> YEAH.WELL, THERE ARE ANY NUMBER OF OPINIONS, WE CAN ALWAYS TALK ABOUT THAT, WE CERTAINLY DID WITH THE DRB, YOU KNOW, IT'S OPEN TO DISCUSSION.

>> CHAIR LOUIE: OKAY.I HAVE NO FURTHER QUESTIONS.MR. HELSLEY?

>> COMMISSIONER HELSLEY: FOLLOWING ALONG THAT LINE A LITTLE BIT, IN THIS LOT 52, WE HAVE ABOUT A BLOCK, A BLOCK AND A HALF UP -- IS IT ADMIRALTY WAY, AND ON ADMIRALTY WAY, SOUTH OF LINCOLN BOULEVARD, THERE ARE SOME VERY, VERY TALL MULTIPLE STORY BUILDINGS, THE MARINA TOWERS, AND I APOLOGIZE THAT YOU CAN'T SEE

THIS VERY WELL, BUT IT'S THERE, YOU CAN SEE THE SHADOW LINE THAT IS IMPACTING HERE TELLING US THAT IF YOU WERE TO TAKE A LOOK IN THIS DIRECTION, AND I HAVEN'T SEEN ANY ILLUSTRATIONS OF THAT BECAUSE I THINK AT THAT POINT, WE MIGHT SEE THIS STRUCTURE A LITTLE BIT MORE IN ALIGN WITH WHAT IT'S BACKDROP IF YOU'RE ON THE MARINA ITSELF.

>> YEAH, COMING DOWN THE MAIN CHANNEL, FRANKLY EVERYTHING IS DWARFED BY A CERTAIN LARGE YACHT, BUT THE MARINA TOWERS OUT THERE ARE ABOUT TWICE THE HEIGHT OF THIS PROPOSED PROJECT.

>> COMMISSIONER HELSLEY: TWICE THE DISTANCE AWAY, SO THEY'RE ABOUT IN PROPORTION.

>> IN PROPORTION AND THERE ARE THREE RECENTLY RESIDENTIAL TOWERS IN THE NEXT BASIN BEYOND THE PARK WHICH IS ALSO A SIMILAR HEIGHT IN SCALE.

>> CHAIR LOUIE: OKAY, THANK YOU VERY MUCH. YOU CAN TAKE A SEAT IN A FEW MINUTES, YOU'LL HAVE A CHANCE FOR REBUTTAL. DO WE HAVE ANY PUBLIC SPEAKERS WHO WISH TO COMMENT ON THIS MATTER?

>> YES, MR. CHAIRMAN, WE HAVE ABOUT 22 SPEAKERS THAT HAVE SIGNED UP TO TESTIFY. THEY'RE SPLIT BY HALF AND HALF, FOUR OF THOSE

SPEAKERS ARE CONSULTANTS TO THE PROJECT DEVELOPER, SO PROPONENTS, YES, AND THEY'RE AVAILABLE, INDICATED AVAILABLE FOR QUESTIONS.

>> CHAIR LOUIE: AND YOU'RE ABLE TO IDENTIFY THE PROPONENTS, OPPONENTS? I WOULD LIKE TO ALTERNATE OPPONENTS FIRST, WE'LL ALLOCATE THREE MINUTES FOR EACH ONE TO SPEAK, AND WHY DON'T YOU GO AHEAD AND CALL THE FIRST.

>> YES, WE HAVE JOHN NAHASI WHO IS PROPOSING TO HAVE A POWERPOINT PRESENTATION, VERY SHORT.

>> CHAIR LOUIE: THAT'S FINE, THEY CHATTED WITH US AND I THINK THAT'S FINE. THEY CAN BE THE FIRST SPEAKER. THE OTHER FOUR THAT YOU WANT TO CALL, LET'S CALL THEM AND THEY CAN --

>> THE NEXT ONE WOULD BE NANCY MARINO, GREG SHEM AND THOMAS OGAWO.

>> CHAIR LOUIE: PLEASE, IF YOU CAN HAVE A SEAT, I ASSUME YOU'VE BEEN SWORN IN?

>> I HAVE, CHAIR, YES.

>> CHAIR LOUIE: THANK YOU.FOR PUBLIC COMMENT PURPOSE, YOU'LL HAVE THREE MINUTES TO MAKE YOUR PRESENTATION.I UNDERSTAND THAT IS ADEQUATE TIME FOR YOU?

>> THAT SHOULD BE, YES.

>> CHAIR LOUIE: YOUR TIME WILL START, ONCE AGAIN, THROUGH THE COURTESY OF THE COUNTY, THE THREE MINUTES IS GOING TO BE IDENTIFIED WITH GREEN LIGHT FOR TWO AND A HALF MINUTES, YELLOW LIGHT FOR 30 SECONDS AND RED LIGHT WHEN WE'LL ASK YOU TO CONCLUDE.YOUR TIME WILL START WHEN YOU SAY YOUR NAME.

>> MY NAME IS JOHN NAHASI WITH THE BOATING COALITION, THIS BOATING PROJECT HAS SUBSTANTIAL ISSUES AND WE ARE CONCERNED ABOUT PUBLIC SAFETY, ITS AFFORDABILITY, BUILDING OVER THE WATER, THE FEDERAL WATER EASEMENT IS CURRENTLY IN THE NEPA PROCESS AND WE'RE CONCERNED ABOUT THAT.IMPACTS ON THE BOAT LAUNCH RAMP, WE FEEL THIS IS AN IMMINENT DANGER IS GOING TO BE INVOLVED HERE, WE HAVE SIX LANES THAT WE PURCHASED IN THE EARLY 90'S FOR 6 MILLION DOLLARS WITH OUR FUEL TAXES AND OUR REGISTRATION BOATING FEES, WE PURCHASED THIS FACILITY, AND WE WOULD LIKE TO SEE THAT THIS FACILITY KEEP ITS RIFLE FOOTPRINT AND NOT BE INHIBITED BY BOAT CENTRAL.COMMISSIONER HELSLEY BROUGHT UP THE POINT THAT 102 FOOT FINGER WHICH IS ON THE WEST END OF -- EXCUSE ME, THE EAST END,

WHAT'S NOT SHOWING THERE IS THEY PLAN ON STACKING THE BOATS SIDE BY SIDE SO A 40 FOOT BOAT WHICH HAS A 13 FOOT BEAM SO WE'RE LOOKING LIKE 30 FEET WOULD BE BEYOND INTO THAT BOAT LAUNCH RAMP, SO WHICH LEAVES YOU 30, 35 FEET BY WHICH WE HAVE TO NAVIGATE THROUGH AND THAT IS OF COURSE ABSURD. ALSO I WANT TO BRING YOUR ATTENTION THAT THE UNITED STATES COAST GUARD AND THE DEPARTMENT OF BOATING AND WATERWAYS, THE TWO SAFETY AGENCIES OVER THE WATER HAVE NOT SEEN THIS PROJECT. THE MANEUVERABILITY STUDY THAT MR. VAN WORT HAD DISCUSSED HAS A LOT OF FLAWS TO IT, YOU CAN SEE THAT THIS 35 FOOT BOAT THAT IS ATTEMPTING TO GO FORWARD AND DO 180 DEGREE TURN AROUND AND GO IN BETWEEN BOAT CENTRAL AND THE LAUNCH RAMP IS GOING TO BE VERY, VERY DIFFICULT. FIRST OF ALL, IN MY 40 YEARS OF BOATING, I'VE NEVER SEEN THIS MANEUVER ATTEMPTING, TO GO FORWARD ON A LAUNCH RAMP AND GO ALL THE WAY AROUND, ALSO IT DOESN'T COVER ANY KIND OF INGRESS OR EGRESS, AN H BASIN IS ONE OF MOST TRAFFIC ORIENTED BASINS IN MARINA DEL REY, FOR US TO NOT HAVE ANY OTHER BOATS ON THE WATER IS GOING TO BE PROBLEMATIC, ESPECIALLY WHEN THIS IS GOING TO BE HIGH SEASON. ALSO THIS DOESN'T INCLUDE THE KAYAKS WHICH ARE GOING TO BE PLANNED ACROSS THE WAY, THE CONSTRUCTION AND MAINTENANCE COSTS ARE UNKNOWN AND SECRETIVE FOR A REASON, THIS IS NOT GOING TO BE AFFORDABLE AND THE SLIP MIX HAS ALSO BEEN SECRETIVE, THERE'S ONLY ONE FACILITY THAT'S PROPOSED LIKE THIS, THE BOAT BARN, THE BOATERS HAVE BEEN REACHED OUT TO AND THEY BELIEVE THIS IS NOT GOING TO BE IN THEIR BEST INTEREST

EITHER, THE ONE WE LOOKED AT WHICH IS ON NEWPORT BEACH WHICH STARTS ON PRIVATE LAND, THIS STATE OF THE ART FACILITY IS AUTOMATIC,, IT'S GOING TO EXCLUDE MOST OF OUR BOATING. ONE OF THE BIGGEST THINGS IS THE BOATERS HAVE NOT BEEN HEARD ON THIS PROJECT OR ANY PROJECT IN MARINA DEL REY. COMMISSIONER VALADEZ AND THIS COMMISSION BROUGHT THAT TO THE ATTENTION EARLIER ON IN THE LCPA AND THE PIPELINE PROJECTS AND SHE HAD ASKED THAT THE DEPARTMENT OF BEACHES AND HARBORS REACH OUT TO THE VALLEY BOATERS, IT STILL HAS NOT HAPPENED, WE HAVE NOT COLLECTIVELY SAT DOWN AT BOATERS TO UNDERSTAND THE DEVELOPMENT HERE, WE DON'T UNDERSTAND WHY THAT'S HAPPENING, IT HAPPENS IN OTHER HARBORS WHERE WE COLLECTIVELY MEET AND SEE WHAT THESE OTHER PROJECTS ARE, IT'S UNFORTUNATE THIS IS NOT HAPPENING.

>> CHAIR LOUIE: EXCUSE ME, HOW MUCH TIME DO YOU NEED TO COMPLETE?

>> ANOTHER COUPLE OF MINUTES OR 30 SECONDS.

>> CHAIR LOUIE: 30 SECONDS SOUNDS FINE.

>> ALSO, COMMISSIONER MODUGNO MADE A STATEMENT DURING THE PIPELINE PROJECTS AND HE SAID THAT HE WANTED MARINA DEL REY TO BE A DESTINATION FOR PEOPLE THAT WANT TO COME DOWN TO THE WATER, AND

WHAT THIS PRICING AND EVERYTHING THAT'S HAPPENED, WE HAVE TO ASK, A DESTINATION FOR WHO?BECAUSE THE DIRTY PUBLIC IS BEING PUSHED OUT, WE'RE BEING BUILT OUT AND PRICED OUT AND ALL WE'RE SAYING IS ISTHMUSES OUR FACILITY, IT'S OUR RECREATIONAL FACILITY, IF YOU KEEP BUILDING OR LOS ANGELES COUNTY KEEPS BUILDING UNAFFORDABLE FACILITIES, WHO'S GOING TO BE ABLE TO HAVE RECREATION ON THE WATER.THANK YOU.

>> CHAIR LOUIE: THANK YOU VERY MUCH.NEXT SPEAKER.

>> SORRY, I DIDN'T HEAR THE ORDER OF PEOPLE CALLED.

>> MS. MARINO.

>> I'M NANCY MARINO.

>> CHAIR LOUIE: AND THEN SPEAKERS NUMBER 3, 4 AND 5, THEY'VE BEEN CALLED AND IN THE QUEUING AREA.PLEASE, YOU CAN PROCEED.

>> GOOD MORNING, HONORABLE COMMISSIONER, MY NAME IS NANCY VERNON MARINO AND I AM SPEAKING ON WE ARE MARINA DEL REY, MR. TRIP SAID THE MARINA BELONGS TO THE COUNTY AND THAT IS TRUE, THERE ARE 10.4 MILLION PEOPLE IN LOS ANGELES COUNTY AND THE MARINA BELONGS TO THE PUBLIC, THE OFFICIALS ARE THE STEWARDS, NOT THE OWNERS OF THE

COUNTY, AND THE DECISIONS SHOULD NOT BE MADE BY THEM TO LAND USE AND LAND USE CONFIGURATIONS AND THE BOATERS DISTRIBUTED IN L.A. COUNTY, THEY WERE NOT MADE AWARE OF THIS, I THINK THERE'S A SERIOUS DEFICIENCY IN THIS EIR PROCESS, SECONDLY, THE EIR -- EXCUSE ME, THE DESIGN CONTROL BOARD, WHEN IT REJECTED THIS PROJECT HAD THE LEGAL AUTHORITY OVER CONCEPTUAL REVIEW OF PROJECTS INCLUDING BUT NOT LIMITED TO THE BUILDING SIZE -- EXCUSE ME, HEIGHT AND MASSING, AND THEY OBJECTED VERY STRENUOUSLY TO THE SIZE OF THIS PROJECT AS BEING TERRIBLY INAPPROPRIATE AND ESPECIALLY INAPPROPRIATE OVER THE WATER. THIS DOES NOT REMOTELY COMPARE TO THE BOAT HOUSE WHICH LOOKS LIKE A BOAT OR TO THE LMU ROWING BOAT HOUSE WHICH IS VERY, VERY TINY, AND TO SAY THAT WHILE THERE'S A PRECEDENT AND WE CAN DO THIS 14:04:38 BECAUSE IT'S THE SAME THING IS A LUDICROUS STATEMENT. THE BOATERS AND THE RESIDENTS OF L.A. COUNTY DESERVE A FAIR HEARING ON THIS PROJECT AND WE FEEL THAT WE HAVE NOT HAD ONE. THEY HAD THE AUTHORITY TO DECIDE THE CONCEPTUAL REVIEW, SIZE AND MASSING AND THEY SAID NO. THE BOARD OF SUPERVISORS DID NOT DIRECT THE REGIONAL PLANNING STAFF TO MAKE AN AMENDMENT TO REMOVE THE DESIGN CONTROL BOARD'S AUTHORITY UNTIL THE FALL OF 2007 ASK THE COASTAL COMMISSION DID NOT ACT UNTIL LATE 2008. THIS LAW OR THEIR CLAIM THAT IT WAS AN ADVISORY REVIEW IS FALSE. THIS EIR MISSTATES THE HISTORY OF THE PROJECT AND IT DOES NOT GIVE THE RESPECT THAT THE DESIGN CONTROL BOARD'S DECISION DESERVES AND I THINK THAT NEEDS TO BE REVISITED, I ASK THIS COMMISSION TOE -- TO

PLEASE SEND THIS BACK SO THAT CAN BE DONE.THE FINAL EIR FAILS TO ADDRESS PRECEDENT SETTING SETBACKS OF RECREATION, ITS OWN WIND STUDY THAT SAYS IT WILL CHANGE IN DIRECTION AND SPEED AND SAILORS KNOW DOCKING AND UNLOCKING SMALL CHANGES IN THE WIND ARE CRITICAL BECAUSE YOU COULD HIT THE DOCKS OR YOU COULD HIT OTHER BOATS.THERE ARE GOING TO BE 11 SPEEDBOATS AN HOUR COMES OUT OF BOAT CENTRAL ON A BUSY DAY.THEY JUST SAY, OH, THERE'S ENOUGH SPACE TO GET BY.

>> CHAIR LOUIE: I'M GOING THE ASK YOU TO CONCLUDE, PLEASE.

>> I'LL TIE UP VERY QUICKLY, 10 SECONDS, CAN I DO THAT?

>> CHAIR LOUIE: THANK YOU VERY MUCH.

>> I'M SORRY, I'LL WRAP IT UP, THE REPLACEMENT PARKING, THE ALTERNATIVE PARKING IS ALL PART OF PROJECTS THAT ARE ALREADY IN THE PIPELINE FOR REDEVELOPMENT WHERE THE PARKING WILL BE REDUCED OR DISPLACED, SO WHAT IS RECREATION IN THE MARINA GOING TO BECOME, AFFORDABLE RECREATION IS GOING TO BECOME THE SHIP OF FOOLS AND I'M ASKING THIS COMMISSION, I'M URGING THIS COMMISSION, PLEASE MAKE SURE THIS HAS A FAIR HEARING WHERE ALL THE TRUTH GETS OUT, THE WHOLE TRUTH AND NOTHING BUT THE TRUTH, THANK YOU VERY MUCH.

>> CHAIR LOUIE: THANK YOU, SPEAKERS 4 AND 5, IF YOU COULD STEP UP AND TAKE BOTH SEATS.WE'RE LOOKING AT THREE MINUTES, HOPEFULLY YOU CAN HAVE YOUR COMMENTS WITHIN THAT TIME PERIOD.

>> SURE.MY NAME IS GREG SHEM AND I AM THE LESSEE AND OPERATE THE BOAT YARD WHICH IS IMMEDIATELY WEST OF THIS PROPOSED PROJECT.AS I'VE CONSISTENTLY TESTIFIED OVER THE ALMOST TEN YEAR PERIOD UP UNTIL THIS POINT, I THINK THE DESIGN IS VERY POOR, AND PERHAPS MOST IMPORTANTLY, SINCE THERE ARE ALTERNATIVES THAT HAVE BEEN PROPOSED WHICH ARE NOT BUILT OUT OVER THE WATER WHICH IS MORE ENVIRONMENTALLY OFFENSIVE OFFER GREATER COMMERCIAL FEASIBILITY, AND ARE NOT AN EXPERIMENTAL CREATIVE DESIGN, YOU KNOW, THERE'S WAYS TO AVOID A LOT OF THESE IMPACTS.WITH THAT BEING SAID, HERE WE ARE TEN YEARS LATER, IF YOUR COMMISSION DECIDES TO MOVE TO PROJECT FORWARD TODAY, I WOULD LIKE TO REQUEST A COUPLE OF CONDITIONS ADDED SO THAT THE PROJECT AT LEAST CONFORMS TO BOTH CURRENT CODE AND WHAT WAS PREVIOUSLY APPROVED BY THE BOARD OF SUPERVISORS BACK IN 2005.FIRST OF ALL, IT DOES NOT APPEAR THAT THE PROJECT DEVELOPERS HAVE PROVIDED ANY PARKING FOR THE WET BOAT SLIPS.I KNOW THEY'RE DESIGNATED AS STAGING, WE HEARD A LOT ABOUT 14:08:44STAGING BUT IF THEY ARE, THEY 14:08:46SHOULD BE DESIGNATED FOR NOT 14:08:47OVERNIGHT DOCKAGE AND THEY 14:08:49ARE FOR STAGING PURPOSES 14:08:50ONLY, IF THAT'S NOT THE CASE, 14:08:52I THINK REQUIRED PARKING FOR 14:08:55.6 SPACES SHOULD BE IMPOSED

14:08:57ON THE WET SLIPS.14:09:00SECONDLY, THE MESSED UP  
14:09:01STORAGE IS GOING TO BE 14:09:03DIFFICULT TO FIND ON THE  
14:09:05MARINA AFTER THIS PROJECT IS 14:09:06BUILT AND I WOULD  
LIKE TO 14:09:08SIMILARLY REQUEST THAT THE 14:09:10AREAS DESCRIBED  
AS MASSED UP 14:09:12STORAGE BE CONDITIONED TO BE 14:09:14MASSED  
UP STORAGE AND NOT FOR 14:09:16OTHER USES AND PARKING, WE'RE  
14:09:17GOING TO NEED THAT IN THE 14:09:19MARINA.14:09:19NUMBER 3  
IS APPROVED BY THE 14:09:21BOARD OF SUPERVISORS ON THE  
14:09:24JUNE 30, 2005, THE PROJECT 14:09:26WAS REQUIRED TO HAVE  
TWO 14:09:28WASHED DOWN PUBLIC FACILITIES 14:09:29FOR THE PUBLIC  
AND ONE WASHED 14:09:32UP PUBLIC FACILITIES FOR 14:09:33MASHED  
BOATS, I DON'T SEE 14:09:35THESE ON THE FACILITY AND I  
14:09:36THINK THOSE ARE FACILITIES 14:09:38OVER PART OF THE RFP  
AND 14:09:40SHOULD BE HONORED.14:09:42NUMBER 4, IT DOES NOT  
REQUIRE 14:09:48THAT PARK [INAUDIBLE] 14:09:48ACCORDING TO THEIR  
PROPOSAL, 14:09:50THERE'S 150 SQUARE FEET OF 14:09:52REPAIR  
FACILITY, THIS WOULD 14:09:55BE REQUIRING ADDITIONAL 13  
14:09:56SPACES WHICH HAVE NOT BEEN 14:09:58PROVIDED FOR IN THIS  
14:09:59PRESENTATION, AND THEN 14:10:01LASTLY, IF VALET PARKING IS  
14:10:03PROVIDED OR IS APPROVED TO 14:10:05REPLACE THE PREVIOUSLY  
14:10:07REQUIRED 148 SPACES THAT WAS 14:10:09APPROVED BY THE BOARD  
OF 14:10:13SUPERVISORS, A CONDITION ARE 14:10:14SERVICED TO BE ON  
CALL AT ALL 14:10:16TIMES, IT SHOULD BE REQUIRED 14:10:17AND TO BE  
PRESENT ON-SITE 14:10:19DURING THE PEAK WE -- 14:10:24WEEKENDS SO

WE DON'T RUN INTO 14:10:26PROBLEMS WITH PARKING.14:10:27IF THEY  
RUN OUT OF PARKING, 14:10:29THEY'RE GOING TO CONTINUE TO  
14:10:32MOVE DOWN THE FACILITY INTO 14:10:34FIJI WAY.14:10:35THE  
BOAT USERS OVER ARE GOING 14:10:43TO BE DISPLACED, THERE'S  
14:10:44ABOUT 100 AND SO YOUTH THAT 14:10:48UTILIZE THAT, SO I  
WOULD LIKE 14:10:50THAT ADDRESSED IF POSSIBLE AS  
14:10:51WELL.14:10:51THANK YOU VERY MUCH.14:10:52

>> CHAIR LOUIE: THANK YOU, 14:10:53QUESTION?14:10:54

>> COMMISSIONER HELSLEY: 14:10:56YES, A QUESTION IN RELATION  
14:10:58TO BEING NEXT DOOR, HOW DOES 14:11:01THE FIRE DEPARTMENT  
ENTRANCE 14:11:03DOWN THAT PROMENADE IMPACT 14:11:05YOU?14:11:06

>> WELL, IT CONCERNS ME 14:11:07BECAUSE WE AS PART OF OUR  
14:11:09SPACE HAVE A TEN FOOT PORTION 14:11:15OF OUR PARCEL SPACE  
THAT WE 14:11:17CANNOT USE, AND I DON'T 14:11:19UNDERSTAND QUITE  
HONESTLY HOW 14:11:21YOU CAN BUILD A VIEW PARK AND 14:11:26A FIRE  
EASEMENT, IT'S GOING 14:11:27TO BE IMPORTANT TO HAVE FIRE  
14:11:32ACCESS, WE'RE REPAIRING BOATS 14:11:34THERE, WE HAVE  
VOLATILE 14:11:35CHEMICALS THAT ARE BEING USED 14:11:37IN  
REPAIRING THESE FACILITIES 14:11:38AND I THINK FIRE ACCESS IS  
14:11:39IMPORTANT, SO IT DOES CONCERN 14:11:41ME BUT I SUPPOSE

THAT 14:11:42ULTIMATELY THE DESIGN IS 14:11:43GOING TO BE WORKED  
OUT TO 14:11:46THEIR APPROVAL.14:11:47

>> COMMISSIONER HELSLEY: DO 14:11:48YOU FEEL THAT THE SMALL  
14:11:50REPAIR AREA THAT IS ALLOTTED 14:11:53ON THIS PROJECT WILL  
IMPROVE 14:11:55THE NUMBER OF BOATS THAT WILL 14:11:57COME TO YOUR  
FACILITY FOR 14:12:00REPAIR?14:12:02

>> THE REPAIR FACILITY OR YOU 14:12:03MEAN THE NUMBER OF BOATS,  
THEY MAY COME AND IMPROVE OUR WORK BUT MOSTLY WE DON'T DO ANY  
REPAIR, IT'S DONE OFF OF MARINA DEL REY BY SMALLER REPAIR PEOPLE,  
WE MOSTLY DO LARGER BOATS THAT CAN'T ACCESS TRAILERS SO THEY HAVE  
TO BE PULLED OUT BY THESE LARGE CRANES SO I DON'T THINK IT'S GOING  
TO HELP MUCH.

>> CHAIR LOUIE: THANK YOU VERY MUCH.

>> MY NAME IS HANS, I'M A BOATER AND I'M ALSO A MECHANIC AND WORK  
ON BOATS AND I'M GOING TO ADDRESS EACH ONE OF YOUR QUESTIONS, WITH  
RESPECT TO GREEN ENVIRONMENTAL THING WITH SOLAR PANELS, THE COUNTY  
UNDER RULE 22 EXEMPT ALL DEVELOPMENT FROM THE GREEN BUILDING  
STANDARDS SO THERE WOULD BE NO GREEN ENVIRONMENTAL ADDITIONS TO  
ANY OF THE PROJECT IF IT COMES INTO THE MARINA.THIS PARTICULAR  
PARKING LOT ON THIS IS FREE PUBLIC ACCESS PARKING LOT WOULD BE

CONVERTED TO A PRIVATE USE WITH NO DEED RESTRICTIONS WHICH I THINK THEY SHOULD HAVE WHICH GIVES THE RIGHTS TO SAY VENDORS, AND VENDORS LIKE ME WILL HAVE NO ACCESS TO THESE BOATS BECAUSE WE CAN'T SERVICE THE BOATS IF WE NEED TO DO THEM BECAUSE THESE BOATS WILL NOT HAVE TRAILERS, THE CURRENT USERS ON PEER 77 HAD AN OPERATED, HAD A CRANE THAT LAUNCHED THE BOATS DOWN ON A DOCK THERE, THAT AFTER WAS KICKED OUT, THE COUNTY STOPPED USING IT AND THE CURRENT SUPPLIER HAVE NO USE OF IT, ALL OF THE BOATERS YOU SEE ON THERE, THEY HAVE ALL THEIR BOATS ON TRAILERS, THEY DIDN'T MENTION WHERE THE TRAILERS WOULD GO, THIS WOULD DOUBLE THE COST OF THE PEOPLE THAT HAVE THE BOAT ON THE TRAILER BECAUSE IF THEY PAY 200 DOLLAR NOW TO STORE A BOAT ON A TRAILER WHERE A VENDOR LIKE ME CAN ACCESS AND MOVE AND OUT OF THE MARINA, THIS BOAT WILL BE IN A STORAGE WHERE I CAN'T GET TO IT.THERE'S NOT A PHYSICAL PLACE WHERE YOU CAN WORK ON IT AND ALL PUBLIC DOCKS ARE LIMITED TO A MINIMUM OF 15 MINUTES OR 4 HOURS ON THE CHASE PARK AND YOU'RE LIMITED ACCESS NOW TO THE SHORTER TRAFFIC WHEN PEOPLE GO OUT SO THE ONLY ACCESS WILL BE THE FISHING DOCK WHICH THE COUNTY INTENDS TO ELIMINATE AS WELL.IT'S A FREE PUBLIC FISHING DOCK LOCATED THERE AND WHEN THEY REDEVELOP THE PARK, THAT'S GOING TO BE GONE AND NOW BE REPLACED AS WELL, SO THE COST FOR BOATERS THAT HAVE BOATS ON TRAILERS, THEY WILL HAVE TO PROVIDE ANOTHER SPACE FOR THE TRAILER SOMEWHERE ELSE, AND IF THEY BUY A BOAT AND STACK IT THERE WITHOUT THE TRAILER, THEY WILL HAVE NO CHOICE BUT TO UTILIZE THAT SERVICE

THAT THEY'RE PROVIDING THERE AND WITH REGARDS TO THE LOOK AND THIS BIG BUILDING TO BE FITTING INTO THE ENVIRONMENT, IT WILL DWARF EVERYTHING THAT IS AROUND IT AND THERE'S AN OLD EXPRESSION THAT SAYS YOU CAN PUT LIPSTICK ON A PIG BUT IT'S STILL A PIG, WITH REGARDS TO PUBLIC OUTREACH, IF YOU CAN SEE BEHIND ME, ALL OF THESE EMPTY SEATS MAY BE A HANDFUL OF BOATERS, NEVER MIND THOSE THAT ARE LANDLOCKED IN OTHER STATES, IN ARIZONA AND NEVADA, THEY HAVE NOT ADDRESSED IN CASE WE HAVE A TSUNAMI, IF THIS WHOLE MARINA FILL UP, WHEN ALL THE BUILDING, EVERYTHING ON LAND GOT WASHED OUT INTO THE WATER, HOW ARE YOU GOING TO RETRIEVE LAUNCH EQUIPMENT AND BOATS AND STUFF, YOU CAN'T GET THE STUFF BACK THERE LONG ENOUGH TO PULL ALL THAT STUFF UP. YOU HAVE NOT CONTACTED THE COAST GUARD OR BOATER WATER WASTE AND THEY HAVE NOT BEEN INFORMED OR EXPLAINED TO HOW THEY'RE GOING TO BE ABLE TO GET IN AND OUT WITH ALL THESE BOATERS. THANK YOU VERY MUCH.

>> CHAIR LOUIE: THANK YOU. DEPUTY DIRECTOR, COULD YOU CALL THE NEXT FIVE SPEAKERS.

>> YES, THE NEXT ONE --

>> CHAIR LOUIE: ARE WE ALTERNATING?

>> YES, WE ARE. (CALLING SPEAKER NAMES).

>> CHAIR LOUIE: IF THE FIRST TWO SPEAKERS COULD TAKE THE TABLE AND THE NEXT THREE SPEAKERS COULD BE NEAR THE FRONT ROW SO YOU COULD COME UP. AS EACH SPEAKER AT THE FRONT TABLE COMPLETES, CAN THE NEXT SPEAKER PLEASE TAKE THE EMPTY SEAT. YOU CAN BEGIN BY STATING YOUR NAME.

>> GOOD MORNING, COMMISSIONER, MY NAME IS GREG BLUSHER, I'M A RESIDENT OF MARINA DEL REY, I'VE BEEN A BOATER FOR ABOUT 8 YEARS AND ONE OF THE BIGGEST CONCERNS OR ISSUES THAT ANYONE DEALS WITH WHEN THEY CONSIDER BUYING A BOAT AND USING A BOAT, BECOMING A BOATER IS WHAT TO DO WITH IT, WHERE TO KEEP IT WHEN THEY'RE NOT USING IT AND THAT IS ABOUT 90% OF THE TIME. WE RECENTLY SOLD OUR LARGER BOAT AND HAVE RETAINED WHAT USED TO BE OUR 11 FOOT, AND I KEEP IT IN A 25 FOOT SLIP NEXT TO CAL YACHT CLUB AND THE REASON I DO THAT IS BECAUSE I WANT TO USE IT. IF I HAD ROOM FOR IT PERHAPS, I COULD KEEP IT ON A TRAILER BUT I DON'T, I LIVE IN A CONDO SO BECAUSE I'M A SMALL BOATER WHO WANTS TO USE MY BOAT, I HAVE NO CHOICE BUT TO KEEP IT IN THE WATER AND IT'S A SUPER INEFFICIENT THING, I'M KEEPING A MUCH LARGER BOAT OUT OF MY 25 SLIP AND I'M PAYING MUCH MORE THAN I WOULD LIKE TO, TO STORE THAT BOAT IN THE WATER. IF I COULD KEEP IT OUT OF THE WATER, I WOULDN'T HAVE TO HAVE THE BOTTOM CLEANED, IT WOULD STAY NICER AND MAINTAIN ITS APPEARANCE AND BE A MORE ATTRACTIVE BOAT IN THE MARKET, SO FOR ALL

OF THOSE REASONS, I THINK IT WOULD BE ENORMOUSLY HELPFUL TO HAVE DRY STACK STORAGE AVAILABLE AS AN OPTION FOR STORING SMALLER BOATS IN THE MARINA. I THINK IT WOULD CERTAINLY KEEP ME IN BOATING, CASE IN POINT, IN TWO YEARS TIME, [INAUDIBLE] SO THIS IS A WAY TO KEEP PEOPLE IN THE WATER, ON THE WATER, SPENDING MONEY IN THE COASTAL AREAS AND HOPEFULLY DRAW MORE PEOPLE IN BY ANSWERING THAT QUESTION, WHEN DO I DO WITH IT WHEN I'M NOT ON IT, THAT'S ALL I HAVE TO SAY, THANK YOU.

>> CHAIR LOUIE: THANK YOU VERY MUCH, TAKE A SEAT.

>> COMMISSIONER HELSLEY: A QUESTION BEFORE YOU GO. BEING A SMALL BOATER, HOW DID YOU HEAR ABOUT THIS?

>> I WAS -- I GOT A FLYER, I GOT AN E-MAIL AND I GOT A CALL FROM A PERSON WHO OPERATES A MARINA.

>> COMMISSIONER HELSLEY: ARE YOU AWARE OF ANY OTHER BOATERS, ARE YOU IN A BOATING CLUB OR ANYTHING OF THIS NATURE?

>> I'M AN ASSOCIATE OF PACIFIC MARINER'S YACHT CLUB.

>> COMMISSIONER HELSLEY: ARE THOSE BOTH LOCATED WITHIN THE MARINA?

>> IT'S LOCATED WITHIN THE MARINA.

>> COMMISSIONER HELSLEY: DO YOU KNOW IF ANY OTHER PEOPLE GOT NOTICE?

>> I CAN'T ANSWER THAT QUESTION.

>> CHAIR LOUIE: IF YOU CAN PROCEED WITH YOUR NAME.

>> I'M WENDY MUCH, I'M HERE TODAY WITH ERIC MCMAN WHO'S THE [INAUDIBLE] THE AQUATIC CENTER, WE CERTAINLY SUPPORT THE COUNTY OF LOS ANGELES BEACHES AND HARBORS AND THE COASTAL COMMISSION AND THE DESIRE TO INCREASE DRY STORAGE, WE ALSO ARE A PART OF THAT COASTAL PLAN OF SUPPORTING RECREATIONAL BOATING, IT'S VERY IMPORTANT TO US.THERE'S A LITTLE BIT MORE INVOLVED WITH THE IMPACT THAT WE FEEL HAS NOT BEEN ADDRESSED AND HEARD AT ALL LEVELS, THE AQUATIC CENTER HAS GROWN TO SUPPORT OUR VARSITY ROWING TEAMS TO A MULTIFACETED ROWING FACILITY, KAYAKING, WIND SURFING, SURFING, AND STAND UP PADDLING, THE AQUATIC [INAUDIBLE], ALL OF OUR PROGRAMS ARE OPEN TO THE PUBLIC AND CONSISTENT WITH THE COASTAL PLAN OF PROVIDING PLANNING IN THE COMMUNITY, IT RENTS SAILBOATS, SIND SURFERS TO THE SAME POPULATION.THIS COMBINATION COMBINED WITH MORE THAN 100 CLASSES OFFERED QUARTERLY AND SUMMER CAMP PROGRAMS MEANS THE

FACILITIES PROVIDING BOATING AND SAFETY INSTRUCTIONS AND RECREATIONAL SERVICES TO OVER 5 THOUSAND RESIDENTS ON AN ANNUAL RESIDENTS & PARKING AT DOCK 52 HAS BECOME AN INTEGRAL ABILITY TO MAINTAIN THIS PUBLIC SERVICE.OUR FACILITY HAS 32 PARKS SPACES THAT ARE SUFFICIENT DURING MOST WEEKDAYS, HOWEVER IN THE SUMMER MONTHS, WE REQUIRE AN ADDITIONAL 30 SPACES AND WE REQUIRE AN ADDITIONAL 50 TO 75 SPACES, THE TEMPORARY PARKING UNDER THE ZONING CODE IS IRRELEVANT AS THE LOT HAS NEVER BEEN SIGNED ATTEMPT RARE AND THUS THE COMMUNITY HAS BECOME DEPENDENT ON THE SPACE FOR THE PAST 35 YEARS, PARKING IS IMPORTANT TO US AS IT MAINTAINS ACCESS TO AFFORDABILITY.IT WILL HAVE A DIRECT IMPACT ON US, DOCK 52 ALREADY REQUIRES A HALF MILE WALK ALONG OUR PARCEL TO FIJI WAY, THERE IS NO PROMENADE ACCESS TO THE PARCELS SO WE HAVE TO WALK FROM FIJI WAY TO ARCHSTONE, THE ADJACENT PUBLIC LOT IS EAST OF LOT 52 WHICH WILL LIMIT THAT WALK TIME TO OUR PARCEL.WE ARE ENVISIONING HOW TO CONTINUE TO SERVE THE PUBLIC AND RAISE OUR QUALITY OF SERVICE, IN ADDITION, WE'VE BEEN ASKED BY BEACHES AND HARBORS TO INCREASE OUR DRY STOCK STORAGE AVAILABILITY FOR KAYAKS AND SMALL BOATS.IF WE INCREASE THAT SPACE, WE'LL HAVE CREASED DEMAND FOR PARKING.WE'VE REACHED OUT TO THE COUNTY AND REGIONAL PLANNING AND SHARED OUR CONCERNS REGARDING THIS AND WHILE THEY ARE SUPPORTIVE AND WANTING TO TRY TO HELP US, THERE IS NO MITIGATION PLAN OR NO FORESEEABLE DECISION IN THE FUTURE, WE ARE CONCERNED AND WE ARE ASKING FOR

SUPPORT FROM THE COMMISSION TO FIND A MITIGATION PLAN THAT ALLOWS US TO SERVE THE PUBLIC THAT WE CURRENTLY DO.

>> CHAIR LOUIE: THANK YOU, MR. HELSLEY?

>> COMMISSIONER HELSLEY: YOU'RE CURRENTLY LOCATED ON PARCEL 65?

>> YES, SIR.

>> CHAIR LOUIE: THANK YOU VERY MUCH.

>> HI, MY NAME'S KEN, I'M A SMALL BOAT OWNER AND I WOULD USE THE DRY DOCK SERVICE FOR THE REASON THAT I WOULDN'T HAVE TO HAVE A TRAILER OR A TRUCK TO PULL MY BOAT WHICH WOULD FREE ME UP FINANCIALLY TO USE THAT SERVICE. THAT IS MOSTLY WHY I'M IN FAVOR OF THAT, AND THE LESS WEAR AND TEAR ON MY BOAT NOT BEING IN THE WATER ALL THE TIME FINANCIALLY ALSO WOULD FREE ME UP TO USE THAT SERVICE.

>> VICE-CHAIR VALADEZ: I JUST HAVE A QUESTION, WHAT'S THE MAXIMUM AMOUNT THAT YOU CAN PAY FOR THEIR SERVICE?

>> DEPENDING ON THE FOOTAGE OF THE BOAT --

>> VICE-CHAIR VALADEZ: DO YOU HAVE A BOAT?

>> YES.

>> VICE-CHAIR VALADEZ: OKAY, DEPENDENT ON YOUR BOAT?

>> I WOULD GO UP TO 500 A MONTH CONSIDERING I DON'T HAVE TO HAVE A TRUCK, TRAILER, ALL THE OTHER MAINTENANCE AND SLIP FEE.

>> VICE-CHAIR VALADEZ: OKAY, THANK YOU VERY MUCH.

>> THANK YOU.

>> CHAIR LOUIE: THANK YOU.

>> GOOD MORNING, MY NAME IS BEV MOORE, I'M THE EXECUTIVE DIRECTOR FOR THE MARINA DEL REY VISITORS BUREAU, OUR MISSION IS TO INCREASE SPENDING, JOBS AND TAX REVENUES THROUGH THE PROMOTION OF TRAVEL AND TOURISM IN THE UNINCORPORATED AREA OF MARINA DEL REY, I'M HERE ON BEHALF OF OUR BOARD OF DIRECTORS TO EMPHASIZE THE NEED TO PROTECT OUR VISITOR AREAS, WITH THE RESTAURANT SEATS WE NEED TO FILL EVERY DAY, WE'RE NOT TOO DIFFERENT FROM OTHER WEST SIDE AREAS COMPETING WITH TOURISM DOLLARS, WHAT MAKES US DIFFERENT AND ABLE TO COMPETE IS ONE ESSENTIAL FACTOR AND THAT IS THE MARINA HAS

VISITOR SERVING USES ON THE WATER WHICH OFFER THE PUBLIC AFFORDABLE ACCESS TO ON THE WATER RECREATIONAL ACTIVITIES. AS YOU KNOW EVERY YEAR, TENS OF THOUSANDS OF L.A. RESIDENTS, THEIR VISITING FRIENDS AND FAMILIES AND TOURISTS EMBARK FROM DOCK 52 FOR HARBOR TOURS, FISHING TRIPS, THEY DINE AT OUR RESTAURANTS AND STAY AT OUR HOTELS, THE WELFARE OF OUR HOSPITALITY COMMUNITY IS CLOSELY LINKED TO THE COMMERCIAL OPERATIONS IN THE MARINA. THERE ARE NEARLY 5 THOUSAND SLIPS, DOCKS AND STORAGE SPOTS IN THE MARINA FOR PRIVATE BOATS BUT A FRACTION, PROBABLY BETWEEN 1 AND 2 PERCENT ONLY IS AVAILABLE FOR PEOPLE WHO DON'T OWN BOATS AND CAN'T AFFORD TO CHARTER AND OPEN PARTY FISHING TRIPS ENABLE THE PUBLIC TO EXPERIENCE THE COAST AND OCEAN WITHOUT HAVING TO BE A PRIVATE BOAT OWNER. AS WE'VE STATED IN PREVIOUS LETTERS TO YOU, WE SUPPORT THE NEED FOR DRY DOCK STORAGE IN THE MARINA, BUT THE BOAT CENTRAL LAND DEVELOPMENT WOULD REQUIRE THE DEMOLITION OF DOCK 52, WE KNOW THAT FISHERMAN'S VILLAGE ALREADY ACCOMMODATES SOME BOATERS, BUT WE CANNOT LOSE THE DOCKS WE HAVE AT DOCK 52 UNLESS THEY ARE REPLACED. AS YOU CONSIDER THIS PROJECT, WE URGE YOU TO CONTINUE TO MAKE SURE THAT BINDING DEVELOPMENT CONDITIONS ARE IN PLACE THAT GUARANTEE REPLACEMENT DOCKS BE FULLY OPERATIONAL AND FULLY PERMITTED BEFORE ANY DEMOLITION OF DOCK 52 COULD BEGIN, ONLY IN THAT WAY CAN WE BE ASSURED THAT THE MARINA TOURISM ECONOMY WOULD NOT BE SIGNIFICANTLY HARMED. THANK YOU FOR YOUR CONSIDERATION.

>> CHAIR LOUIE: THANK YOU VERY MUCH.

>> MR. CHAIR, BEFORE MR. DIAMOND STARTS, I WOULD LIKE TO CALL THE NEXT FIVE SO THEY CAN COME TO THE FRONT AND THAT IS ERIN CLARK, RICHARD NATHANSON, DANIEL GINSBURG, TIM RILEY AND EDWARD LACE SEE LACY .

>> CHAIR LOUIE: THANK YOU, DEPUTY DIRECTOR.

>> I CAN ONLY GIVE YOU MY EXPERIENCE AND WHY THIS WOULD BE A PLUS TO OUR MARINA. I WAS PADDLING OUT WHICH WAS 300 YARDS BY SURF BOARD TO ENJOY SITTING ON IT BECAUSE I WAS TOO YOUNG TO USE IT. AS WE PROGRESSED AND THE MARINA WAS BEING DEVELOPED AND GROWN, WE GOT A SLIP THERE. A FEW YEARS INTO IT, I SAID I NEED A DINGY, WELL, THEY WERE EVERYWHERE BUT NO TRAILERS AND WHAT WOULD BE THE BEST THING TO HAVE IS A TRAILER, A DINGY AND MAKE EVERYTHING OUT, IF YOU CAN AFFORD TO HAVE A BOAT, THEN YOU CAN AFFORD A PLACE TO PUT IT, THE FACILITY WOULD BE PERFECT. THE FACILITY BRINGS IN REVENUE, BEFORE AND AFTER, IT WOULD BRING JOBS, BUILDING IT, WORKING IT, OKAY, THE PEOPLE THAT WOULD BE STORING THEIR BOATS THERE WOULD BE VERY HAPPY, THE BOAT WOULD BE READY FOR THEM IN THE WATER. I'VE SERVED THE RAMPS MANY TIMES IN THE PAST, I HAVEN'T DONE THAT NOW FOR MANY YEARS BUT HOLIDAYS, I DON'T SEE A PROBLEM, PEOPLE GET THEIR BOATS DIFFERENT TIMES OF THE WHOLE DAY, IF YOU HAVE AN

ORGANIZED SYSTEM, YOU SHOULD NOT HAVE A PROBLEM BUT I LIKE THE FACT THAT IT'S READY FOR YOU AND MOST OF THE PEOPLE KNOW HOW TO HANDLE AND TAKE CARE OF THEIR BOATS UNTIL MAJOR THINGS DO HAPPEN. AT THAT TIME, YOU FIGURE OUT A WAY TO GET A FACILITY TO PICK UP YOUR BOAT IF YOU HAD TO PICK IT UP FROM THE AREA OR YOU CAN WORK IT OUT ON THE SPOT, OTHER THAN THAT, I THINK IT'S A PLUS FOR THE MARINA.

>> CHAIR LOUIE: THANK YOU VERY MUCH.

>> MY NAME'S AARON CLARK OF GOLD SMITH AND, I'M HERE TO SPEAK ON BEHALF OF PACIFIC MANAGEMENT AND I'LL KEEP MY COMMENTS VERY BRIEF, FISHERMAN'S REEF -- I THINK THAT'S GOING TO BE A HELP HERE BECAUSE OBVIOUSLY YOU HAVE AN ISSUE BY COMPOUNDING AND LOSING THIS LOT, UCLA, OTHER STAKEHOLDERS WHO HAVE TRADITIONALLY USED THAT LOT SO WE AGREE TO ASK THE COUNTY TO COOPERATE WITH US AS YOU RESTRIPE 55, OUR TENANTS CURRENTLY USE THAT LOT, I UNDERSTAND THE STUDY NOTED A VERY UNDERUTILIZED PARKING STRATEGY, IF YOU GO THERE ON A NICE WEEKEND, IT'S HEAVILY UTILIZED, SO I THINK WE NEED TO BE CAUTIOUS, I THINK IT'S A GOOD IDEA THAT WE RESTRIPE 55 IF IN FACT THE OBLIGATION'S GOING TO BE HOISTED ON FISHERMAN'S VILLAGE TO PROVIDE CHARTER FOR CURRENT USES THAT USE 52. I THINK THERE WAS A MENTION THAT THE DOCK OF 55 WOULD BE REPLACED AS THE CONDITION TO ALLOWING THE DOCK AT 52 MAKES A LOT OF SENSE. I THINK IT ALSO MAKES

SENSE THAT THE KNOTTY WORK WITH US AT FISHERMAN'S VILLAGE, SO THE DOCK THAT GETS PUT IN THERE [INAUDIBLE] IN OTHER WORDS, YOU WOULDN'T WANT TO BUILD A NEW DOCK THERE AND HAVE US COME FORWARD TO TEAR IT OUT IN THREE YEARS SO WE ASK THE COUNTY COOPERATE WITH US ON THAT ISSUE AS WELL.AND THAT'S ALL I HAD TODAY.THANK YOU VERY MUCH.

>> CHAIR LOUIE:     THANK YOU VERY MUCH.

>> COMMISSIONER HELSLEY:     MR. CHAIRMAN, I WOULD LIKE TO ASK FOR A DEFINITION AND THAT IS, WHAT'S NEAR TERM, FOR SOME OF US, NEAR TERM WOULD BE 30 YEARS.YOU TALKED ABOUT NEAR TERM, REVAMPING OR REDEVELOPING FISHERMAN VILLAGE, WHAT DO YOU MEAN BY NEAR TERM?

>> THAT'S A GREAT QUESTION, WE'RE WORKING WITH THE COUNTY DEPARTMENT OF BEACHES AND HARBORS NOW ON PLANS TO REDEVELOP FISHERMAN'S VILLAGE.WE HAVE -- WITH THEIR COOPERATION, WE'LL BE ABLE TO MOVE FORWARD, COMPLETE THAT NEGOTIATION, GET BACK IN FRONT OF REGIONAL PLANNING WITH AN UPDATED EIR WITHIN A YEAR.THAT'S PRETTY NEAR TERM, THEN IT HAS TO GO THROUGH THE PROTRACTED PROCESS, SO I KNOW THE PUBLIC WANTS THAT TO HAPPEN, WE'RE MOVING IN THAT DIRECTION QUICKLY.

>> COMMISSIONER HELSLEY:     THANK YOU.

>> CHAIR LOUIE: THANK YOU VERY MUCH, PLEASE.

>> MY NAME IS RICHARD NATHAN SON, I HOLD A BROKER'S LICENSE AND HAVE BEEN INVOLVED IN YACHT SELLS IN MARINA DEL REY FOR 30 YEAR, I'VE ALSO WORKED IN FLORIDA. BETTER? RICHARD NATHAN SON, I'M LICENSED WITH BOATING AND WATERWAYS OUT OF SACRAMENTO, I'M A BROKER IN MARINA DEL REY AND I'VE WORKED IN SOUTHERN CALIFORNIA FOR OVER 30 YEAR, I OWN TWO BOATS PRESENTLY, ONE IS 34 FEET, THE OTHER'S A 14 FOOT HARD BOTTOM INFLATABLE. I LIVE AND BREATHE BOATING EVERY DAY, HELPING AND ADVISING PEOPLE TO NOT ONLY MAINTAIN AND OWN BOATS. I ALSO WORK IN NEWPORT BEACH, I HAVE WORKED IN FISHERMAN'S VILLAGE FOR THE LAST FOUR YEARS, I HAVE TRANSFERRED TO A NEWPORT BEACH OFFICE, I HAVE A FRIEND WHO USES A DRY STACK FACILITY, COULDN'T BE HAPPIER, THEY WASH THE BOAT, THEY LAUNCH IT WITHIN AN HOUR NOTICE, THEY SAY PUT IT UP IN THE WATER, THEY PUT THE CANVASS OVER IT, ON THE RETURN, THEY'LL FLUSH OUT THE ENGINE, COVER IT AND PUT IT AWAY. THERE'S MANY BENEFITS TO THIS SERVICE, ONE, PRIMARILY SMALL BOAT OWNERS WOULD HAVE ACCESS TO THE WATERWAYS IN CALIFORNIA, IT WOULD PROVIDE A GREATER ACCESS FOR FAMILIES WHICH IS WHAT BOATING IS ALL ABOUT, IT'S FOR FAMILY FUN. SECONDARILY, THERE WILL BE LESS TRAFFIC ON THE ROADWAYS IN BUSY TIMES, ESPECIALLY PEAK TIMES IN THE SUMMER WHERE PEOPLE ARE TRAILERING THEIR BOATS, ENVIRONMENTAL IS A BIG ITEM HERE, IF YOU

KEEP A BOAT IN THE WATER, AT LEAST EVERY OTHER YEAR, THE BOAT NEEDS TO BE BOTTOM PAINTED, THAT'S A VERY TOXIC MATERIAL, THEY'RE SANDED AND REPAINTED WITH A TOXIC TYPE OF PAINT, FURTHER, WHEN THE BOATS GO BACK THE IN THE WATER, THEY'RE BOTTOM CLEANED BY DIVE SERVICES ALSO POLLUTING THE WATERS, SO I THINK PRIMARILY VIRTUAL, IT'S A NO-BRAINER, IT'S CERTAINLY ENVIRONMENTALLY BETTER TO KEEP THE BOATS OUT OF THE WATER THAN IN THE WATER.WHEN BOATS ARE KEPT OUT OF THE WATER, THEY'RE MAINTAINED TO A HIGHER STANDARD WHICH ALSO WOULD MINIMIZE THE CALLS FOR ASSISTANCE BOTH PRIVATELY AS WELL AS THE HARBOR PATROL, ITS CALL TO MANY SMALL BOAT OWNERS, THE SMALLER BOATS ARE THE ONES THAT ARE CALLING FOR HELP, BETTER MAINTENANCE IN f THE BOATS ARE KEPT OUT OF THE WATER ALSO PROVIDES JOBS, IT'S A BETTER USE OF THE LAND SPACE AND I DON'T SEE ANY DOWN SIDE.MY FRIEND IS VERY, VERY HAPPY, IT'S MORE AFFORDABLE, WE USE THE SERVICE ALL THE TIME IN NEWPORT BEACH AND IT'S MORE AFFORDABLE THAN THE SLIP.MY FRIEND PAYS 250 DOLLARS MONTHLY, IT'S LESS IN THE MOST EXPENSIVE HARBOR, YOU CANNOT LEASE A WET SLIP IN THAT AMOUNT AND THAT'S A 14 FOOT VESSEL, SO I AM TOTALLY IN FAVOR OF A DRY STACK STORAGE.I DON'T THINK THEY'RE ESTHETICALLY DISPLEASING.

>> CHAIR LOUIE:     THANK YOU VERY MUCH.

>> GOOD MORNING, MY NAME IS DANIEL GINSBURG, I'M THE OWNER OF FANTASY YACHTS IN MARINA DEL REY, ONE OF THE PASSENGER BOAT

COMPANIES, WE ARE FAMILY BUSINESS GOING ON NOW 33 YEARS.THE OLDEST YACHT CHARTER COMPANY IN THE MARINA.THANK YOU FOR ALLOWING ME TO SPEAK, WE MAY BE GETTING CLOSER TO A RESOLUTION BUT I DO WANT TO SAY, LAST YEAR FANTASY YACHTS AND THE CHARTER FLEET HAD 300 PLUS VISITORS PARKING AT DOCK 52 AND THOUSANDS OF VISITORS, THESE VISITORS COME FROM NEAR AND FAR TO CRUISE MARINA DEL REY WATERS, ENJOYING CHARITY FUND -- FUNDRAISER, DOCK 52 IS A PRIMARY COMMERCIAL DOCK IN MARINA DEL REY, DOCK 52 AND ITS ADJACENT PUBLIC PARKING HAVE BEEN USED WITHOUT DISRUPTION FOR MORE THAN 30 YEARS.IT IS THE VISITOR SERVING PUBLIC VOTING GATEWAY TO MARINA DEL REY.THE BOAT CENTRAL PROJECT WOULD TURN THIS VITAL VISITOR SERVING AREA FOR THE TENS OF THOUSANDS INTO A PRIVATE STORAGE FACILITY FOR JUST 375 OUT OF WATER BOATS.CAN YOU IMAGINE A VIBRANT AIRPORT ELIMINATING THEIR PRIMARY RUNWAY AND TERMINAL JUST TO MAKE SPACE TO STORE PLANES, THAT'S IN ESSENCE, THAT'S WHAT YOU'RE BEING ASKED TO DO, TO WEIGH THE INTEREST OF JUST 375 FORTUNATE BOAT OWNERS VERSUS THE TENS OF TOSSES OF PUBLIC VISITORS.THIS WOULD BE A HUGE LOSS TO THE GENERAL PUBLIC WANTING EASY ACCESS, AFFORDABLE BOATING OPPORTUNITIES AND TO THE LONG STANDING BUSINESSES IN THE MARINA THAT SERVE THEM.THE BOAT CENTRAL PROJECT HAS RECEIVED NEGATIVE REVIEW FROM THE SMALL HARBOR COMMISSION AND THE MARINA DEL REY DESIGN CONTROL BOARD, THE PROJECT HAS BEEN CRITICIZED BY THE VISITOR CONVENTION BUREAU, BY THE AREA CHAMBER OF COMMERCE, BY THE MARINA DEL REY LESSEE SITUATION AND BY OTHER STAKEHOLDERS IN

THE MARINA, IT IS NOT A HELPFUL PROJECT ON ANY LEVEL. I AM VERY GRATEFUL TO THE DEPARTMENT OF BEACHES AND HARBOR WHO HAVE WORKED HARD TO FIND POSSIBLE MITIGATION MEASURES TO ADDRESS THE SIGNIFICANT IMPACT AND DISRUPTION THAT THE BOAT CENTRAL PROJECT WOULD CERTAINLY CAUSE AND OUR LAND USE ATTORNEY ED CASEY WILL SPEAK TO ADDRESS THESE MITIGATION MEASURES BUT WHY STRUGGLE WITH THE HUGE MITIGATION ISSUES AND DETAILS WHEN THE SCALE IS SO HEAVILY WEIGHTED IN FAVOR OF A CON VISITOR SERVING USE FOR THE TENS OF THOUSANDS VERSUS A BOAT FACILITY SERVING HUNDREDS.

>> CHAIR LOUIE: PLEASE, YOU CAN PROCEED.

>> MY NAME IS ED CASEY AND I'M THE LAND USE AND CEQA ATTORNEY FOR FANTASY YOUTHS, WHILE MY CLIENT AS YOU HEARD STILL OBJECTS TO THE PROJECT AND WE STILL URGE A NO VOTE ON IT, WE HAVE BEEN TRYING TO WORK HARD TO REACH A RESOLUTION OF OUR CONCERNS WORKING THROUGH THE COUNTY INCLUDING COUNTY COUNSEL. THE VEHICLE FOR THAT RESOLUTION IS CONDITION 36 IN THE REVISED VERSION OF THAT THAT I'VE DISCUSSED WITH COUNTY COUNSEL WAS PLACED ON YOUR DESK THIS MORNING. BUT WHEN YOU LOOK AT THAT REVISED LANGUAGE, THE ONE ISSUE THAT IT DOES NOT ADDRESS IS PARKING, AND AS YOU JUST HEARD FROM MY CLIENT, PARKING IS CRITICAL BUT PARTICULARLY PARKING ADJACENT TO HIS DOCK. WE HAVE SOME ALTERNATIVE LANGUAGE THAT WOULD ADDRESS THIS ISSUE AND I WOULD LIKE TO FOR THE RECORD SUBMIT TO MADAM

SECRETARY, BUT I AM PLEASED TO REPORT THAT I THINK IT WILL BE SUPERSEDED BY SOME ALTERNATIVE LANGUAGE THAT YOUR STAFF AND COUNSEL WILL BE TALKING ABOUT HOPEFULLY LATER ON THAT I HAVE BEEN DISCUSSING WITH THEM DURING THE COURSE OF TODAY'S HEARING. BUT THE GOAL OF THE PARKING ESSENTIALLY IS TO PROVIDE TRUE REPLACEMENT MITIGATION AND WE'RE PROVIDING A DOCK BUT NOT ADDRESSING PARKING IS NOT TRUE REPLACEMENT MITIGATION, SO ALL I'M ASKING YOU FOR IS SOMEWHERE IN THE CONDITION 36 THAT PUTS INTO WRITING ABOUT PARKING, BY SAYING THERE IS PARKING AVAILABLE IN THE PARKING LOT ADJACENT TO 55, WHAT THEY HAVE SAID IN LETTERS AND STUDIES DATED FEBRUARY, 2013 ALSO, WE WOULD URGE YOU TO REVISE CONDITION 36 EITHER AS WE PROPOSE OR AS HOPEFULLY YOUR STAFF WILL TALK ABOUT LATER ON TODAY. AND WHILE WE'RE ALSO HOPEFUL THAT YOU REACH A RESOLUTION, PERHAPS MORE HOPEFUL THAT YOU SAY NO, I WOULD PRESERVE MY CLIENT'S COMMENTS UNDER CEQA, WE PUT THEM IN OUR LETTER TODAY ABOUT RECIRCULATION, THE NEED FOR MORE TIME TO LOOK AT THE SIGNIFICANT NEW INFORMATION AND STUDIES PROVIDED FOR THE FIRST TIME IN THE DOCUMENTS RELEASED JUST TEN DAYS AGO. IT WAS VERY IMPORTANT, GOOD INFORMATION BUT NOT MUCH TIME TO GO OVER IT, WE ALSO THINK THAT CONDITION 36 SHOULD BE MADE A CEQA MITIGATION MEASURE TO ENSURE THAT THE SIGNIFICANT LAND USE IMPACTS ASSOCIATED WITH DISPLACING MY CLIENT ARE GOING TO BE FULLY ADDRESSED AND LASTLY WE ALSO THINK THAT THE PROJECT DESCRIPTION IN THE EIR WAS INADEQUATE BECAUSE IT DIDN'T REALLY TALK ABOUT THE EXISTING USES

ADEQUATELY OF THE PROJECT BUT WE URGE YOU TO EITHER SAY NO OR  
ADOPT CONDITION 36 AS REVISED.THANK YOU VERY MUCH.

>> CHAIR LOUIE: THANK YOU.

>> COMMISSIONER HELSLEY: MR. CHAIRMAN, WHEN YOU TALK ABOUT THE  
LOT ADJACENT TO DOCK 55, YOU'RE TALKING ABOUT LOT W?

>> CHAIR LOUIE: YES.

>> COMMISSIONER PEDERSEN: DOES YOUR CLIENT CURRENTLY HAVE AN  
AGREEMENT WITH THE COUNTY AS FAR AS THE USAGE OF PARCEL 52 RIGHT  
NOW?

>> I DON'T BELIEVE SO, BUT HE'S OBVIOUSLY RIGHT HERE.

>> COMMISSIONER PEDERSEN: COULD SOMEONE ANSWER THAT FOR ME?

>> DOCK 52 IS BEING USED BY US FOR THE LAST 12 YEARS AND  
ORIGINALLY SINCE THE EARLY 80'S, THIS IS DANIEL GINSBURG FROM  
FANTASY YACHTS.

>> COMMISSIONER PEDERSEN: AND THE USAGE IS UPON THE PREMISE OF  
SOME TYPE OF AGREEMENT WITH THE COUNTY OR NOT?

>> THIS IS GARY JONES WITH THE DEPARTMENT OF BEACHES AND HARBORS, THERE IS AN AGREEMENT THE COUNTY HAS WITH THE LESSEE FOR FISHERMAN'S VILLAGE AND IN TURN, THE LESSEE MAKES AN ARRANGEMENT FOR FANTASY LOTS FOR THEIR USE ON AN AS NEEDED BASIS.

>> COMMISSIONER PEDERSEN: BECAUSE IN THEIR ALTERNATIVE LANGUAGE, I THINK YOU SAID ON CURRENT TERMS THAT YOU WOULD LIKE TO HAVE, YOU KNOW, -- SO, THE CURRENT TERMS WOULD BE A MONTH TO MONTH ARRANGEMENT.

>> RIGHT, AND THIS WAS AN INTERIM PROCESS IN TERMS OF THE LANGUAGE OF CONDITION 36, SO OUR LETTER PREMED SOMETHING, I DIDN'T TALK TO COUNTY COUNSEL AT LENGTH, THAT LED TO THE VERSION THAT WAS ON YOUR DESK THIS MORNING TO WHICH WE AGREED TO TERMINATE THAT ISSUE SO WE CAN REACH A COMPROMISE AND NOW THERE'S ADDITIONAL LANGUAGE THAT GOES WITH THE PARKING.

>> IF I COULD JUST ADDRESS THAT POINT, WE'VE BEEN HAVING, MR. CASEY AND I HAVE BEEN HAVING BACK AND FORTH DISCUSSIONS ALL WEEK ABOUT CONDITION NUMBER 36 AND WE DO HAVE LANGUAGE THAT I THINK BOTH THE DEPARTMENTS AND FANTASY YACHTS HAVE AGREED TO AND WE'LL JUST HAVE STAFF, IF THIS IS A GOOD TIME, READ IT INTO THE RECORD.

>> CHAIR LOUIE: PROCEED.MS. GUTIERREZ?

>> MS. GUTIERREZ: THANK YOU, MR. CHAIR, THE REVISED LANGUAGE WOULD BE IN ADDITION TO THE LANGUAGE THAT'S ON YOUR MEMO TODAY, SO THIS WOULD BE PART 3 OF THAT, AND A CONTINUATION OF, AND THAT THE CUSTOMERS OF THE CHARTER BOAT OPERATOR HAVE ACCESS TO THE PUBLIC PARKING LOTS ADJACENT TO FISHERMAN'S VILLAGE, THIS CONDITION SHALL IN NO WAY BE CONSTRUED TO GRANT ANY PERSON OR ENTITY OF THE EXCLUSIVE USE OR PARKING LOT FOR THE PURPOSES OF CLARITY.THAT'S THE ADDITIONAL VERBIAGE THAT EVERYBODY HAS AGREED UPON.

>> AND WE CAN SUPPORT THAT LANGUAGE AS IT'S WORKED INTO THE VERSION OF 36 THAT WAS LEFT ON YOUR CHAIRS THIS MORNING.

>> CHAIR LOUIE: COMMISSIONER PEDERSEN?

>> COMMISSIONER PEDERSEN: I'M FINE.

>> COMMISSIONER HELSLEY: I WOULD LIKE YOU TO HAVE THAT DEFINED A LITTLE FURTHER SO IT SAYS LOT W RATHER THAN ADJACENT TO.

>> MS. GUTIERREZ: THERE'S LOT 55 AND LOT W WHICH MAKE UP THE ENTIRE 552 PARKS SPACES ADJACENT TO FISHERMAN'S VILLAGE.

>> MS. GUTIERREZ: DEFINE THE SPECIFIC LOTS?

>> SO, IT WOULD BE DEFINED AS LOTS 55 AND W.THANK YOU.

>> MS. GUTIERREZ: OKAY.

>> CHAIR LOUIE: THANK YOU, MS. GI -- GUTIERREZ, THANK YOU,  
COUNTY COUNCIL.

>> MR. CHAIRMAN AND HONORABLE COMMISSIONERS, MY NAME IS TIM RILEY  
REPRESENTING THE LESSEE'S ASSOCIATION, THE ASSOCIATION HAS  
SUBMITTED TWO LETTERS INTO THE BOARD, THE ASSOCIATION STRONGLY  
SUPPORTS THE ADDITION OF DRY STACK STORAGE INTO MARINA DEL REY AND  
VERY IMPORTANTLY THE ASSOCIATION STRONGLY SUPPORTS ADEQUATE  
PROVISION AND PROTECTION OF USER'S SERVICES, AND I THANK YOU FOR  
YOUR TIME.

>> CHAIR LOUIE: THANK YOU FOR YOUR BRIEF AND INSIGHTFUL  
COMMENTS.DO WE HAVE ADDITIONAL SPEAKERS?

>> WE HAVE TWO MORE SPEAKERS, AND FOUR CONSULTANTS WHO INDICATED  
THEY ARE AVAILABLE IF THERE ARE ANY FOLLOW-UP QUESTIONS.

>> CHAIR LOUIE: EXCELLENT, IF YOU COULD CALL THE NEXT TWO SPEAKERS.

>> THE NEXT TWO SPEAKERS ARE BRUCE RUSSELL AND HANS EDER, I GUESS HE'S ALREADY TESTIFIED SO WE ONLY HAVE ONE.

>> CHAIR LOUIE: VERY GOOD.WELCOME.YOU HAVE THREE MINUTES, WE'LL BEGIN WITH THE STATEMENT OF YOUR NAME.

>> MY NAME IS BRUCE RUSSELL, I'M A RESIDENT OF MARINA DEL REY, HONORABLE COMMISSIONERS, IF YOU WANT A PROFESSIONAL OPINION ON THIS PROJECT, YOU SHOULD TURN TO SUSAN CLOAK WHO WAS THE CHAIRMAN OF THE MARINA DESIGN CONTROL BOARD.SHE CALLED IT A BETRAYAL OF PUBLIC INTEREST WHICH IS A PARTICULARLY PERTINENT REMARK BECAUSE THE MARINA IS OWNED BY THE PUBLIC AND THE DUTY OF THE COUNTY IS TO ENSURE THAT THE PUBLIC INTEREST IS UPHELD.THIS TOWER WHICH HAS BEEN PUSHED UP IS GOING TO DOMINATE THE WHOLE -- THE BEAUTIFUL WET LANDS AND THE THOUSANDS AND TOSSES OF CYCLISTS WHO DRIVE PAST THERE EVERY DAY CAN GET A NICE IMPRESSION TO THE CALIFORNIA COASTLINE ARE GOING TO BE CONFRONTED WITH THIS HUGE, UGLY BOX HOUSE.THIS IS SHEER VANDALISM.THE SUPERVISORS HAD THEIR OWN RESPONSE TO MRS. CLOAK, THEY SIMPLY CUT OFF HER POWERS TO REVIEW THESE PROJECTS AND THEY TOLD HER TO JUST OCCUPY HERSELF WITH SIGNAGE AND [INAUDIBLE] GAMES.YOU, COMMISSIONERS, ARE THE

REASONABLE PLANNING COMMISSION.THEY CAN'T FIRE YOU, SO WHAT I WOULD HOPE YOU WOULD DO IS AS YOU VOTE AGAINST THIS PROJECT AND BRING THE SUPERVISORS AROUND TO THEIR SENSES.THANK YOU.

>> CHAIR LOUIE: THANK YOU VERY MUCH.WITH NO FURTHER PUBLIC SPEAKERS OR PUBLIC COMMENT, WE CAN HAVE THE APPLICANT RETURN TO THE TABLE AND HAVE SOME CLOSING STATEMENT OR REBUTTAL TO ISSUES THAT HAVE BEEN RAISED.LIMITED TO FIVE MINUTES, YES.I'M SORRY, I APOLOGIZE, IT APPEARS WE NEED A BRIEF RECESS FOR 5 MINUTES.(BRIEF RECESS FOR 5 MINUTES, WILL RESUME AT 11:55).

>> CHAIR LOUIE: WE ARE RECONVENED WITH THE PLANNING COMMISSION, WE HAVE THE APPLICANT PRESENT TO OFFER SOME CLOSING THOUGHTS AND POSSIBLE REBUTTAL TO ISSUES THAT HAVE BEEN RAISED.FOR CORRECTION, YOU WILL HAVE 10 MINUTES TO MAKE YOUR PRESENTATION, SO YOU CAN PROCEED, AGAIN, IF YOU'LL STATE YOUR NAME.

>> IT'S TOM HOGAN AND I WILL LET ROGER VAN WORT ANSWER SOME QUESTIONS OR RAISE A FEW POINTS.

>> I WANT TO CLARIFY A COUPLE OF SIDE BAR ISSUES THAT WERE RAISED JUST IN CASE THE COMMISSION IS CONCERNED, FIRST OF ALL, ON ONE COMMENT SAID THAT HE COULDN'T SERVICE THE BOAT IN THE DRY STACK.WELL, THE BOATS AREN'T CAPTURED IN SOME KIND OF JAIL, WE'LL

PUT THEM ON A DOLLY AND IT WILL ALLOW THE PERSON TO MAINTENANCE THEM AND IF THEY WANT TO BRING A MECHANIC WITH THEM TO DO MAINTENANCE, WE CAN PROVIDE THAT OPPORTUNITY EITHER IN THE WATER OR ON THE LAND SIDE, SO THAT'S NOT AN ISSUE. SECOND IS SOMEBODY MENTIONED WET SLIPS AND REQUIREMENTS FOR ADDITIONAL PARKING, THERE ARE NO WET SLIPS, ALL THE DOCKAGES ARE FOR QUEUING PURPOSES, AND ONE IMPRESSION IS IT SEEMS THE BOATERS THAT DID COMMENT TODAY LIKED THE ASPECTS OF THE PROJECT WHICH IS I THINK A KEY THING. THIS IS BRINGING A NEW OPPORTUNITY TO THE MARINA THAT DOESN'T EXIST AND IS GOING TO SERVE A DIFFERENT POPULATION THAT IT'S CURRENTLY SERVED SO THOSE ARE MY ONLY AFFIRMATIVE COMMENTS, OTHER THAN THAT, OUR ENTIRE TEAM IS HERE TO ANSWER ANY QUESTIONS THE COMMISSION WOULD LIKE TO EXPLORE.

>> CHAIR LOUIE: THANK YOU VERY MUCH, ARE THERE ANY OTHER COMMENTS THAT YOU WANTED TO MAKE? THIS WAS FINE. QUESTIONS FROM THE COMMISSION, COMMISSIONER HELSLEY?

>> COMMISSIONER HELSLEY: I WOULD LIKE TO HAVE YOU EXPLAIN A LITTLE BIT TO ME ABOUT WHAT YOU MEAN BY THE WORD QUEUING, DOES THIS MEAN YOU'RE GOING TO BE TAKING THE BOATS OUT OF THE DRY DOCK, PUTTING THEM INTO THE WATER AND ARE THEY GOING TO BE TWO AND THREE ABREAST ON THAT OR ARE THEY BASICALLY SINGLE FILED ALONG THE DOCK ON THE INTERIOR?

>> THEY WOULD BE SINGLE FILE.WE DID DEMONSTRATE FOR THE PURPOSE OF ANALYSIS THAT WE COULD BY DOUBLE STACKING GET 90 BOATS OUT IN THE WATER AT ONE TIME, BUT WE HAVE A CAPACITY FOR ABOUT 60 BOATS SINGLE AISLE OR SINGLE OCCUPANCY OR HOWEVER YOU WANT TO CHARACTERIZE THAT, I DON'T HAVE THE CORRECT WORD, AND WE DO NOT ANTICIPATE EVER APPROACHING THAT NUMBER, SO THEY WOULD ALL BE SINGLE.

>> ONE FURTHER POINT, THE BOATS WILL BE GOING IN AND OUT OF THE WATER EVERY 6 TO 8 MINUTES SO IT WON'T -- IT COULD BE AT ONE POINT IN TIME THEY WOULD BE FULL BUT THEY'RE ALSO GOING IN AND OUT OF THE WATER SO THAT DOCK SPACE IS AMPLE.

>> COMMISSIONER HELSLEY: I HAVE A HARD TIME BELIEVING THAT WHEN I SEE PEOPLE BRINGING THEIR MATERIALS UP TO 15-20 MINUTES BEFORE THEY THINK ABOUT LEAVING THEIR SLIP TYPE OF THING MANY TIMES, SO THAT WOULD BE A CONCERN I WOULD HAVE.

>> AND MAYBE THAT'S A MISUNDERSTANDING.I'M JUST SAYING THAT FROM A BOAT CAPACITY, IT COULD BE 6 F 0 BOATS IN THE WATER BUT THEY'RE GOING IN AND OUT OF THE WATER ALL THE TIME SO THAT IS THE SPACE MAYBE NOT FULLY USED AT ANY ONE GIVEN POINT IN TIME, AS FAR AS THE VISITORS COMING DOWN, THAT'S AN ENTIRELY DIFFERENT SITUATION.

>> COMMISSIONER HELSLEY: AND PUTTING THEIR MATERIAL ON AND STOWING IT ON BOARD.

>> YES.

>> COMMISSIONER HELSLEY: THE NEXT QUESTION, WITH THAT STATEMENT SAID, THE NEXT CONCERN I HAVE, IS THERE A WAY OF DIMINISHING THE LENGTH OF THAT -- I THINK IT WAS A 45 FOOT SIDE THAT IMPACTS THE SOUTHERLY RAMP OR IS TIDE -- SIDE OF THE SOUTHERLY RAMP.

>> YOU MEAN COULD WE ADJUST THE DOCK THAT GOES OUT THERE?OBVIOUSLY THAT'S AT THE DISCRETION OF THE COUNTY SO THAT DOCK COULD BE ADJUSTED.

>> COMMISSIONER HELSLEY: OKAY, THANK YOU.

>> CHAIR LOUIE: COMMISSIONER PEDERSEN?

>> COMMISSIONER PEDERSEN: A COUPLE OF COMMENTS ABOUT THE PATTERN OF THE SAFETY AND SO FORTH, THEY MENTIONED THE SAFEGUARD IS NOT SEEING THE SAFETY PLAN, IS THAT SOMETHING THAT IS REQUIRED OR IS IT GOING TO BE DONE LATER ON OR WHAT?

>> MS. GUTIERREZ: I CAN ANSWER THAT, COMMISSIONER, AND I WOULD LIKE TO RESPOND TO THAT COMMENT.THERE WAS SOME COMMENTS THAT THE COAST GUARD HAD NOT SEEN THIS PROJECT, DEEP WELL WAS CONSULTED DURING THE EIR PROCESS, PROVIDED NO RESPONSE, THEY WERE CONSULTANT BUT THAT'S WHY THERE WAS NO RESPONSE TO COMMENTS BECAUSE THEY PROVIDED NO COMMENT TO RESPOND TO.THE COAST GUARD, WE DID REACH OUT TO THE COAST GUARD, THEY WERE CONSULTED, THEY WERE RESPONSIBLE AS THEY DID NOT NEED TO SEE THE PROJECT AND THEY REFERRED TO THE LOCAL JURISDICTION.

>> COMMISSIONER PEDERSEN: OKAY, THANK YOU.AS FAR AS THE COMMERCIAL CHARTER BOATS THAT -- AND THE NEW CONDITION AND AMENDMENT TO CONDITION, ARE YOU FOLKS OKAY WITH THAT AS FAR AS --

>> YES.

>> COMMISSIONER PEDERSEN: YOU LOOKED AT IT, HAD AN OPPORTUNITY TO REVIEW IT AND YOU'RE OKAY WITH IT?

>> WE ARE RELYING ON THE COUNTY ON THIS POSITION, SO THE ANSWER IS YES.

>> COMMISSIONER PEDERSEN: THAT'S ALL I HAVE RIGHT NOW.

>> MS. GUTIERREZ: IF I CAN ADD ON TO MY COMMENT, THE HARBOR CONTROL AND SHERIFF'S DEPARTMENT HAVE ALSO REVIEWED THE PROJECT AS WELL.

>> CHAIR LOUIE: COMMISSIONER HELSLEY?

>> COMMISSIONER HELSLEY: YES, CONTINUING WITH ANOTHER CUM OF POINTS ON EMPHASIS, YOUR SLIDES AREN'T NUMBERED BUT YOU HAD A SLIDE THAT TALKED ABOUT NO EXISTING PROMENADE IN THOSE AREAS AND I THINK THAT'S ONE OF THE THINGS THAT -- I APOLOGIZE FOR THAT RUDE INTERRUPTION. I MEANT TO TURN THAT OFF EARLIER, EXCUSE ME. THERE IS NO PROMENADE ON THE PROPERTY TO THE WEST NOR TO THE EAST.

>> THAT IS CORRECT.

>> COMMISSIONER HELSLEY: SO, THE [INAUDIBLE] OF THIS PROPERTY IS ALREADY OCCURRING WITH THE BICYCLE PATH AND THE ENTRY AREA. I PERSONALLY TEND TO DISCOUNT THAT, THAT POSITION NEEDS THE PROMENADE, BUT I DON'T DISCOUNT THE POSITION OF THE SMALL PARK THAT YOU HAVE. BEING A PERSON WHO LIKES TO GO DOWN AND SEE THE ACTION AT THE MARINA, IF I GO OUT TO THAT SMALL PARK WITH YOUNG KIDS, IN MY CASE, GRANDCHILDREN, I CAN'T SEE THEM LAUNCHING BOATS FROM THIS FACILITY AND CRANE REALLY IN OPERATION, IS THERE A WAY IN WHICH THAT CAN BE DONE?

>> IF SOMEONE WANTED TO OBSERVE THE LAUNCH RAMP, I WOULD SUGGEST TO GO TO THE CHASE PARK SIDE.

>> COMMISSIONER HELSLEY: THE OTHER SIDE?

>> RIGHT. YOU'RE CORRECT THAT THE BUILDING WOULD INHIBIT -- I IMAGINE YOU MIGHT GET SOME VIEW, BUT THE BUILDING WOULD TEND TO INHIBIT A DIRECT VIEW OF THE LAUNCH RAMP ITSELF.

>> COMMISSIONER HELSLEY: OKAY.

>> COMMISSIONER MODUGNO: MR. VAN WORT, I EARLIER HAD COMMENTED ABOUT THE ASPECTS OF ADDING GREEN FEATURES TO THIS BUILDING AND I DON'T KNOW TO WHAT EXTENT YOU WOULD CONSIDER THAT OR LOOK AT TAKES ON THE TOPIC, ETC., I WAS SOMEWHAT INTRIGUED BY THE COMMENTS MADE BY THE ARCHITECT AND I SAY THAT IN RELATIONSHIP TO THE FACT THAT WE LOOK AT A STAGNANT BUILDING IN TERMS OF ITS RENDERANCE, AND YET MY JUICES STARTED FLOWING AS HE WAS TALKING ABOUT THE TYPES OF ARTICULATIONS THIS BIDDING WILL HAVE WITH ITS TRANSLUCENCY, WITH THE NATURAL MATERIALS, WITH THE MOVEMENT OF THE SUN, THE MOVEMENT OF THE CLOUDS, A BRIGHT EVENING WITH THE MOON SORT OF REFLECTING, THE FEATURES OF THE DIFFERENT TEXTURES AND I'VE TRAVELED EXTENSIVELY AND YOU SEE BUILDINGS AROUND THE WORLD USED VERY MUCH

AS DISPLAYS WITH LED DISPLAYS, ETC., THAT BECOME A FOCAL POINT OR EVEN SORT OF THE WATER SHOWS AT DISNEY LAND WITH THE REFLECTION OF THE LASERS THAT CAN TAKE PLACE, AND I SEE THIS AS A FEATURE THAT RATHER THAN LOOKING LIKE AN AIRPORT HANGER OR AN AIRCRAFT HANGER WHICH SORT OF HAS A STAGNANT APPEARANCE OF BEING SOMETHING VISUAL THROUGH A MOTION TYPE OF ACTIVITY, SO SOME OF THE COMMENTS THAT WERE RAISED BY THE PUBLIC, I THINK SOME OF THE COMMENTS THAT I'VE HEARD FROM THE COMMISSION TO THE EXTENT TO WHICH THOSE TYPES OF ASPECTS, WHETHER THEY'RE ALREADY INCORPORATED IN OR COULD BE INCORPORATED INTO IT WHERE THIS COULD BE A SIGNIFICANT FEATURE WITHIN THE MARINA AND NOT SOMETHING THAT STICKS OUT AS AN EYE SORE BUT IS ONE THAT BECOMES A VISUAL ATTRACTION, AND AGAIN, I JUST SORT OF VISUALIZE THE MOVEMENT, THE -- WHAT'S INSIDE THE BUILDING, THE MOTION OF THE CRANE OPERATING, THESE ARE THE TYPES OF THINGS THAT MR. HELSLEY TALKS ABOUT TAKING GRANDCHILDREN, I WOULD TAKE GRANDCHILDREN TO IT AND I WOULD ENJOY WATCHING THAT THROUGH THE COURSE OF THE 15 MINUTE EXPERIENCE, HALF AN HOUR EXPERIENCE OR JUST LYING THERE FOR AN EXTENDED PERIOD OF TIME BOTH DAYTIME AND NIGHTTIME.

>> COMMISSIONER MODUGNO, YOU HIT THE NAIL EXACTLY ON THE HEAD. THE WHOLE CONCEPT IS TO HAVE A DYNAMIC BUILD, IT'S DYNAMIC IN THE SENSE THAT THE CRANE MOVES, IT'S DYNAMIC AS IT HAS DIFFERENTIATED LENGTH ON THE WATER SIDE WHICH ALLOWS YOU TO SEE DOWN INSIDE THE

BUILDING.IT IS ACTIVE IN THE SENSE THAT AS THE SUN MOVES ACROSS THE SKY, THE LIGHT IN THE BUILDING, THE REFLECTIONS IN THE BUILDING, THE SHADOWS IN THE BUILDING CHANGE, SO IN THE MORNING, IT LOOKS ONE WAY AND IN THE EVENING, IT LOOKS ANOTHER.WE'VE BEEN CRITICIZED BECAUSE WE'VE HAD WHAT WE CALL THE SUNSET VIEW WHERE THE SUN COMES -- IS LOW IN THE EVENING SKY AND IS COMING BACK THROUGH THE BUILDING AND IT BASICALLY ALMOST LIGHTS THE THING UP, SO WE HAVE THAT DYNAMIC NATURAL LIGHTING AND YOU CAN SEE THE BOAT SILL LOU WEEDED AGAINST THE TRANSLUCENT PART OF THE BUILDING SO THAT'S THE DIRECTION WE'RE GOING, OBVIOUSLY WE WILL FINALIZE THAT WHEN WE GO BACK TO DCB, BUT THAT'S EXACTLY WHAT WE'RE TRYING TO ACCOMPLISH SO THAT THIS BUILDING ULTIMATELY, AND WE BELIEVE THIS IS TRUE, IT'S DIFFICULT TO MAKE THE ARGUMENT TODAY, BUT WE BELIEVE IT'S GOING TO BECOME AN ATTRACTION WHERE PEOPLE WANT TO GO DOWN AND SAY, HEY, HAVE YOU SEEN HOW THAT WORKS.IN FACT, ONE OF THE THINGS THAT WE THINK THAT AS EVERY BOATER COMES TO THE LAUNCH RAMP AND LAUNCHES HIS BOAT AND MAYBE HE HAD A DAY OF PREP, HE LAUNCHES HIS BOAT, HE COMES BACK AND HE'S GOT TO TAKE HIS BOAT BACK AND THE TRAILER AND MAKING SURE THE TIRES WORK AND MAKING SURE EVERYTHING'S WORKING, THE BATTERY'S OKAY, HE'S GOING TO LOOK OVER AT THAT AND HE'S GOING TO SAY WHAT IS THAT, AND THEN HE'S GOING TO FIND OUT THAT THIS IS ANOTHER OPPORTUNITY WHERE HE MIGHT INSTEAD OF HAVING TO SPEND THREE DAYS TO TAKE A ONE DAY TRIP, ONE DAY PREP, THE TRIP, HE CAN JUST BASICALLY, YOU KNOW, IF HE WANTS TO GO

FISHING JUST CALL UP THE NIGHT BEFORE AND SAY, HAVE MY BOAT IN THE WATER AND BY THE WAY, I WANT THIS KIND OF PROVISIONS ON MY BOAT AND ARRIVE IN THE MORNING AND TAKE OFF AND GO FISHING, COME BACK, DROP IT OFF AND DONE, SO WE BELIEVE THIS IS GOING TO BE A REAL ASSET AND WE BELIEVE THAT THE VISUAL ASPECTS AT THE END OF THE DAY ARE GOING TO BE A POSITIVE WITH THE DYNAMISM OF THE BUILDING, BOTH HOW IT OPERATES AND HOW IT LOOKS THROUGHOUT THE DAY WITH DIFFERENT COLORED SKY AND THINGS LIKE THAT, BUT YOU HIT IT RIGHT ON THE HEAD.

>> CHAIR LOUIE: THANK YOU.COMMISSIONER VALADEZ?

>> VICE-CHAIR VALADEZ: JUST QUICKLY, WITH RESPECT TO SOME COMMENTS THAT WERE MADE, THE STORAGE AREA IS JUST A STORAGE AREA, WE PROBABLY WOULD LIKE TO -- I'D LIKE TO HAVE THAT CONDITION TO MAKE SURE THAT IT DOESN'T CHANGE FROM WHAT IT IS.THERE WERE WASH-DOWN FACILITIES AND THERE ARE NO WASH-DOWN FACILITIES NOW?

>> THERE IS ONE WASH-DOWN FACILITY ON-SITE, THE COUNTY BEACHES AND HARBORS HASN'T DECIDED WHERE THEY WANT THE OTHER TWO WASH-DOWN FACILITIES POTENTIALLY TO GO, BUT IT IS PART OF OUR OBLIGATION AND WE WILL FULFILL THAT OBLIGATION AT THE DIRECTION OF BEACHES AND HARBORS.

>> VICE-CHAIR VALADEZ: OKAY, THE REPAIR FACILITY ON-SITE IS JUST FOR PURPOSES OF?

>> IT'S BASICALLY LIGHT MAINTENANCE DEALING WITH DEAD BATTERIES, YOU KNOW, YOU KNOW, BAD FUEL AND THINGS LIKE THAT.

>> VICE-CHAIR VALADEZ: SO, THE OWNER WOULD BE THE PERSON WHO REQUESTED THEIR BOAT GO TO THAT FACILITY AND THEY WOULD BE HAVING -- WOULD THEY FIX IT OR WOULD THEY BRING SOMEBODY TO WORK ON IT?

>> WE WILL HAVE A MECHANIC TO DO THE LIGHT MAINTENANCE.

>> VICE-CHAIR VALADEZ: SO, PARKING FOR THIS WOULD BE 15:11:50 WITHIN YOUR PARKING REQUIREMENT?

>> YES.

>> VICE-CHAIR VALADEZ: AND THE VALET PARKING, OBVIOUSLY WE WOULD BE LOOKING AT SOME WAY TO ASSURE VALET PARKING AVAILABILITY, SO I THINK THAT'S HANDLED. IT WAS JUST THERE WAS A SERIES OF QUESTIONS THAT WERE BROUGHT FORWARD AND I WANTED TO GET THEM COVERED. THE FIRE LANE PARK, THAT'S NOT A PARK BY THE WAY, THAT'S A FAIR LANE WITH POTENTIAL TREES ON IT, BUT IT'S NOT A PARK, I SPENT A GREAT DEAL OF TIME LOOKING FOR THE PARK EVEN THOUGH I HAD EVERYTHING

HERE, IT WAS JUST AMAZING TO ME, IT'S A PROMENADE PERHAPS, IT'S A WALKWAY, BUT THE CONCERNS THAT I HAVE IS EVERY PROMENADE THAT WE LOOK AT, WE REQUIRE IT TO HAVE WATER ALONG THE WAY, BENCHES, TREES, LANDSCAPING, ETC., THAT'S A PROMENADE FOR INDIVIDUALS TO BRING THEIR KIDS, THEY MAY NOT GO ALL THE WAY TO THE END, THEY STOP AT THE HALF WAY POINT, THEY HAVE BENCHES, TREES, SHADE, LIGHTING, ALL THESE THINGS AND IF THAT IS IN FACT BASICALLY YOUR FIRE LANE, THOSE ARE THE KINDS OF THINGS THAT WE'RE NOT GOING TO BE ABLE TO GET, YOU'RE GOING TO GET A DESTINATION WHICH IS YOU GO FROM HERE TO THERE AND MAYBE WHEN YOU GET THERE, IT HAS TO ALL BE ON THE EDGES BECAUSE OF THE WIDTH REQUIREMENTS THAT YOU MAY NEED FROM FIRE, SO I'M JUST DISAPPOINTED, I THINK I'M VERY DISAPPOINTED.WE'VE ESTABLISHED AND HAVE ATTEMPTED TO IN THE MANY YEARS THAT WE'VE BEEN WORKING WITH THE MARINA AREA HAVE ATTEMPTED TO BE REALLY SUCCESSFUL IN PROMENADES, THE KIND OF THING THAT ENCOURAGES PEOPLE TO WALK AROUND, THE MARINA IS A WONDERFUL PLACE FOR PEOPLE TO COME WITH FAMILIES WHO MAY NOT HAVE THE FINANCES TO TAKE THEM TO DISNEYLAND BUT HAVE THE FINANCIAL CAPABILITY TO GET TO THE MARINA AND WALK AROUND WITH THEIR CHILDREN, SO IT'S DISCOURAGING TO KNOW THAT WE HAVE PUSHED THE PROMENADE AWAY, WE'RE NOT GOING TO LET THEM WALK BY THE WATER, AND NOW I'M NOT EVEN SURE WHAT KIND OF PROMENADE WE'RE GOING TO GET AND WHETHER WE'RE GOING TO BE ABLE TO HAVE SOME KIND OF ENHANCED PROMENADE BECAUSE OF THE FACT THAT WE'RE NOT EXACTLY SURE WHAT FIRE'S GOING TO BE REQUIRING

AND WE MAY GET KNOCKED OUT OF OUR PROMENADE COMPLETELY, SO I THINK THAT'S A DISAPPOINTING THING FOR ME, BUT LIKE I SAID, I THINK IT'S SUCH AN OVERREACH TO CALL THAT A PARK, MAYBE IT'S A POCKET PARK, MAYBE A MINI PARK, I THINK THAT WOULD BE SOME WAY SO WHEN PEOPLE THINK THERE'S A PARK THERE, AT LEAST THEY KNOW IT'S SOMETHING VERY PETITE IN TERMS OF WHAT IT IS, I EXPECTED MUCH MORE THAN THAT IN A PARK.

>> THREE POINTS, WE DO CALL IT A POCKET PARK, IT IS SMALL. SECOND POINT IS THAT WE HAVE SIGNIFICANT DISTANCE, WITHOUT LOOKING AT THE MAP, I CAN'T TELL YOU, BUT LET'S SAY 8, 10 FEET BETWEEN OUR BUILDING AND THE FIRE DEPARTMENT EASEMENT WHERE AMENITIES, LANDSCAPING, OTHER THINGS CAN BE PUT WITHOUT IMPACTING THE FIRE DEPARTMENT'S ACCESS, SO IT CAN BE ENHANCED AND WE DO INTEND TO ENHANCE THE WALKWAY SO THAT THE EXPERIENCE IS -- WHETHER THAT'S STAMPED CONCRETE, I DON'T KNOW, THAT'S A DCB DISCUSSION WHICH WE'LL HAVE, AND AS FAR AS DUAL ACCESS, I MEAN, ALL THE PROMENADES, FOR EXAMPLE, THE SPREE, THE ENTIRE PROMENADE IS A FIRE ACCESS LANE, SO THERE IS A LOT OF EXPERIENCE AT BEACHES AND HARBORS AND WITH THE FIRE DEPARTMENT AS TO HOW TO INTEGRATE THESE THINGS, WHAT NEEDS TO BE MAINTAINED, THE SPACING, ETC., SO I BELIEVE THAT WE WILL AT LEAST COME MUCH CLOSER TO APPROACHING WHAT YOU ARE ARTICULATING THAN YOU PERCEIVED IN YOUR COMMENTARY.

>> VICE-CHAIR VALADEZ: THANK YOU.

>> YOU'RE WELCOME.

>> CHAIR LOUIE: NO OTHER QUESTIONS, COMMENTS? THANK YOU VERY MUCH. ANY FURTHER DISCUSSION WITH STAFF? THANK YOU VERY MUCH. IS THERE A MOTION BEFORE THIS COMMISSION?

>> COMMISSIONER PEDERSEN: I WOULD LIKE TO MAKE A COUPLE OF COMMENTS. I CAME HERE WITH TWO MAJOR CONCERNS, ONE OF THEM WAS THE CHARTER BOATS BECAUSE MY -- I LIVE IN LONG BEACH AND THE FIRST TIME I HAD ANY CONTACT WITH MARINA WAS I WAS INVITED THERE FOR A WEDDING RECEPTION AND I THINK THAT THOSE BOATS DRAW IN A LOT OF PEOPLE FROM OUTSIDE THE AREA AND I'M HAPPY THAT THEY'RE ABLE TO WORK OUT SOME KIND OF LANGUAGE THAT THERE IS A COMPROMISE WORKED OUT WITH THOSE TWO THINGS, AND THE SECOND THING IS PARKING. I STILL HAVE A CONCERN ABOUT PARKING. THE ONLY THING ADDITIONAL I WOULD LIKE TO SEE IS -- AND I'M SURE BEACHES AND HARBORS CAN IDENTIFY WHAT ARE TOP BOATING DAYS OF THE YEAR AND IF THIS IS GOING TO BE -- THIS PARKING LOT IS GOING TO BE USED ONLY FOR THE BOATERS AND NOT FOR THE OTHER PEOPLE THAT COME, THAT THERE'S -- IT BE MANDATORY THAT THEY HAVE TO HAVE VALET PARKING ON CERTAIN TOP BOATING DAYS TO HAVE YEAR, I DON'T KNOW IF THAT'S 4TH OF JULY, 4TH OF JULY WEEKEND, LABOR DAY WEEKEND, SOMETHING SO THAT WE JUST

DON'T GET INTO A SITUATION WHERE WE HAVE PEOPLE COME DOWN THERE AND THEY JUST CAN'T FIND ANY PLACE TO PARK, SO I WOULD LIKE TO SEE SOMETHING LIKE THAT ADDED INTO THE CONDITIONS.OKAY.

>> MS. GUTIERREZ: IF I MAY, WE DO KNOW THOSE DAYS, THOSE DAYS ARE WELL DOCUMENTED WITHIN THE PARKING, IT'S 4TH OF JULY, BOAT PARADE, DAYS LIKE THAT, I THINK WE CAN ADD THAT INTO THE CONDITION.

>> COMMISSIONER PEDERSEN: OKAY.WITH THAT, UNLESS THERE'S ANY OTHER --

>> COMMISSIONER HELSLEY: I WOULD LIKE TO COME BACK TO AN ILLUSTRATION, IT'S EXHIBIT 11.IT'S THIS.I'M GOING BACK TO THE CONCERN ABOUT THE LENGTH OF THE DOCK ON THE EAST AND AS WE'RE DOING THAT, I WOULD CONCUR WITH COMMISSIONER MODUGNO'S DYNAMIC BUILDING POTENTIAL.I HAVE A LITTLE CONCERN THAT THE TRANSLUCENT MATERIALS BACK OPAQUE WITH TIME WITH THE SUN AND I WOULD HOPE IT WOULD BE MATERIALS THAT DON'T BECOME OPAQUE AND TRANSLUCENT, THEY STILL REMAIN THEIR TRANSPARENCY, YES, THAT'S THE ONE.THAT'S NOT 11 BUT THAT'S OKAY.IT ACCOMPLISHES WHAT I WANT TO ACCOMPLISH.THE ASPECT OF TAKING AND LOOKING AT THE EXTENSION OF THIS DOCK RIGHT HERE, THIS IS A 45 FEET THAT COMES OUT THERE, I HAVE STRONG CONCERNS STILL AT THIS POINT HERE.I'M NOT A GOOD SEE MAN, BUT I

WOULD BE CONCERNED IF THERE WAS A VESSEL AT THIS LOCATION, THERE'S A VESSEL AT THIS LOCATION AND THAT LOCATION, WE'VE DIMINISHED THIS SO IT BECOMES A CONCERN, BY TAKING THIS AND BRINGING IT BACK MAYBE 10 OR 12 FEET, HALF A BOAT POSITION MAYBE, I WOULD LIKE TO SEE SOME STUDY OR SOME DISCUSSION MAYBE WITH BEACHES AND PARKS AS IT LOOKS AT DIMINISHING THE LENGTH OF THAT STICKING OUT SO THAT THERE'S A LITTLE BETTER MANEUVERABILITY FOR THE PARTIES THAT ARE LAND LOVERS, SHALL WE SAY, THAT HAVE LAUNCHED A BOAT ON THIS SIDE OF THAT DOCK.

>> MS. GUTIERREZ: I BELIEVE THE APPLICANT IS AMENABLE TO MAKING THAT CHANGE.

>> COMMISSIONER HELSLEY: THANK YOU.

>> COMMISSIONER PEDERSEN: OKAY, ANY FURTHER DISCUSSION AT THIS TIME?OKAY, I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT.

>> CHAIR LOUIE: MOVED, SECONDED, DISCUSSION?THOSE IN FAVOR?AYE.

>> VICE-CHAIR VALADEZ: CAN I JUST SUGGEST, I HAVE A COUPLE OF CONDITIONS THAT I WOULD LIKE TO ADD AT THIS POINT.

>> COMMISSIONER PEDERSEN: OKAY, CONDITIONS?

>> VICE-CHAIR VALADEZ: YES, JUST CONDITIONS.

>> COMMISSIONER PEDERSEN: I'LL READ THE MOTION AND THEN WE CAN -  
- I MOVE --

>> CHAIR LOUIE: I SECONDED THAT PORTION.

>> COMMISSIONER PEDERSEN: THAT FIRST PORTION HAS BEEN APPROVED.

>> VICE-CHAIR VALADEZ: YES, THE ENVIRONMENTAL.

>> COMMISSIONER PEDERSEN: YES, OKAY.

>> CHAIR LOUIE: SO I'M CALMING ON THE VOTE FROM THE FIRST  
MOTION, THOSE IN FAVOR?AYE.OPPOSED?NONE.THAT MOTION HAS PASSED.

>> COMMISSIONER HELSLEY: MR. CHAIRMAN, BEFORE WE GO ON O THE  
SECOND MOTION, I WOULD LIKE TO MAKE A COMMENT.AS I LOOKED AT THE  
RESPONSES AND READ THE RESPONSES IN THE BOOK THAT WAS PRESENTED TO  
US, I THINK STAFF AND THE RESPONDERS HAVE DONE A VERY FINE JOB.

>> CHAIR LOUIE: THANK YOU, YES, SIR?

>> COMMISSIONER PEDERSEN: OKAY, I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE COASTAL DEVELOPMENT PERMIT NUMBER 200800007, CONDITIONAL USE PERMIT NUMBER 200800191 AND VARIANCE PERMIT NUMBER 20080015 AND PARKING PERMIT NUMBER 200800010 WITH FINDINGS AND CONDITIONS. NOW IT'S TIME WE DO HAVE SOME AMENDMENTS.

>> COMMISSIONER HELSLEY: I WOULD SECOND THAT PROVIDED THAT THERE IS A RE-EVALUATION OF THE ONE DOCK THAT PROTRUDES OUT AND THAT IT IS SHORTENED IN LENGTH.

>> COMMISSIONER PEDERSEN: AND I WOULD ALSO -- WE HAVE THE AMENDMENT TO THE CONDITION --

>> MS. GUTIERREZ: 36, CORRECT.

>> COMMISSIONER PEDERSEN: SO, WE WOULD AMEND IT TO ADD THAT CONDITION ALSO TO PUT IN THE CONDITION AS FAR AS VALET PARKING ON HIGH --

>> MS. GUTIERREZ: ON PEAK USE DAYS?

>> COMMISSIONER PEDERSEN: YES. AND THEN COMMISSIONER VALADEZ?

>> VICE-CHAIR VALADEZ: WITH RESPECT TO THE PARKING, I WANTED TO ADD A CONDITION OR MAYBE AUGMENT SOMETHING WITH THE FACT THAT PARKING WILL BE PROVIDED AS PART OF THE COST OF THE SLIP AND THAT NO PUBLIC PARKING WILL BE ALLOWED AND ONLY BE LIMITED TO THE BOAT OWNERS FOR THAT AREA. WITH RESPECT TO THE PARKING ALSO, THAT IT IS CLEAR AND IT MAY BE SO I JUST HOPE SOMEBODY WOULD LOOK, IF IT'S NOT IN THE CONDITION, THAT THE WET SLIPS WILL REMAIN FOR THE CURRENT USE AND THAT THEY WILL NOT BE ONLY FOR QUEUING, THEY CAN ONLY BE USED FOR QUEUING, THAT THE STORAGE AREA WILL REMAIN AS A STORAGE AREA AND CANNOT CHANGE, AND THAT I DID THE SAME THING WITH VALET PARKING, I THINK THAT'S SOMETHING WE WANTED TO DO, AND THEN LASTLY, IT HAD TO DO WITH THE ARRANGEMENTS IN THE ADDITIONAL CONDITION 36. I WOULD ALSO LIKE TO ACKNOWLEDGE THE NEEDS OF UCLA AT THIS POINT, HERE WE ONLY DEAL WITH THE CHARTER BOAT AND UCLA HAS COME FORWARD WITH A SIMILAR NEED FOR SOME TYPE OF A CONDITION OR AN AUGMENTATION OF THIS FOR THEIR NEEDS THAT THEY HAVE. THEY DEAL WITH OBVIOUSLY STUDENTS, YOUNG PEOPLE AND THEY ALSO BRING PEOPLE FROM THE YOUNG PEOPLE FROM THE INTERCITY TO WORK WITH THEM TO ONLY SEE THE OCEAN WHEN THEY COME OUT WITH UCLA, SO I WOULD LIKE TO ADD THEM WITH PEOPLE THAT WOULD BE HANDLING THIS.

>> MS. GUTIERREZ: IT WOULD BE APPROPRIATE TO HAVE BEACHES COMMENT ON THAT.

>> VICE-CHAIR VALADEZ: I WOULD LIKE THAT MAYBE IT'S A CONDITION THAT BEACHES WORK WITH UCLA AS A PRECONDITION FOR THIS OCCURRING, THEY WORK WITH THEM. I DON'T THINK THEY NEED TO PUT IT IN PLACE TODAY BUT I THINK WE NEED TO KNOW THEY'RE BEING TAKEN CARE. IS THAT WORKING FOR BEACHES? DO YOU WANT A SECOND TO TALK TO THEM?

>> MS. GUTIERREZ: I THINK MAYBE.

>> GARY JONES AGAIN WITH THE DEPARTMENT OF BEACHES AND HARBORS, THAT'S ACCEPTABLE TO US.

>> VICE-CHAIR VALADEZ: I THINK WE CAN MAKE IT THAT IT'S SIMILAR TO THE ONE THAT WE HAVE WHICH IS THAT YOU'RE GOING TO WORK WITH THEM AND THEY CAN GET ASSURANCES THAT THERE'S PARKING THEY CAN RELY UPON FOR THEIR PROGRAMS.

>> THE LOT SUGGESTION IS AVAILABLE TO THE PUBLIC AND THEREFORE TO THEIR PROGRAMS USED NOW AS ANY PUBLIC PARKING LOT IN THE MARINA, BUT WE WILL CONTINUE TO WORK WITH UCLA ON ACCOMMODATING THEIR PROGRAMS ON HOW WE AS A DEPARTMENT CAN ASSIST.

>> VICE-CHAIR VALADEZ: WELL, OKAY, SO WITH WE THINK WE'RE GOING TO TAKE IT AWAY, SOME OTHER COMMISSION WILL BE DEALING WITH THAT ISSUE, OKAY, SO THANK YOU.

>> COMMISSIONER HELSLEY: ONE LAST ITEM.

>> VICE-CHAIR VALADEZ: PARKING?OKAY.

>> COMMISSIONER PEDERSEN: ANY OTHER PROPOSED AMENDMENTS?

>> CHAIR LOUIE: CONDITIONS?

>> COMMISSIONER PEDERSEN: OKAY, SO I MOVE THAT -- WE

15:27:19MOVED SUBJECT TO THOSE AMENDMENTS, OKAY.

>> CHAIR LOUIE: MOVED AND SECONDED.DISCUSSION?YES?NO

DISCUSSION?THOSE IN FAVOR?AYE.OPPOSED?YOU'RE VOTING NO ON IT?OKAY,

THANK YOU.THE MOTION IS PASSED.THE VOTE WAS 4-1.YES.COMMISSIONER

VALADEZ IN OPPOSITION.THANK YOU.

>> THE APPEAL PERIOD FOR YOUR ACTION WOULD BE MAY 8TH.

>> CHAIR LOUIE: THANK YOU VERY MUCH.MY GUTIERREZ, THANK YOU VERY

MUCH.

>> COMMISSIONER HELSLEY: BEFORE WE LEAVE THIS, I WANT TO EXPRESS

A THANK YOU TO THE AUDIENCE, THE PUBLIC MEMBERS AND THE APPLICANT

FOR A FINE SERIES OF PRESENTATIONS, THE PUBLIC TOOK A LOT OF TIME AND LOOKED AT A LOT OF THESE CONCERNS AND I AM IN HOPES THAT THEY FEEL THEY'VE BEEN HEARD BECAUSE I THINK I'VE HEARD THEM AT LEAST.

>> CHAIR LOUIE: THANK YOU, DEPUTY DIRECTOR, DO WE HAVE ANY ADDITIONAL PUBLIC COMMENT?

>> NO ONE ELSE HAS SIGNED UP FOR PUBLIC COMMENT.

>> CHAIR LOUIE: ARE ANY OF THE COMMISSIONS INTERESTED IN CALLING A REVIEW OF HEARING OFFICERS?NONE?ANY ADDITIONAL REPORTS FROM COMMISSION, COUNSEL OR DIRECTOR?NONE.AND THEN WE HAVE THE TENTATIVE COMMISSION MEETING SCHEDULED JULY-DECEMBER, WHICH ENVISIONS THE MOVEMENT OF THE WEDNESDAY MEETING PRIOR TO THANKSGIVING TO MONDAY.

>> COMMISSIONER MODUGNO: AND I MOVE FOR APPROVAL OF THAT SCHEDULE.

>> VICE-CHAIR VALADEZ: AS NEEDED.

>> CHAIR LOUIE: OKAY, APPROVED, SECONDED.DO I HAVE A SECOND?NOD.MOVED, SECOND, THOSE IN FAVOR?AYE.OPPOSED?SO, THE TENTATIVE COMMISSION MEETING SCHEDULE HAS BEEN ADJUSTED, AND WE

ARE NOW IN ADJOURNMENT TO WEDNESDAY MAY 1, 2013.THANK YOU VERY  
MUCH.(MEETING IS ADJOURNED).