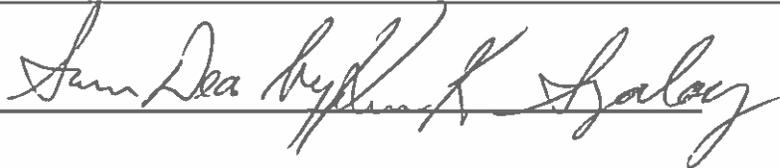


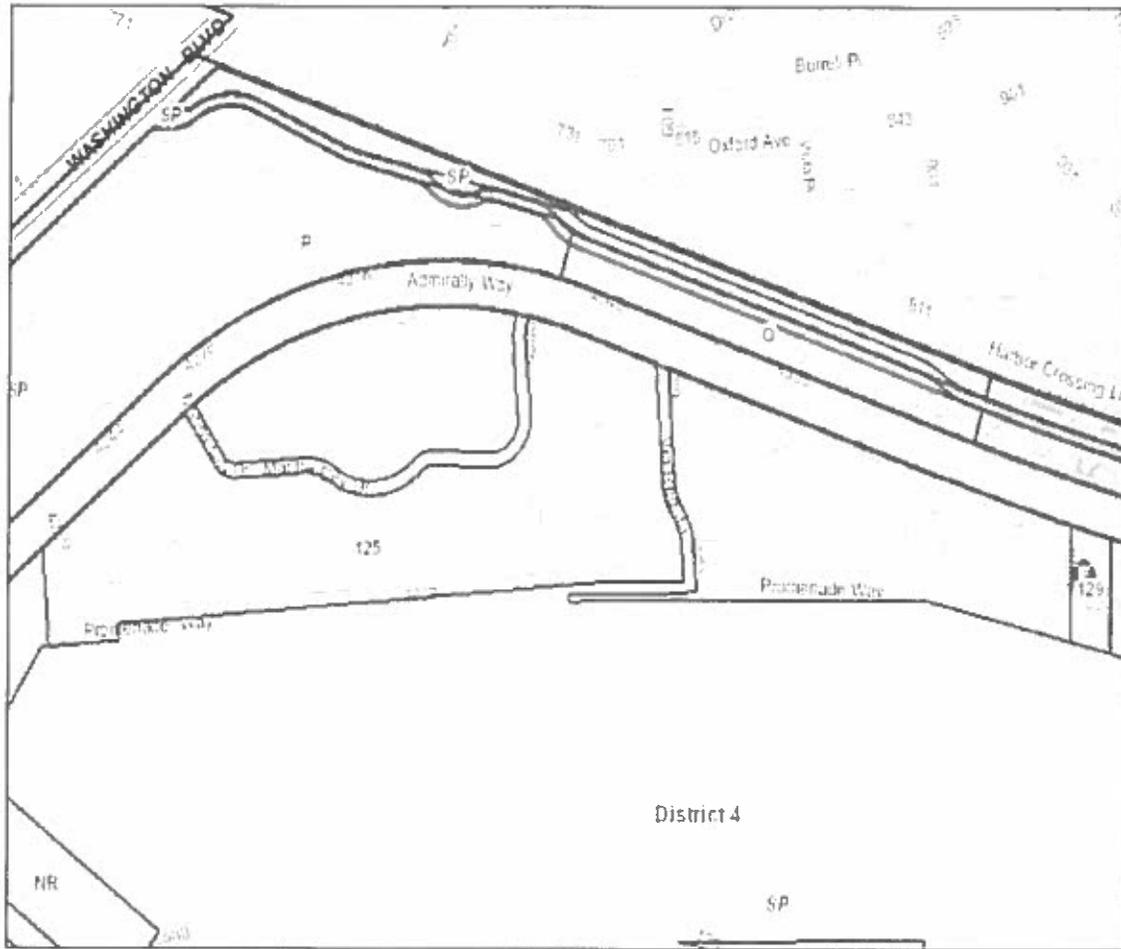
Regional Planning Commission Transmittal Checklist

Hearing Date
04/02/2014
Agenda Item No.
6

Project Number: PROJECT NO. R2012-00746-(4)
Case(s): COASTAL DEVELOPMENT PERMIT NO. 201200002
Planner: Anita Gutierrez

- Project Summary
- Property Location Map
- Staff Analysis
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (ND / MND / EIR)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use/Zoning Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
- Minutes from Design Control Board
- _____
- _____

Reviewed By: 





Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012

PROJECT NUMBER

R2012-00746-(4)

HEARING DATE

April 2, 2014

REQUESTED ENTITLEMENTS

Coastal Development Permit No. 201200002

PROJECT SUMMARY

OWNER / APPLICANT

Essex Marina City Club

MAP/EXHIBIT DATE

2/11/14

PROJECT OVERVIEW

The project includes a Coastal Development Permit to replace an existing 252 square foot restroom (currently two separate structures) with a 437 square foot ADA accessible restroom (one structure) at the easterly portion of the project site and to improve the existing public promenade area by widening its width and adding new stamped concrete, lighting, site furnishings and fencing, pursuant to section 22.56.2280 of the Los Angeles County Code.

LOCATION

4333 Admiralty Way, Marina del Rey

ACCESS

From Admiralty Way

ASSESSORS PARCEL NUMBER(S)

4224-006-907 (Parcel 125)

SITE AREA

858,265 SF (19.70 Acres)

GENERAL PLAN / LOCAL PLAN

Marina del Rey Local Coastal Program

ZONED DISTRICT

Playa del Rey

LAND USE DESIGNATION

Residential V and Hotel

ZONE

Specific Plan

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

75 DU/AC

COMMUNITY STANDARDS DISTRICT

N/A

ENVIRONMENTAL DETERMINATION (CEQA)

Class 2 Categorical Exemption – Replacement or Reconstruction

KEY ISSUES

- Consistency with the Marina del Rey Local Coastal Program
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.2320 (Coastal Development Permit Burden of Proof Requirements)

CASE PLANNER:

Anita Gutierrez

PHONE NUMBER:

(213) 974 - 4813

E-MAIL ADDRESS:

agutierrez@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Coastal Development Permit (CDP) for the demolition of an existing 252 square foot restroom (currently two separate structures) and construction of a 437 square foot ADA accessible restroom (one structure) and to improve the public promenade area by widening its width and adding new stamped concrete, lighting, site furnishings and fencing, pursuant to section 22.56.2280 of the Los Angeles County Code.

PROJECT DESCRIPTION

The applicant, Essex Marina City Club, is requesting a Coastal Development Permit to replace an existing 252 square foot restroom (currently two separate structures) with a 437 square foot ADA accessible restroom (one structure) at the east of the project site and to improve the public promenade area by widening its width and adding new stamped concrete, lighting, site furnishings and fencing, pursuant to section 22.56.2280 of the Los Angeles County Code.

SITE PLAN DESCRIPTION

The entire site is approximately 19.703 acres (landside) in size and consists of lease Parcel 125. The site is developed with multiple existing uses, primarily with the Marina City Club, a 600 unit residential condominium project consisting of six, seventeen story crescent-shaped towers. There is also the Marina City Promenade Apartments, a single, three story, 101-unit apartment building. At the eastern end, the site is developed with the Ritz Carlton, a 308-room, fourteen story hotel. At the Western end the site is developed FantaSea Yacht Club, a two-story 6,900 square building.

The promenade, which runs parallel to the water of Basin E, spans the complete length of the site (approximately 2,300 linear feet), starting from FantaSea yachts on the western corner of the site, past the Marina City Club apartments, to the Ritz Carlton at the eastern project boundary.

Improvements to the existing promenade and fire access lane are proposed to compliment the dock replacement currently underway on the waterside and approved under a separate permit by the California Coastal Commission in 2011 (Permit No. 5-11-131). Landside improvement limits will be from the face of the seawall, north to the buildings, and varies in widths from 20' to 37' plus or minus.

Shown on Sheet C-9.1 of the site plan:

Section A: The promenade improvements in front of FantaSea Yacht Club will have varying widths from 20' to 30' and improvements will include new stamped concrete, lighting, and handrails along the seawall.

Section B: Improvements in front of the Marina City Club apartments will widen the existing 9 foot 10 inch public promenade to a 12 foot public promenade and install a decorative fence to separate the 20' fire access lane adjacent to the apartment buildings from the public promenade. Improvements in this area will include new stamped concrete, landscaping, fencing, and seating areas. The 20' fire access lane will be gated

as is the existing condition. As part of the marina waterside improvements currently underway, new handrails along seawall, gangway access gates, and lighting are being installed.

Section C: Improvements in front of the Marina City Club apartments will widen an existing 7 foot 2 inch public promenade to a 12 foot public promenade.

Section D: Improvements in front of the Marina City Club apartments will widen an existing 7 foot 2 inch public promenade to a 19 foot 3 inch public promenade. Improvements to front of the Ritz Carlton will include replacing the gangway access gates to match the new marina. The existing promenade at this section has varying widths of 20' to 28' with landscaping.

The existing restroom buildings are located at the eastern end of the project site and will be replaced with a new ADA accessible restroom building. The new restrooms will consist of a single structure in lieu of the existing two structures, encompassing both ladies and gentlemen facilities, along with a small custodian locker.

EXISTING ZONING

The site is located within the Playa del Rey Zoned District and is zoned Specific Plan within the Marina del Rey Local Coastal Program, certified in 2012 ("LCP"). The LCP is comprised of two components, the Marina del Rey Land Use Plan ("LUP") and the Local Implementation Plan ("LIP") referred to as the Specific Plan. The site's existing land use designation under the LCP is Residential V and Hotel with a Waterfront Overlay Zone.

Surrounding properties are zoned as follows:

North: Open Spaces

South: Water

East: Public Facilities and Visitor-Serving Commercial

West: Visitor-Serving Commercial and Hotel with a Waterfront Overlay

EXISTING LAND USES

The subject property is developed with multiple on-site uses, which include a yacht club, an apartment complex, residential condominiums and a Hotel.

Surrounding properties are developed as follows:

North: Yvonne B. Burke Park

South: Water

East: Los Angeles County Fire Station No. 110 and Tony P's Restaurant

West: Killer Shrimp Restaurant and Jamaica Bay Inn

PREVIOUS CASES/ZONING HISTORY

Coastal Development Permit 5-11-131 – Approval of reconstruction of ten existing anchorages and construction of two new anchorages in Marina del Rey (includes Parcel 125 anchorage). Approved December 2011.

Plot Plan 200900828 - Approval in concept for the replacement of an existing marina consisting of 16 docks, 322 slips and 28 end tie spaces with a marina consisting of 15 docks, 280 slips and 27 end-tie spaces along Promenade Way. Approved March 3, 2010.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 2 Exemption, Replacement or Reconstruction) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project includes the reconstruction of the restroom facilities in the same location as it currently exists and although the new restroom structure has a larger footprint than the existing structures, it does not exceed the current usable area. The current usable area for the restrooms includes two breezeways which will now be a part of the new restroom. The Project does not expand capacity of the restroom or the boating slips it currently serves. The restroom improvements reallocate existing square footage and does not constitute an expand capacity. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

Local Coastal Program Consistency

The Project site is located within the Residential V and Hotel land use categories, with a Waterfront Overlay Zone, in the Marina del Rey LCP.

The Residential V land use designation is intended as a high density residential category permitting up to 75 dwelling units per net acre. The Hotel land use designation is intended as an overnight accommodations/attendant services category and the Waterfront Overlay Zone is intended as an overlay land use category applied as a permitted use to residentially and commercially designated waterfront parcels. The Overlay is intended to encourage coastal-related and coastal-dependent land uses while increasing development flexibility. The Waterfront Overlay permits the combination of Hotel, Visitor-Serving Convenience Commercial, and Marine Commercial land uses with the primary land use category of a site; mixing of these uses within a structure is also permitted.

The proposed Project does not change existing the uses on site and is consistent with the land use designations set forth in the LUP, as residential, hotel and marine commercial uses are specified as an allowed use.

The following policies of the Marina del Rey LCP are applicable to the proposed Project:

A. SHORELINE ACCESS (Applicable LCP Policies & Actions)

- **(Policy 1) Public Access to Shoreline a Priority.** *Maximum public access to and along the Shoreline within the LCP Area shall be a priority goal of this Plan, balanced with the need for public safety, and protection of private property rights and sensitive coastal resources. This goal shall be achieved through the coordination*

and enhancement of the following components of a public access system: pedestrian access, public transit, water transit, parking, bikeways, circulation network, public views and directional signs and promotional information.

- *(Policy 2) Existing public access to the shoreline or water front shall be protected and maintained. All development shall be required to provide public shoreline access consistent with Policy 1.*
- *(Policy 3) All development in the existing Marina shall be designed to improve access to and along the shoreline. All development adjacent to the bulkhead in the existing Marina shall provide pedestrian access ways, benches and rest areas along the bulkhead, except where safety may be compromised, such as boatyards, dry stack storage facilities, launch ramps and public and private hoists or small craft staging areas, as well as sheriff, fire, and lifeguard facilities.*

The Project supports the public access to the shoreline priority policy as well as policies two and three of the LCP through enhanced public access amenities on the site. Currently, public promenade varies in width from 7 feet to 20 feet, the promenade improvements would widen the public promenade to varying widths of 12 feet to 21.5 feet. The improvements would also include adding new stamped concrete, lighting, site furnishings and fencing along the promenade.

- *(Policy 14) Public opportunities for viewing the Marina's scenic elements, particularly the small craft harbor water areas, shall be enhanced and preserved.*
 - *All development on the waterfront side of Via Marina, Admiralty Way and Fiji Way shall provide windows to the water, wherever possible, while, at the same time, screening unsightly elements such as parking areas and trash receptacles with landscaping.*
 - *All development – particularly visitor-serving commercial uses – proposed adjacent to the main channel shall provide additional opportunities and vantage points for public viewing of boating activity.*
 - *All development, redevelopment or intensification on waterfront parcels shall provide an unobstructed view corridor of no less than 20 percent of the parcel's water front providing public views of the Marina boat basins and/or channels.*

Currently, there is limited opportunity on the project site due to the width of the Promenade. The Project will enhance the waterfront viewing opportunities to the public by providing nine (9) new sitting areas, which include benches, landscaping and lighting along a widened promenade.

B. RECREATION & VISITOR-SERVING FACILITIES (Applicable LCP Policies & Actions)

- *(Policy 2) As defined by the Coastal Act and specified in the specific design guidelines for each parcel in the Local Implementation Program, new development shall provide additional recreational opportunities including trails, bikeways*

(additions and/or extensions of existing bike path), open space/park areas and viewing areas as appropriate. Adequate support facilities (bike storage lockers, drinking fountains, etc.) shall also be provided.

As discussed above the Project will provide improvements to widen the public promenade to varying widths of 12 feet to 21.5 feet. The improvements would also include adding new stamped concrete, lighting, site furnishings and fencing along the promenade as well as nine (9) new sitting areas, which include benches, landscaping and lighting.

- *(Policy 4) Lower cost visitor-serving facilities shall be protected and, to the extent feasible, new lower cost visitor-serving uses shall be encouraged and provided within the existing Marina. For the purposes of this policy, low or no cost visitor-serving facilities include but are not limited to parks, promenades, transient docks, open public plazas and seating areas, wildlife viewing areas, WaterBus transportation, public transit transportation, and special events.*

The Project encourages no-cost visitor-serving facilities by improving the public promenade which will be open to the public at no cost.

C. RECREATIONAL BOATING (Applicable LCP Policies & Actions)

- *(Policy 1) Recreational Boating a Top Priority. Recreational boating shall be emphasized as a priority use throughout the planning and operation of the Marina. To help achieve this goal, the Plan shall strive to ensure that adequate support facilities and services are provided including, but not limited to, the following: boat slips, a fueling dock, boat repair yards, boat dry storage yards, launch ramps, boat charters, day-use rentals, equipment rentals and on-going maintenance of the marina harbor and entrance channel, bulkhead repair, pollution control, safety and rescue operations, and sufficient parking for boaters. Emphasis shall be given to providing water access for the small boat owner through provision of public ramp facilities.*

The Project includes replacement of the boater restrooms at the east end of the project site, which compliment the dock replacement currently underway (approved under separate permit). The existing 252 square foot restroom (currently two separate structures) will be replaced with a 437 square foot ADA accessible restroom (one structure).

D. LAND USE PLAN FOR MARINA DEL REY NEW DEVELOPMENT POLICY (Applicable LCP Policies & Actions)

- *(Policy 4) Design Control Board. The Design Control Board (DCB), appointed by the Board of Supervisors, shall review all new development proposals, including renovations, for consistency with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies and the Revised Permanent Sign Controls and Regulations.*

The Design Control Board shall conduct a conceptual review of the architectural design (i.e. building and façade design) and site planning during the Coastal Development Permit process. Any Design Control Board recommendations to the Regional Planning Commission or Hearing Officer shall be submitted in a timely fashion. Following the Regional Planning Commission's or Hearing Officer's action on Coastal Development Permits, the Design Control Board will have final review of architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the Regional Planning Commission or Hearing Officer.

The DCB recommended conceptual approval of design alternative two at the August 21, 2013 meeting. The Project, if approved by the Regional Planning Commission will be required to submit to DCB for final design review. Please see full discussion of DCB further down in this staff report (page 7).

Zoning Ordinance and Development Standards Compliance

Pursuant to Part 3 of Chapter 22.46 of the County Code, establishments in the Marina del Rey Specific Plan area are subject to the following development standards:

- **Section 22.46.1060 - Communitywide design guidelines.**

Landscaping. *Landscaping shall include trees and shrubbery, with adequate ground cover to protect the soil. Landscaped borders used to shield obtrusive uses shall have a minimum width of eight feet and shall consist of vegetation of sufficient density to hide the use. Landscaping along site perimeters shall have a minimum width of eight feet and shall allow visual access into the lot, except where the landscaping is being used to screen an obtrusive use. These standards shall be implemented in a manner consistent with all other provisions of the certified LCP to encourage unique site design. Layout, components, and quantity of landscaping for development in the existing Marina shall be subject to approval by the design control board.*

The existing six-foot wide landscape planters at the northern property line do not meet the minimum width requirement; however, as this requirement was not in effect when the use was established on the property, therefore this standard does not apply.

- **22.46.1850 Oxford Area – Site Specific Development Guidelines – By Area**

A continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan.

The existing promenade does not meet the current standard, however this requirement was not in effect when the uses were established on the property, therefore this standard does not apply. Although the Project does improve the promenade by making it wider, in order to accommodate additional improvements such as seating and lighting. Due to the existing development patterns of the site, a continuous 28-foot promenade would not be feasible to implement.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.2320 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The Project site encompasses a large section of waterfront property and the proposed improvements to the public promenade would have a positive impact to the neighborhood by increasing accessibility and what is now a narrow uninviting walkway

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Public Works - The Los Angeles County Department of Public Works had comments grading and drainage. The Department cleared the project for hearing with conditions of approval. Letter dated February 4, 2014 attached.

Fire Department – The Los Angeles County Fire Department had comments regarding site access and fire hydrant placement. The Department cleared the project for hearing with conditions of approval. Letter dated February 12, 2014 attached.

MARINA DEL REY DESIGN CONTROL BOARD (DCB)

The initial review of the proposal was presented to the DCB on March 2011, which included promenade design, paving materials, landscape treatments around seating areas, shade structures near seating areas, fencing and dock gates. Since that time the project was redesigned and resubmitted for review in May 2013. At the May 9, 2013 DCB meeting the applicant presented a new design scheme. The Board expressed disapproval of the changes to the landscaping and the loss of the aesthetic quality from the previously-approved plans. The applicant subsequently withdrew the project before the DCB finalized a recommendation.

The applicant re-submitted the project with three design alternatives for the August 21, 2014 DCB agenda. The Board recommended conceptual approval of design alternative two. The Project, if approved by the Regional Planning Commission will be required to submit to DCB for final design review. DCB minutes attached.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff received one letter of support from FantaSea Yachts and Yacht Club dated March 15, 2014. The letter expresses strong support for the promenade improvements and states the improvements will go a long way towards improving the visitor experience in Marina del Rey. Letter Attached

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2012-00746-(4), Coastal Development Permit Number 201200002, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE COASTAL DEVELOPMENT PERMIT NUMBER 201200002 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Anita D. Gutierrez, AICP, Principal Planner, Special Projects Section
Reviewed by Sam Dea, Supervising Regional Planner, Special Projects Section

Attachments:

- Draft Findings, Draft Conditions of Approval
- Applicant's Burden of Proof statement
- Correspondence
- Site Photographs, Photo Simulations, Aerial Image
- Site Plan, Land Use Map

SD:ADG
3/20/2014

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00746-(4)
COASTAL DEVELOPMENT PERMIT NO. 201200002**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Coastal Development Permit No. ("CDP") on April 2, 2014.
2. The permittee, Essex Marina City Club ("permittee"), requests the CDP to authorize the demolition of an existing 252 square foot restroom (currently two separate structures) and construction of a 437 square foot ADA accessible restroom (one structure) and to improve the public promenade area by widening its width and adding new stamped concrete, lighting, site furnishings and fencing, ("Project") on a property located at 4333 Admiralty Way in the unincorporated community of Marina del Rey ("Project Site") in the Specific Plan Zone pursuant to section 22.56.2280 of the Los Angeles County Code.
3. The Project Site is 19.703 acres (landside) gross acres in size and consists of one leased parcel (125). The Project Site is irregular in shape with a gentle sloping topography towards the water and is developed primarily with the Marina City Club, a 600 unit residential condominium project consisting of six, seventeen story crescent-shaped towers. There is also the Marina City Promenade Apartments, a single, three story, 101-unit apartment building.
4. The Project Site is located in the Playa del Rey Zoned District and is currently zoned Specific Plan.
5. The Project Site is located within the Residential V and Hotel land use category with a Waterfront Overlay Zone of the Marina del Rey Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:

Surrounding properties are zoned as follows:
North: Open Spaces
South: Water
East: Public Facilities and Visitor-Serving Commercial
West: Visitor-Serving Commercial and Hotel with a Waterfront Overlay
7. Surrounding land uses within a 500-foot radius include:

North: Yvonne B. Burke Park
South: Water
East: Los Angeles County Fire Station No. 110 and Tony P's Restaurant
West: Killer Shrimp Restaurant and Jamaica Bay Inn

8. The Project site was first developed circa 1970 with the Marina City Club and then subsequent development came in phases. Coastal Development Permit No. 5-11-131 issued by the California Coastal Commission approved reconstruction of ten existing anchorages and construction of two new anchorages in Marina del Rey (includes Parcel 125 anchorage) in December 2011. Plot Plan No. 200900828 was approved in concept for the replacement of an existing marina consisting of 16 docks, 322 slips and 28 end tie spaces with a marina consisting of 15 docks, 280 slips and 27 end-tie spaces along Promenade Way on March 3, 2010.
9. The site plan for the Project depicts the existing uses and proposed improvements. The site is developed primarily with the Marina City Club, a 600 unit residential condominium project consisting of six, seventeen story crescent-shaped towers. There is also the Marina City Promenade Apartments, a single, three story, 101-unit apartment building. At the eastern end, the site is developed with the Ritz Carlton, a 308-room, fourteen story hotel. At the Western end the site is developed FantaSea Yacht Club, a two-story 6,900 square building. The promenade, which runs parallel to the water of Basin E, spans the complete length of the site (approximately 2,300 linear feet), starting from FantaSea yachts on the western corner of the site, past the Marina City Club apartments, to the Ritz Carlton at the eastern project boundary. Improvements to the existing promenade and fire access lane are proposed to compliment the dock replacement currently underway on the waterside and approved under a separate permit by the California Coastal Commission in 2011 (Permit No. 5-11-131). Landside improvement limits will be from the face of the seawall, north to the buildings, and varies in widths from 20' to 37' plus or minus.

Shown on Sheet C-9.1 of the site plan:

Section A: The promenade improvements in front of FantaSea Yacht Club will have varying widths from 20' to 30' and improvements will include new stamped concrete, lighting, and handrails along the seawall.

Section B: Improvements in front of the Marina City Club apartments will widen the existing 9 foot 10 inch public promenade to a 12 foot public promenade and install a decorative fence to separate the 20' fire access lane adjacent to the apartment buildings from the public promenade. Improvements in this area will include new stamped concrete, landscaping, fencing, and seating areas. The 20' fire access lane will be gated as is the existing condition. As part of the marina waterside improvements currently underway, new handrails along seawall, gangway access gates, and lighting are being installed.

Section C: Improvements in front of the Marina City Club apartments will widen an existing 7 foot 2 inch public promenade to a 12 foot public promenade.

Section D: Improvements in front of the Marina City Club apartments will widen an existing 7 foot 2 inch public promenade to a 19 foot 3 inch public promenade. Improvements to front of the Ritz Carlton will include replacing the gangway access gates to match the new marina. The existing promenade at this section has varying widths of 20' to 28' with landscaping.

The existing restroom buildings are located at the eastern end of the project site and will be replaced with a new ADA accessible restroom building. The new restrooms will consist of a single structure in lieu of the existing two structures, encompassing both ladies and gentlemen facilities, along with a small custodian locker.

10. The Project Site is accessible via Admiralty Way to the North. Primary access to the Project Site will be via an entrances/exits on Admiralty Way.
11. The Los Angeles County Department of Public Works ("Public Works") had comments grading and drainage. The Department cleared the project for hearing with conditions of approval, which are included in the Project's conditions. The Los Angeles County Fire Department ("Fire Department") had comments regarding site access and fire hydrant placement. The Department cleared the project for hearing with conditions of approval, which are included in the conditions of approval.
12. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 2, Replacement or Reconstruction categorical exemption under the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the reconstruction not expand capacity of the restroom or the boating slips it currently serves. The restroom improvements reallocate existing square footage and does not constitute an expand capacity. Therefore, staff recommends that the Regional Planning Commission determine that the project is categorically exempt from CEQA.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. Prior to the Commission's public hearing, the Department of Regional Planning ("Regional Planning") staff received one letter of support from FantaSea Yachts and Yacht Club dated March 15, 2014. The letter expresses strong support for the promenade improvements and states the improvements will go a long way towards improving the visitor experience in Marina del Rey. No other correspondence was received from the public regarding the Project.
15. The Commission finds that the Project is consistent with the goals and policies of the Marina del Rey Local Coastal Program ("LCP"). This Project is located within the Residential V and Hotel land use categories, with a Waterfront Overlay Zone, in the Marina del Rey LCP. The Residential V land use designation is intended as a high density residential category permitting up to 75 dwelling units per net acre. The Hotel land use designation is intended as an overnight accommodations/attendant services category and the Waterfront Overlay Zone is intended as an overlay land use category applied as a permitted use to residentially and commercially designated waterfront parcels. The Overlay is intended to encourage coastal-related and coastal-dependent land uses while increasing development flexibility. The

Waterfront Overlay permits the combination of Hotel, Visitor-Serving Convenience Commercial, and Marine Commercial land uses with the primary land use category of a site; mixing of these uses within a structure is also permitted. The Project does not change existing the uses on site and is consistent with the land use designations set forth in the LUP, as residential, hotel and marine commercial uses are specified as an allowed use.

16. The Commission finds that the Project is consistent with the goals and policies set forth in the LCP, specifically Policy 1, Public Access to Shoreline a Priority, which states to maximum public access to and along the Shoreline within the LCP Area shall be a priority goal of this Plan, balanced with the need for public safety, and protection of private property rights and sensitive coastal resources. This goal shall be achieved through the coordination and enhancement of the following components of a public access system: pedestrian access, public transit, water transit, parking, bikeways, circulation network, public views and directional signs and promotional information; Policy 2. existing public access to the shoreline or water front shall be protected and maintained. All development shall be required to provide public shoreline access consistent with Policy 1; and Policy 3, all development in the existing Marina shall be designed to improve access to and along the shoreline. All development adjacent to the bulkhead in the existing Marina shall provide pedestrian access ways, benches and rest areas along the bulkhead, except where safety may be compromised, such as boatyards, dry stack storage facilities, launch ramps and public and private hoists or small craft staging areas, as well as sheriff, fire, and lifeguard facilities. The Project supports the public access to the shoreline priority policy as well as policies two and three of the LCP through enhanced public access amenities on the site. Currently, public promenade varies in width from 7 feet to 20 feet, the promenade improvements would widen the public promenade to varying widths of 12 feet to 21.5 feet. The improvements would also include adding new stamped concrete, lighting, site furnishings and fencing along the promenade.
17. The Commission finds the Project consistent with LCP Shoreline Access Policy Number 14, Public opportunities for viewing the Marina's scenic elements, particularly the small craft harbor water areas, shall be enhanced and preserved.
 - All development on the waterfront side of Via Marina, Admiralty Way and Fiji Way shall provide windows to the water, wherever possible, while, at the same time, screening unsightly elements such as parking areas and trash receptacles with landscaping.
 - All development – particularly visitor-serving commercial uses – proposed adjacent to the main channel shall provide additional opportunities and vantage points for public viewing of boating activity.
 - All development, redevelopment or intensification on waterfront parcels shall provide an unobstructed view corridor of no less than 20 percent of the parcel's water front providing public views of the Marina boat basins and/or channels.

Currently, there is limited opportunity on the project site due to the width of the Promenade. The Project will enhance the waterfront viewing opportunities to the public by providing nine (9) new sitting areas, which include benches, landscaping and lighting along a widened promenade.

18. The Commission finds the Project consistent with the Recreation and Visitor Serving Facilities, Policy Number 2, as defined by the Coastal Act and specified in the specific design guidelines for each parcel in the Local Implementation Program, new development shall provide additional recreational opportunities including trails, bikeways (additions and/or extensions of existing bike path), open space/park areas and viewing areas as appropriate. Adequate support facilities (bike storage lockers, drinking fountains, etc.) shall also be provided. The Project will provide improvements to widen the public promenade to varying widths of 12 feet to 21.5 feet. The improvements would also include adding new stamped concrete, lighting, site furnishings and fencing along the promenade as well as nine (9) new sitting areas, which include benches, landscaping and lighting.
19. The Commission finds the Project consistent with the Recreation and Visitor Serving Facilities, Policy Number 4, Lower cost visitor-serving facilities shall be protected and, to the extent feasible, new lower cost visitor-serving uses shall be encouraged and provided within the existing Marina. For the purposes of this policy, low or no cost visitor-serving facilities include but are not limited to parks, promenades, transient docks, open public plazas and seating areas, wildlife viewing areas, WaterBus transportation, public transit transportation, and special events. The Project encourages no-cost visitor-serving facilities by improving the public promenade which will be open to the public at no cost.
20. The Commission finds the Project consistent with the Recreational Boating Policy Number 1, Recreational Boating a Top Priority. Recreational boating shall be emphasized as a priority use throughout the planning and operation of the Marina. To help achieve this goal, the Plan shall strive to ensure that adequate support facilities and services are provided including, but not limited to, the following: boat slips, a fueling dock, boat repair yards, boat dry storage yards, launch ramps, boat charters, day-use rentals, equipment rentals and on-going maintenance of the marina harbor and entrance channel, bulkhead repair, pollution control, safety and rescue operations, and sufficient parking for boaters. Emphasis shall be given to providing water access for the small boat owner through provision of public ramp facilities. The Project includes replacement of the boater restrooms at the east end of the project site, which compliment the dock replacement currently underway (approved under separate permit). The existing 252 square foot restroom (currently two separate structures) will be replaced with a 437 square foot ADA accessible restroom (one structure).
21. The Commission finds the Project consistent with the Land Use Plan and New Development Policy Number 4, the Design Control Board (DCB), appointed by the Board of Supervisors, shall review all new development proposals, including renovations, for consistency with the Manual for Specifications and Minimum

Standards of Architectural Treatment and Construction, the Statement of Aims and Policies and the Revised Permanent Sign Controls and Regulations. The Design Control Board shall conduct a conceptual review of the architectural design (i.e. building and façade design) and site planning during the Coastal Development Permit process. Any Design Control Board recommendations to the Regional Planning Commission or Hearing Officer shall be submitted in a timely fashion. Following the Regional Planning Commission's or Hearing Officer's action on Coastal Development Permits, the Design Control Board will have final review of architectural design (i.e. building and façade design, materials, colors), landscaping and signs based on the site plan approved by the Regional Planning Commission or Hearing Officer. The DCB recommended conceptual approval of design alternative two at the August 21, 2013 meeting.

22. The Commission finds that the Project is consistent with the development standards as set forth in Part 3 of Chapter 22.46 of the County Code.
23. The Commission finds that the Project is in compliance with the communitywide design guidelines for landscaping as set forth in the County Code. Section 22.46.1060, requires that Landscaping shall include trees and shrubbery, with adequate ground cover to protect the soil. Landscaped borders used to shield obtrusive uses shall have a minimum width of eight feet and shall consist of vegetation of sufficient density to hide the use. Landscaping along site perimeters shall have a minimum width of eight feet and shall allow visual access into the lot, except where the landscaping is being used to screen an obtrusive use. These standards shall be implemented in a manner consistent with all other provisions of the certified LCP to encourage unique site design. Layout, components, and quantity of landscaping for development in the existing Marina shall be subject to approval by the design control board. The existing six-foot wide landscape planters at the northern property line do not meet the minimum width requirement; however, as this requirement was not in effect when the use was established on the property, therefore this standard does not apply.
24. The Commission finds that the Project is in compliance with the site specific development guidelines as set forth in the County Code. Section 22.46.1850 requires a continuous 28-foot-wide pedestrian promenade shall be provided and maintained along all bulkheads. Seating and landscaping shall be provided along the bulkheads consistent with Section 22.46.1060 of this Specific Plan. The existing promenade does not meet the current standard, however this requirement was not in effect when the uses were established on the property, therefore this standard does not apply. Although the Project does improve the promenade by making it wider, in order to accommodate additional improvements such as seating and lighting. Due to the existing development patterns of the site, a continuous 28-foot promenade would not be feasible to implement.
25. The Commission finds that the Project is compatible with surrounding land uses and will have a positive impact on the neighborhood. The Project encompasses a large section of waterfront property and the proposed improvements to the public

promenade would have a positive impact to the neighborhood by increasing accessibility and what is now a narrow uninviting walkway and the improved restrooms would increase access to those with disabilities.

26. The Commission finds that the proposed development is in conformity with the certified local coastal program; and, where applicable,
27. The Commission finds that the Project, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
28. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Marina del Rey. On February 26, 2014, a total of 794 Notices of Public Hearing were mailed to all tenants and occupant within a 500-foot radius from the Project Site, as well as 23 notices to those on the courtesy mailing list for the Playa del Rey Zoned District and to any additional interested parties.
29. The Commission finds that the Project is subject to appeal to the California Coastal Commission as set forth in the County Code. Sections 22.46.1210.B and 22.56.2450, state that a coastal development permit may be appealed to the California Coastal Commission for only the following types of development: 1) approvals of developments which are located between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance. The appeal jurisdiction described in Section 30603 of the Public Resources Code is shown on the "Post-LCP Certification Permit and Appeals Jurisdiction Map".
30. The location of the documents and other materials constituting the record of proceedings upon which the Commission decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Special Projects Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- A. That the proposed development is in conformity with the certified local coastal program; and,
- B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with

the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 2, , Replacement or Reconstruction categorical exemption); and
2. Approves Coastal Development Permit Number 201200002, subject to the attached conditions.

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-00746-(4)
COASTAL DEVELOPMENT PERMIT NO. 201200002**

PROJECT DESCRIPTION

The project is a replacement of an existing 252 square foot restroom (currently two separate structures) with a 437 square foot ADA accessible restroom (one structure) at the east of the project site and improvements to the public promenade area, including widening its width and adding new stamped concrete, lighting, site furnishings and fencing, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$800.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for four (4) semi-annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **June 16, 2014**.
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS – Coastal Development Permit

18. The permittee shall comply with all applicable provisions contained in Policy Nos. 23 (“Marina del Rey Tree Pruning and Tree Removal Policy”) and 34 (“Marina del Rey Leasehold Tree Pruning and Tree Removal Policy”) as well as mitigation measures intended to minimize impacts to special-status biological resources (contained within “Biological Report & Construction Monitoring Requirements”) identified for protection in the LCP.
19. In the event of discovery of Native American remains or of grave goods, §7050.5 of the Health and Safety Code, and §5097.94, §5097.98 and §5097.99 of the Public Resources Code (all attached) shall apply and govern the permittee’s development activities.
20. The applicant shall provide fire sprinklers in all structures in accordance with County Building Code, Chapter 38, sections 3802(b) 5 and 3802 (h) to the satisfaction of the County Fire Department.
21. Prior to the issuance of a building permit for the project, the permittee shall return to the Design Control Board (“DCB”) for said Board’s approval of final project signage, landscaping, and public amenities plans (concerning final design details of the waterfront promenade seating with shade structures, drinking fountains, promenade light standards and decorative paving), and building colors and materials palette.

PROJECT SITE SPECIFIC CONDITIONS

22. This grant shall authorize the demolition of an existing 252 square foot restroom (currently two separate structures) and construction of a 437 square foot ADA accessible restroom (one structure) and to improve the public promenade area by widening its width and adding new stamped concrete, lighting, site furnishings and fencing.
23. Outside lighting shall be so arranged to prevent glare or direct illumination onto any adjacent properties and shall be subject to the requirements of the DCB.
24. The permittee shall maintain a 12 foot public promenade or wider along the waterfront as depicted in the approved Exhibit “A”.
25. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated February 4, 2014.

The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated February 12, 2014.

Attachments:

Fire Department Letter dated February 12, 2014.

Public Works Department letter dated February 4, 2014.

Minutes from Design Control Board.



COUNTY OF LOS ANGELES FIRE DEPARTMENT

Fire Prevention Division
Land Development Unit
5823 Rickenbacker Road
Commerce, California 90040-3027
Office (323) 890-4243 Fax (323) 890-9783

DATE: February 12, 2014

SITE PLAN DATE: _____

TO: Department of Regional Planning
Zoning Permits

PROJECT #: CDP R2012-00746

LOCATION: 4333 Admiralty Way, Marina del Rey

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is _____ gallons per minute for _____ hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. _____ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- All fire hydrants shall be 6" X 4" X 2 1/2" and conform to AWWA C503-75 or approved equal standard. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

Install _____ public fire hydrant(s).

Install _____ private on-site fire hydrant(s).

Provide Fire Flow Test for _____ existing public fire hydrant(s).

- Water:** - Submit water improvement plans to the Fire Department for the proposed relocation of the public fire hydrants for review and approval or as directed by LA County Water Works.
- Access:** - An approved limited access device, knox box, is required for all proposed gates (vehicular, pedestrian, fire hydrant sliding gate, others).
- The Fire Department vehicular access shall maintain a minimum live load weight capacity of 75,000 pounds as shown on the site plan. Submit certification to the Fire Department from registered civil engineering once improvements are complete for verification.
- The Fire Department vehicular access as shown on the site plan shall be clearly depicted as Private Driveway and Fire Lane approved signage and/or stripping. Compliance required once improvements are complete.
- Conditions for Approval:** See above.
- Comments:** The Fire Department recommends approval of this permit per the latest site plan.

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: *Juan C. Padilla*



GAIL FARRER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

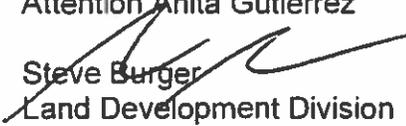
ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 4, 2014

IN REPLY PLEASE
REFER TO FILE. LD-2

TO: Samuel Dea
Special Projects Section
Department of Regional Planning

Attention Anita Gutierrez

FROM: 
Steve Burger
Land Development Division
Department of Public Works

**COASTAL DEVELOPMENT PERMIT (CDP) NO. 201200002
PROJECT NO. R2012-00746
THE MARINA CITY CLUB
4333 ADMIRALTY WAY, LEASE PARCEL 125
ASSESSOR'S MAP BOOK NO. 4224, PAGE 6, PARCEL NO. 907
UNINCORPORATED COUNTY AREA OF MARINA DEL REY**

We reviewed the site plan submittal for the project located at 4333 Admiralty Way in the unincorporated County area of Marina del Rey. The applicant proposes to replace the existing easterly restroom buildings with a new Americans with Disabilities Act accessible restroom building. In addition, the applicant also proposes to make improvements to the existing promenade and fire access lane located on the south side of the property. Promenade improvements will include new stamped concrete, lighting, and handrails along the seawall.

- Public Works recommends approval of this CDP.
- Public Works does NOT recommend approval of this CDP.

THE FOLLOWING ARE PUBLIC WORKS RECOMMENDED CONDITIONS:

Grading

1. Submit a grading/drainage plan, as appropriate, for review and approval to Public Works. The grading plans must show and call out the construction of at least all drainage devices and details, paved improvements, elevation and drainage of all pads, the water quality devices, and Low-Impact Development

features if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

2. Provide a maintenance agreement/covenant for any privately maintained drainage devices to the satisfaction of Public Works.
3. Obtain a soil/geology approval of the grading plan from Public Works' Geotechnical and Materials Engineering Division, as applicable.
4. Provide regulatory agency approvals/permits/letters of nonjurisdiction (if applicable) prior to grading plan approval.

For questions regarding the recommended grading conditions, please contact Juan Sarda of Public Works' Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

Drainage

1. Prior to issuance of building permits, a grading/drainage plan must be approved by Public Works to:
 - a. Provide for the proper distribution of drainage including contributory drainage from adjoining properties, if any.
 - b. Comply with the current Municipal Separate Storm Sewer System (MS4) Permit. Effective December 28, 2012, new development and redevelopment projects must comply with the waste discharge requirements of Order No. R4-2012-0175, which was adopted by the Los Angeles Regional Water Quality Control Board (RWQCB) on November 8, 2012. The stormwater run-off volume from the 0.75 inch or 85th percentile, 24-hour rain event, whichever is greater, must be retained on-site. For additional information see the RWQCB's web page: http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml.

For questions regarding the recommended drainage conditions, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

Samuel Dea
February 4, 2014
Page 3

Building and Safety

1. Submit building plans to Public Works' Building and Safety Division, Southwest District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Building and Safety Division at (626) 458-3154 or clee@dpw.lacounty.gov.

If you have any questions or require additional information, please contact Juan Sarda of Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

JS:tb

P:\dpub\SUBPCHECK\Plan\Single Lots\4333 Admiralty\CDP 2012-2\Site(New Submittal)\14-01-15_CDP 2012-2_4333 Admiralty_DPW Letter.docx



COASTAL DEVELOPMENT PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.2320, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the proposed development is in conformity with the certified local coastal program.
The new proposed structure's foot print will not exceed the overall existing usable area.
All existing established topography and landscaping will remain unaltered.
The replacement of the restroom facilities will not disturb the wildlife.
The project will not impact the shoreline view.
The proposed facilities will not alter the existing height standards or land uses.
B. That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.
The proposed project will not limit access to the shoreline.
The continued operation of the ADA-compliant restroom that supports the Marina City Club marina will serve to the general public.
The proposed facilities will not alter the existing density, setbacks or areas devoted to visitor-serving, boating or marine uses.
The proposed project is in compliance with applicable zoning codes.

APPLICANT'S AFFIDAVIT

I (We) being duly sworn, depose and say that the foregoing answers and statements herein contained and the information submitted are in all respects true and correct.

Executed this 18TH day of JULY at _____

Signed 
BLUEWATER DESIGN GROUP ATTN: GEGAN BURNARJAN



Weddings • Receptions • Corporate Events • Bar & Bat Mitzvahs • Holiday Celebrations • Anniversaries • Birthday Parties
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March 15, 2014

Los Angeles County
Regional Planning Commission
320 West Temple Street
Los Angeles, CA. 90012

RE: Essex Marina City Club Promenade Improvement
Project # R2012-00746-(4), RCDP201200002
Regional Planning Commission Agenda, April 2, 2014

Dear Honorable Commissioners:

On behalf of FantaSea Yachts, one of the oldest and largest visitor serving businesses in Marina del Rey, we are writing to express our strong support for the Essex Marina City Club promenade improvement project. This project goes a long way towards improving the visitor experience in Marina del Rey by widening the public access promenade along the Marina City Club waterfront area. This is an important public promenade waterside frontage largely connecting the Mother's Beach area to the hotels and restaurants located further along Admiralty Way.

In addition to widening the promenade and facilitating greater public walking and biking access, the improvement plans include visually appealing architectural features, trees and natural vegetation as well as additional and comfortable seating along the promenade. FantaSea Yachts is located at the start of this promenade and from our vantage point, anything that can be done to improve the visitor experience in Marina del Rey is a big plus and certainly much needed. The Essex Marina City Club promenade improvement project is a substantial and favorable step forward in this regard.

Thank you for your consideration.

Sincerely,

Daniel Ginzburg
Owner

"We treat every celebration as if we are entertaining members of our own family."

- Uri & Daniel Ginzburg, Founders



To enrich lives through effective and caring service



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

May 9, 2013

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

SUBJECT: ITEM 5A - PARCEL 125I – DCB #10-016-C - MARINA CITY CLUB – FURTHER CONSIDERATION OF PROMENADE IMPROVEMENTS AND DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 5A on your agenda is a returning submittal from the lessee of Parcel 125I, Essex Property Trust (Applicant), for Final Design Review of proposed renovations to a 1,400' of promenade and fire access lane adjoining the waterfront along the southerly boundary of Parcel 125I.

Background

The landside of Parcel 125I is improved primarily with the Marina City Club (MCC), a 600-unit residential condominium project consisting of six 17-story crescent-shaped towers. There is also the Marina City Promenade Apartments, a single 3-story, 101-unit apartment building. On the waterside is a 320-slip anchorage. The condominium units are owned by individual homeowners who are independent of Applicant, while the Apartments and the anchorage are owned by Applicant.

In March 2011, the final review of the promenade and fire lane designs which included paving materials, landscape treatments around seating areas, shade structures near seating areas, fencing, and dock gates was before your Board. At this hearing, the project was approved with the sole condition that the Applicant provide staff with updated plans for the record. Since the March 2011 meeting, the fire lane and promenade designs and some landscaping materials have changed slightly and are once again returning to your Board for final approval.

Design Revisions

The hardscape has been redesigned with new stamped concrete that will include a swirl pattern of earth-tone colors varying from shades of gray and tan, plus a dark shade of blue, and will span along the entire length of the Marina City Club fire lane and promenade. The fire lane will include a dark gray color compared to the lighter blue color of the public promenade accessible by the public.

On the eastern end, the promenade is widened from 12 feet to about 20 feet in order to provide a gradual flaring of the walkway to better match the wider Ritz Carlton Hotel promenade. To accommodate this flaring feature, the landscape strip immediately adjacent to the building has been reduced in width and redesigned. Some of the initially-proposed planting such as day lily, Bougainvillea, and red Bunny Tails remain and are supplemented with Euphorbia Charcaias Wulfenii, Rosemary, and Jerusalem Sage arranged in a symmetrical pattern. To further integrate the two walkways, the Applicant is proposing to extend the colored wave and arch patterns into the neighboring promenade.

Seating Areas and Entrances

There are nine seating areas proposed. Since the last final review presentation, the Applicant considered four alternative shade features, and found that none would provide sufficient shade without blocking views of the harbor. The seating areas will remain located near the seawall, together with a trash receptacle and redesigned concrete paving and accompanying palm trees. Bench design and materials previously approved will remain unchanged.

Fencing, Gates, Signs and Lighting

There are no proposed changes with fences, gates, signs or lighting to previously approved design.

STAFF REVIEW

Staff finds the proposed Final Design application consistent with the Marina Walk design guidelines and recommends APPROVAL of DCB #10-016-C, per Section 22.46.1110.D of the Los Angeles County Code.

SHK:il

consist of blue- and purple-colored rocks with plantings, arranged into horizontal rows parallel to the promenade. Proposed plants include a variety of succulents such as sedums and aeoniums as well as ornamental grasses such as deer grass and bunny tail grass. The two palm trees would be incorporated into the landscaped areas, on the eastern and western edges of the landscaped area. In the second alternative design, the landscaped area occupies a rectangular portion in the center of the seating area, between the two benches. This rectangular landscaped area would span the entire width of the seating area. The plantings would be arranged into four rows, with two rows of succulents toward the southern edge of the landscaped area and two rows of ornamental grasses near the northern edge. The two benches would sit atop decomposed granite hardscaping, at the eastern and western edges of the seating area.

The third alternative design is similar to the second alternative, except that the proposed landscaped area would occupy a thinner portion of the seating area. The landscaped area would still be located at the center of the seating area between the two benches; however, it would occupy only half the width of the seating area. In addition, the shape of the landscaped area is different, in that the southern edge is curvilinear, rather than straight, giving the area a wave-like shape. The plantings would be arranged into three rows, with the one row of succulents toward the southern edge of the landscaped area and two rows of ornamental grasses near the northern edge. The decomposed granite hardscaping would span the entire length of the seating area, with a thinner portion located adjacent to the southern edge of the landscaped area. As with the second alternative design, the two benches would be located at the eastern and western edges of the seating area, atop decomposed granite hardscaping.

Fencing, Gates, Signs, Entrances, and Lighting

There are no proposed changes with fences, gates, signs, entrances, or lighting to previously-approved design.

STAFF REVIEW

Staff finds the proposed Final Design application consistent with the Marina Walk design guidelines and recommends APPROVAL of DCB #10-016-C, per Section 22.46.1110.D of the Los Angeles County Code. Further, staff recommends that Applicant incorporate Design Alternative 2 or 3 for the proposed seating areas into the final promenade design. These alternative designs incorporate drought-tolerant landscaping that enhance the proposed seating areas and provide a comparable public improvement project design as previously approved. However, the Applicant should consider the potential for the surface material to be displaced over time and interfere with the safety of the promenade.

SHK:CM:ms

DESIGN CONTROL BOARD MINUTES
May 15, 2013

Members Present: Peter Phinney, AIA, Chair (Fourth District); Simon Pastucha, Member (Third District); Tony Wong, P.E, Member (Fifth District)

Members Absent: Helena Jubany, Vice Chair (First District)

Department of Beaches and Harbors Staff Present: Gary Jones, Deputy Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Carol Baker, Community & Marketing Services Division Chief; Ismael Lopez, Planner; Yeni Maddox, Planning Division Secretary

County Staff Present: Anita Gutierrez, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Adam Berry, Essex Property Trust; Jeff Winter, Bluewater Design Group; Dave Gallagher, County of Los Angeles Department of Public Works; Maryann Bennett, County of Los Angeles Department of Public Works

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:35 PM

Mr. Pastucha led the Pledge of Allegiance.

2. Approval of March 20, 2013 Minutes

On a motion of Mr. Wong, seconded by Mr. Pastucha, this item was approved unanimously.

Ayes: 3 – Chair Phinney, Mr. Pastucha and Mr. Wong

3. Public Comment

Mr. Nahhas expressed his disappointment with the first Visioning Process Meeting and the lack of attendance from Design Control Board (DCB) members at the meeting.

4. Consent Agenda

No Items

5. Old Business

A. Parcel 125 – Marina City Club – Further consideration of promenade improvements and DCB Review related thereto – DCB #10-016-C

Mr. Lopez presented the project staff report.

Mr. Berry spoke about their commitment to complete the promenade and docks project within approximately one year.

Mr. Winter pointed out the revisions to the originally-approved plans that were approved in 2011, specifically the pavers that were changed to stamped concrete and the scaled down landscaping.

Chair Phinney requested that staff give some background on the property.

Mr. Jones spoke about the property's access being as narrow as 3 feet in some places, and mentioned the joint effort between the Department of Beaches and Harbors (DBH) and the lessee to widen the promenade so that it may be accessible at all times as well as provide security for the local residents.

Mr. Pastucha asked if the County had a 12-foot easement.

Mr. Jones said that they do.

Mr. Wong asked for clarification regarding the stamped concrete.

Mr. Berry replied that the existing asphalt and concrete behind the seawall will be removed and replaced with concrete patterns.

Public Comment

Mr. Nahhas expressed his disappointment with the project and requested the elimination of the fence.

Bev Moore stated that the widening of the promenade will allow better public access to restaurants and commercial facilities along Admiralty Way.

Board Comment

Chair Phinney expressed his disappointment with the staff report and stated that he noticed some inaccuracies, such as the mention of no changes to the previously-approved widening of the promenade, bench design, fences, gate signage and lighting, when indeed there are changes. He asked County Counsel for guidance with amending the staff report.

Ms. Caves replied that while it is important to amend the staff report for accuracy, not doing so wouldn't legally prevent the DCB from taking action on this item.

Mr. Lopez stated that the design of the benches, fencing and material all remain the same; however, the orientation changed because the landscaping had been reduced.

Chair Phinney mentioned his concerns regarding the location and height of the 6-foot tall mid-fence, and his belief that the location and height of the fence had changed since the Board last reviewed the project. He also stated that the staff report did not accurately describe the project as it was being proposed.

Mr. Jones stated that the mid-fence and its location had not changed from the previously-approved mid-fence, but wasn't sure about the material.

Mr. Lopez stated that the material and lighting remained the same as previously approved; however, the landscaping around the seating areas and the paving had changed.

Mr. Wong asked staff to provide a list of originally-approved items verses the changed items for comparison.

Mr. Lopez stated that the original staff report and graphics, which provide all the details, are available.

Mr. Pastucha stated that he isn't clear on the changes and requested that in the future the old exhibits be presented with identifying marks to the proposed changes for better clarification.

Ms. Miyamoto replied that details can be provided; however, comparisons of the details were indeed made with the prior approvals and maybe they are identified too briefly in the staff report.

Mr. Wong asked Chair Phinney if he remembered the input they provided to the designers in the original proposal.

Chair Phinney replied that he wasn't sure what the DCB approved or didn't approve, or if there were any conditions imposed. He also expressed his disapproval of the changes to the landscaping and the loss of the aesthetic quality from the previously-approved plans.

Mr. Berry stated that he did not work on the 2011 plans but offered to give step-by-step details of the changes that are due to the ongoing maintenance issues.

Chair Phinney recommended the applicant withdraw the current application and return in 30 days with a new application addressing the current issues.

Mr. Berry stated that he is withdrawing the application.

No action was taken and the application was withdrawn by the applicant.

6. New Business

A. Presentation on Fiji Way Roadway Improvement Project, by County of Los Angeles Department of Public Works

B. Via Marina Roadway Improvement Project, by County of Los Angeles Department of Public Works

In the interest of time the projects were combined as one presentation since they are interrelated.

Mr. Gallagher presented the project staff report for the Fiji Way Roadway Improvement Project.

Ms. Bennett presented the project staff report for the Via Marina Roadway Improvement Project.

Public Comment

Mr. Nahhas expressed his concern about the possibility of Christmas lighting on trees located within the Fiji Way median.

Board Comment

Mr. Pastucha stated that he liked the plans for the Via Marina projects and asked if the Fiji Way Roadway Improvement Project included four different trees with the same watering needs.

Ms. Bennett said that it did.

Mr. Wong asked for clarification regarding the bike path that Mr. Nahhas mentioned.

Mr. Pastucha asked if the project consisted of moving the curb in any way or if the planting would occur within the existing median.

Ms. Bennett clarified that the planting would take place within the existing median.

Chair Phinney suggested that the Department of Public Works (DPW) create a presentation which includes the roadway improvement projects, median improvement projects, and the street tree replacement program, to present at the upcoming night meeting in July. He added that the presentation would allow the public clarity as to the direction and importance these projects have to Marina del Rey.

Ms. Bennett stated that DPW is very interested in reaching out to the public and will discuss the idea with the Department.

7. Staff Reports

Ms. Miyamoto pointed out the upcoming Visioning Process Meeting on June 1st and mentioned the Department of Regional Planning (DRP) will include the meeting information on its website.

Ms. Gutierrez added that the Visioning Process Meeting's information will be available on DRP's website as early as next week and that participants will meet in Parking Lot 5 on Admiralty Way and Bali Way next to the library at 8:45am for registration.

Mr. Jones mentioned that the Small Craft Harbor Commissioners suggested a joint meeting with the DCB to listen to the Visioning Process project and to solicit public comment; this meeting will be coordinated with DRP.

Mr. Miyamoto also mentioned the upcoming Parcel 44 redevelopment project and stated the night meeting on July 16th will allow the public access to the information and the meeting announcement will be published on DBH's website.

All reports were received and filed.

Public Comment

Mr. Nahhas stated that the number of items on the agenda for the upcoming night meeting should be limited, in the interest of time.

Board Comment

Chair Phinney suggested that DBH add a link on their website to DRP's website as soon as possible; he then clarified that the Visioning Process meetings are open to all residents of Los Angeles County.

8. Adjournment

Chair Phinney adjourned the meeting at 3:13 PM, in honor of Beverly Moore's retirement.

Respectfully Submitted,

Yeni S. Maddox
Secretary for the Design Control Board



To enrich lives through effective and caring service

August 15, 2013



Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

Gary Jones
Deputy Director

TO: Design Control Board
FROM: *[Signature]* Santos H. Kreimann, Director

**SUBJECT: ITEM 5B - PARCEL 125I - MARINA CITY CLUB - DCB #10-016-C
FURTHER CONSIDERATION OF FINAL PROMENADE IMPROVEMENTS
AND DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 5B on your agenda is a returning submittal from the lessee of Parcel 125I, Essex Property Trust (Applicant), for Final Design Review of proposed renovations to approximately 1,500 feet of pedestrian promenade and fire access lane adjoining the waterfront along the southerly boundary of Parcel 125I.

Background

The landside of Parcel 125I is improved primarily with the Marina City Club (MCC), a 600-unit residential condominium project consisting of six 17-story crescent-shaped towers. There is also the Marina City Promenade Apartments, a 3-story, 101-unit apartment building. On the waterside is a 320-slip anchorage, which is currently undergoing construction. The condominium units are owned by individual homeowners, who are independent of Applicant, while the Apartments and the anchorage are owned by Applicant under a long-term lease.

In March 2011, the final review of the promenade and fire lane designs, which included paving materials, landscape treatments around seating areas, shade structures near seating areas, fencing, and dock gates was before your Board. At this hearing, the project was approved with the sole condition that the Applicant provide staff with updated plans for the record. After the March 2011 meeting, the fire lane and promenade designs and some landscaping materials were amended.

The Applicant returned to your Board in May 2013 for final approval of a revised design. At that meeting, Chair Phinney recommended that Applicant withdraw the application due to issues regarding loss of landscaping and aesthetic quality from the previously-approved plans. No action was taken and the application was withdrawn by Applicant. Since the May 2013 hearing, Applicant has made revisions to the promenade design including modifications to the seating areas, landscaping and hardscape design.

Design Revisions

Promenade Hardscape

The previous design of the promenade hardscape consisted of stamped concrete that included a swirl pattern of earth-tone colors, varying from shades of gray and tan, plus a

dark shade of blue, that spanned the entire length of the Marina City Club fire lane and promenade. The blue stamped concrete hardscape ran from west to east along the southern edge of the promenade (edge of promenade that is adjacent to the Marina), from the Fantasea Yacht Club to the eastern edge of the Marina City Club property. With the proposed redesign, this portion of the stamped concrete has been maintained, but revised to Euroblue (Davis Color 418).

The swirl pattern has also been redesigned so that it now runs in a continuous, horizontal, wave-like pattern along the entire length of the Marina City Club fire lane/promenade. The colors of the swirl have been revised to include only varying shades of brown: Saddle Soap (Proline Dura Color 632) on the section closest to the seawall (and adjacent to the blue stamped concrete); Sage (Dura Color 607) for the middle section; and Mojave (Proline Dura Color 605) on the section closest to the Marina City Club apartments.

The previous hardscape design also included brown stamped concrete areas along the promenade. These areas were located at the gangway access gates (on the waterside edge of the walkway) and at breezeways along the fire lane (on both sides of the gated fire lane). In the proposed redesign, these stamped concrete areas have been maintained, but the color has been revised to Mojave (Dura Color number 605). The one exception is the stamped concrete area located at the gangway access gate closest to the Fantasea Yacht Club (at the western end of the promenade), which has been maintained in the previously proposed color, Pantone Color 7505C.

Seating Areas

As with the previous design, nine seating areas will be located near the seawall, together with a trash receptacle, two benches, concrete paving, and accompanying palm trees. However, the benches and trash receptacles have been revised to have a metallic finish, instead of a wood finish as previously proposed. Further, the revised design includes the addition of three decorative flags in each of the seating areas. The flags would be designed to reflect the theme of the new Marina gangway access gates. These flags would measure 5' tall by 1'-6" wide and would be mounted atop 11', 13', or 15' tall flagpoles. Each seating area would incorporate three flagpoles, one of each height, arranged in a row by increasing height, with the tallest flagpole on the east side. The flagpoles would be arranged onto a 6' long base, with two feet of space between the outer and center flagpoles.

The Applicant is also proposing three alternative designs for the seating areas, which incorporate decomposed granite hardscaping instead of concrete paving. Two of the alternative designs also propose additional landscaping. All three of the alternatives will include a trash receptacle, two benches, two palm trees, and three decorative flags. The first alternative design proposes decomposed granite hardscaping, but with all other elements to remain the same as in the main proposed design.

The second and third alternative designs also include decomposed granite hardscaping, but further incorporate new central landscaped areas. These landscaped areas would

DESIGN CONTROL BOARD MINUTES
August 21, 2013

Members Present: Peter Phinney, AIA, Chair (Fourth District); Helena Jubany, Vice Chair (First District); Tony Wong, P.E, Member (Fifth District)

Members Absent: Simon Pastucha, Member (Third District)

Department of Beaches and Harbors Staff Present: Gary Jones, Acting Director; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Mindy Sherwood, Interim Secretary for the Design Control Board

County Staff Present: Anita Gutierrez, Department of Regional Planning; Amy Caves, County Counsel; Gina Natoli, Department of Regional Planning

Guests Testifying: Adam Berry, Essex Property Trust; Jeff Winter, Bluewater Design Group; Jill Peterson, Pacific Ocean Management, LLC; Melik Gozalian, Marine Parts Supplier; Kishiko Muradian, MOMO; Greg Schem, The Boatyard; Paul Collins, PAC Design; Aaron Clark, Armbruster, Goldsmith & Delvac, LLP; David Canzoneri, Villa Del Mar Properties, Ltd; Brian Tichenor, Tichenor & Thorp Architects

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:33 PM.

Board Member Wong led the Pledge of Allegiance.

Chair Phinney requested a change in the order of the agenda so that New Business Items 6A, 6B, and 6C, all signage requests, would be heard first. The Board unanimously agreed to Chair Phinney's request.

2. Approval of June 19, 2013 and July 16, 2013 Minutes

On a motion of Mr. Wong, seconded by Vice-chair Jubany, the Board unanimously approved the minutes for June and July of 2013.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

3. Public Comment

None

4. Consent Agenda

None

5. Old Business (Items 6A, 6B and 6C were heard prior to Items 5A and 5B)

A. Parcel 44 – Pier 44 – Consideration of final redevelopment and DCB Review related thereto – DCB #08-015

Mr. Lopez presented the project staff report and at the request of Chair Phinney, read the following conditions into the record.

- Revise design, massing and orientation of Building V, to allow a wide central view corridor toward Basin G from Admiralty Way;
- Include pedestrian enhancements and improve pedestrian connections throughout the parcel including at the intersection of Admiralty Way at Mindanao Way. Landscaping in view corridors should be kept low to avoid interfering with the view of the Marina;

- Enhance pedestrian promenade and bicycle path with amenities and additional landscaping;
- Distribute bicycle parking stalls in multiple locations and near entryways throughout parcel, rather than in one centrally located area;
- Reexamine the mass and scale of Building II (Trader Joe's);
- Revise building design and orientation of Buildings VI and VII to allow conditions listed above to be accommodated;
- Exploit design differences for the buildings on the property;
- Further develop Building VII. Consider locating the yacht club there; and
- Return for final project review post-entitlement for final colors, materials, building design, landscaping, promenade/site amenities, signage and site illumination.

Public Comment

None

Board Comment

Chair Phinney suggested a revision to the second condition, to clarify the Board's intention to have a diagonal access point at both of the project's intersections along Admiralty Way. He requested that staff add the intersection of Admiralty Way and Bali Way to the second condition.

On a motion of Mr. Wong, seconded by Vice-chair Jubany, this item was approved unanimously with the following revision to the second condition:

- Include pedestrian enhancements and improve pedestrian connections throughout the parcel including at the intersections of Bali Way and Admiralty Way and Mindanao Way and Admiralty Way. Landscaping in view corridors should be kept low to avoid interfering with the view of the Marina.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

B. Parcel 125 – Marina City Club – Further consideration of promenade improvements and DCB Review related thereto – DCB #10-016-C

Mr. Lopez presented the project staff report.

Mr. Berry introduced himself and stated Essex Property Trust would be presenting three alternatives that incorporate Board comments made at the May meeting.

Mr. Winter presented the project and stated that revisions were made to the hardscape, landscaping and seating areas. He summarized that the lessee was proposing to widen the promenade up to 12 feet in width, make it accessible to the public 24 hours a day, and make it compliant with the Americans with Disabilities Act. Mr. Winter further stated that the pavers that had been approved as part of the 2011 submittal, had been replaced with stamped concrete, the existing palms trees would remain, and the seating areas had been revised to incorporate flags as vertical elements. Mr. Winter opined that the pattern of the concrete would contribute to a sense of open space.

Public Comment

None

Board Comment

Vice-chair Jubany wanted to know why the proposed benches were changed from wood to metal and if there was any cost difference or maintenance issues contributing to the choice between the two materials.

Mr. Winter responded that the wood would not stand up as well to the marine environment and that the metal would complement the new railing along the seawall, and the security fence.

Chair Phinney disclosed he had ex parte communication with the applicant and his architect at his office, and that during that meeting he suggested adding landscaping and softening elements which he thought were missing from the originally revised plan. He further stated that he thought that Alternative One was not as interesting as Alternatives Two or Three, and asked for the Board for their opinion on the alternatives. Mr. Phinney then asked the applicant if there would be no irrigation to the landscaping, because they were proposing drought tolerant plants.

Mr. Winter responded irrigation was not necessary for these plants, because of the amount of moisture naturally occurring in the air.

Mr. Wong asked who would be responsible for maintaining the landscaping.

Mr. Winter responded the lessee would be responsible for maintaining the landscaping.

Mr. Jones noted even though it is the promenade it is still the leaseholder's responsibility to maintain the area.

Mr. Tripp stated that the lessee has agreed to maintain the landscaping and that staff will ensure that it survives.

Chair Phinney requested confirmation that the Board was voting on the final design package as a whole and making a recommendation on one of the alternatives.

Vice-chair Jubany thanked the applicant for working closely with the Board to provide a better looking project.

On a motion of Vice-chair Jubany, seconded by Mr. Wong, this item was approved unanimously with the selection of Alternate Two as the preferred alternative for the seating area and landscaping.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

6. New Business

A. Parcel 145 – Hilton Garden Inn – Consideration of additional business identification signage and DCB Review related thereto – DCB #12-014-B

Mr. Lopez presented the project staff report.

Public Comment

None

Board Comment

Chair Phinney asked about the hours of operation and proposed illumination schedule for the sign.

Mr. Lopez responded that staff's recommendation to allow the sign to be lit for one hour after closing was consistent with what had been previously approved by the Board for bars and restaurants in the Marina.

On a motion of Vice-chair Jubany, seconded by Mr. Wong, this item was approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

B. Parcel 56 – Momo Gift Shop – Consideration of business identification signage and DCB Review related thereto – DCB #13-006

Mr. Lopez presented the project staff report.

Public Comment

None

Board Comment

Vice-chair Jubany asked why the proposed façade-mounted sign appeared to be located off-center over the window.

Ms. Muradian responded that it was their intention to center the sign over the window.

Chair Phinney recommended that the façade-mounted sign should be the same width as the window, and centered above it so that it appears to be part of the building. Regarding the blade sign, he recommended that it be made smaller, so that it would be in compliance with the County Code.

On a motion of Vice-chair Jubany, seconded by Mr. Wong, this item was approved with the above-mentioned recommendations, and approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

C. Parcel 44 – Marine Parts Supply – Consideration of business identification signage and DCB Review related thereto – DCB #13-007

Mr. Lopez presented the staff report.

Vice-chair Jubany asked if staff they had pictures of other signs located on the same building.

Mr. Lopez showed photos of other signs located on the property.

Public Comment

None

Board Comment

Vice-chair Jubany asked for clarification of staff's recommendation to approve one sign and deny the other.

Mr. Lopez responded that staff was recommending the approval of the signage that reads, "Marine Parts Supplier," because it contained the name of the business, and the denial of the sign that reads, "Marine Engine Service," because it is simply describing a service that is offered, and the Marina del Rey sign regulations only permit one façade-mounted sign per non-contiguous street or water frontage.

Chair Phinney asked the applicant if the two store fronts that he was occupying were two different businesses.

Mr. Gozalian responded that it was only one business.

Ms. Peterson stated the second sign describes a service that the business offers.

Vice-chair Jubany asked if signage had previously come before the Board, which included the phone number of the business, and if this type of sign was typical in the Marina.

Mr. Lopez responded that the Board had approved signs with phone numbers on them before, and that it depended on where the sign was located and what already existed on the site.

On a motion of Vice-chair Jubany, this item was approved with the staff recommendation of approval of first sign, which reads, "Marine Parts Supplier," and denial of the second sign. The motion was seconded by Mr. Wong and approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

D. Parcel 53 – The Boatyard – Consideration of site renovation concept and DCB Review related thereto – DCB #13-008

Mr. Lopez presented the staff report.

Mr. Schem introduced himself and gave a summary of the proposed project.

Public Comment

None

Board Comment

Chair Phinney stated that the Board could not comment whether or not the proposed landside promenade was consistent with the promenade proposed for the Boat Central project proposed on the neighboring parcel, because that project was denied by the Board, and they never saw the final design plans.

Mr. Tripp stated that the promenade proposed for this project was similar to the Boat Central project, but much narrower, at about 12 feet in width, versus 28 feet for that project.

Chair Phinney stated this project is different from most projects reviewed by the Board because it is a commercial fishing project with no public aspect to it. He stated that the project had no public promenade along the water, but was providing an expanded walkway along the street. Chair Phinney then asked staff if the existing public promenade essentially stops at Boat Central and doesn't pick up again until Fisherman's Village.

Mr. Tripp responded that currently there is no public promenade that goes around the launch ramp, and that the Local Coastal Program states that some uses, such as boat yards, are not required to provide a waterfront promenade, because of safety issues.

Chair Phinney stated that he hoped that as part of the lease negotiation, the property along the Ballona Wetlands could be looked at for discussion of a possible public promenade along the wetlands, when a waterfront promenade cannot be provided. Specifically Chair Phinney asked if lessees could provide financial and design contribution to such a promenade, even though it is not part of their leasehold. Chair Phinney then asked staff if any discussions had been made about such an idea.

Mr. Jones stated that it had been considered during the negotiations, as had question as to whether a marine commercial use was the best use for this parcel, and the boat yard located next to it on Parcel 54. It was eventually determined that this type of use was critical to the vitality of the Marina, and that while the department had made similar requirements on less crucial uses, it did not feel it was appropriate in this case.

Chair Phinney asked if the applicant was going to be coming back to the DCB, with some refinement for, final approval.

Mr. Lopez affirmed that the project would return for final review.

Chair Phinney stated that he was dissatisfied with the sidewalk and would like to the department to negotiate a walkway across the street as part of this project.

Mr. Tripp responded that the land which he is referring to belongs to California Department of Fish and Wildlife and that it would be difficult to condition a project to build on land that is owned by a state agency.

Ms. Miyamoto stated that the Ballona Wetlands is working on their environmental document, which would be going public in a couple of months. She further stated that the document going public would provide an opportunity for interested parties to make comments about the connections between the Marina del Rey and the Wetlands.

Mr. Tripp suggested the Visioning Process is another opportunity where this issue may be addressed.

On a motion of Chair Phinney, the preliminary site plan was approved with the requirement that improvements be made to the exterior of the carport structure, specifically the wave design on the side of the building near the fire lane, that increased transparency be provided in the perimeter fencing, particularly at the southeast corner, and that the applicant further refine the chain link fence around the site. The motion was seconded by Mr. Wong and approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

E. Parcel 13 – Villa del Mar Apts – Consideration of site renovation concept and DCB Review related thereto – DCB #13-009

Mr. Lopez presented the staff report.

Mr. Clark, Mr. Canzoneri and Mr. Tichenor gave their presentation on the project.

Public Comment

Charles Preston expressed his support for the renovation.

Tim Riley submitted a letter of support from the MdR Lessees Association.

Board Comment

Vice-chair Jubany stated that she liked the pattern chosen for the promenade.

Chair Phinney recommended more up lighting opportunities with shuttered LED fixtures with low wattage to up light the flax proposed behind the benches. He also suggested lighting the potted materials located near the restrooms, and using up lights and down lights to enhance the promenade.

Vice-chair Jubany asked if the parking area was facing the promenade, and if so, what efforts were being made to screen it.

Mr. Canzoneri confirmed that the parking area did face the promenade, and stated that vertical elements and green screening would be used to address the issue.

On a motion of Vice-chair Jubany, seconded by Mr. Wong, this item was approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

7. Staff Reports

Ms. Miyamoto introduced Gina Natoli from the Department of Regional Planning.

Ms. Natoli provided a report on the Visioning Process. She informed the Board that her department had created a virtual town hall for the Visioning Process, which could be accessed by going to www.envisionmdr.com. Ms. Natoli also stated that in September, she will be going before the Regional Planning Commission, to listen to their ideas and suggestions and then will return to the Small Craft Harbor Commission and DCB at a joint meeting in October.

All other reports were received and filed.

Public Comment

None

Board Comment

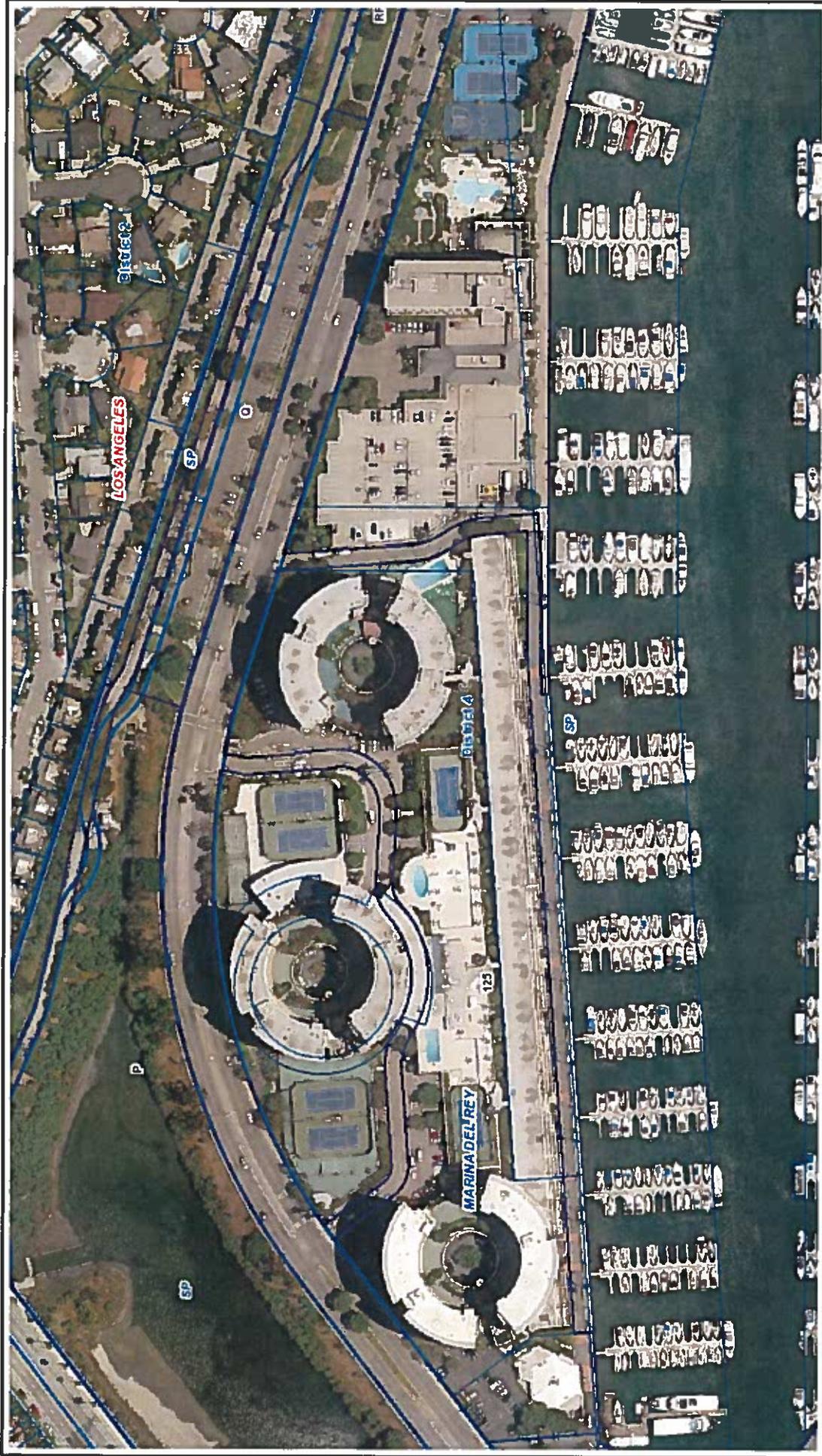
Chair Phinney stated he visited the town hall website and that the information is out there and easy to find.

8. Adjournment

Chair Phinney adjourned the meeting at 4:10 PM.

Respectfully Submitted,

Mindy Sherwood
Interim Secretary for the Design Control Board



Parcel 125

Printed: Mar 20, 2014

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