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

Santos H. Kreimann
Director

Kerry Silverstrom
Chief Deputy

December 17, 2009 2:00 p.m.

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

- Members Present: Peter Phinney, A.I.A., Chair, Fourth District
Helena Lin Jubany, First District
Tony Wong, P.E., Fifth District
- Members Absent: Simon Pastucha, Vice-Chair, Third District
David Abelar, Second District
- Department Staff Present: Santos Kreimann, Director
Gary Jones, Deputy Director
Charlotte Miyamoto, Chief, Planning Division
Ismael Lopez, Planner
Teresa Young, Secretary
- County Staff Present: Tom Faughnan, Principal Deputy County Counsel
Michael Tripp, Department of Regional Planning
- Guests Testifying: Aaron Clark, Armbruster Goldsmith & Delvac, LLP
Gin D. Wong, Wong & Associates
Ben Ryan, The Hardage Group
Justin Wortman, Gin Wong & Associates
Aram Chahdazian, Architect for Legacy Partners
Sean McEachern, Legacy Partners

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

Mr. Phinney called the meeting to order at 2:02 p.m. and Mr. Wong led the Pledge of Allegiance

**Mr. Wong (Phinney) moved to excuse Mr. Pastucha and Mr. Abelar from the meeting
{Unanimous consent}**

2. Approval of the DCB minutes

Mr. Wong (Phinney) moved to approve November 19, 2009 minutes with the following changes (underlined):

- On page one of the minutes **Mr. Phinney is the Chair** of the Design Control Board and **Simon Pastucha is the Vice-Chair**

3. Design Control Board Reviews

A. Parcel 50 - Marina West Center - DCB #09-018

Approval of the record of the DCB October 22, 2009 action continued from the November 19, 2009 meeting approving signage for Affordable Portables, a new tenant

Mr. Wong (Jubany) moved to approve DCB Review #09-018 as submitted {Unanimous consent}

B. Parcel 95 - Marina West Center - DCB #09-017-B

Approval of the record of the DCB November 19, 2009 action approving permanent signage for Images Furniture Warehouse, a new tenant

Mr. Wong (Jubany) moved to approve DCB Review #09-017-B as submitted {Unanimous consent}

C. Parcel 7 - Tahiti Marina - DCB #09-019

Approval of the record of the DCB November 19, 2009 action approving new dock gates

Ms. Jubany (Wong) moved to approve DCB Review #09-019 as submitted {Unanimous consent}

4. Consent Agenda

None

5. Old Business

A. 2010 DCB Meeting Schedule

Further consideration of the 2010 DCB Meeting Schedule

Ms. Miyamoto stated that alternative meeting times were reviewed and due to scheduling conflicts some of the DCB members had, the best alternative was the third Wednesday of each month with meetings beginning between noon and 2 p.m.

Public Comments

None

Board Comments

Mr. Phinney expressed appreciation for staff's work in assembling the proposed schedule to work around his teaching schedule and Mr. Abelar's evening meeting conflicts. He then suggested 12:30 p.m. as the starting time

Mr. Wong suggested the approval of the calendar with the condition the two absent Board members have the opportunity to review the schedule

Mr. Wong (Jubany) moved to approve the 2010 DCB schedule as submitted with meetings on the third Wednesday, starting at 12:30 p.m., subject to review by absent DCB members {Unanimous consent}

B. Parcel 9 - Woodfin Hotel and Timeshare Resort - DCB #04-015-C

Further consideration of waterfront pedestrian promenade

Mr. Lopez gave an overview of the project

Mr. Ryan commented on the Regional Planning Commission meeting on October 14, 2009 where they were asked to present promenade improvements. He also provided details about the development's amenities and Variance to eliminate the 10-foot setback from the promenade

Mr. G. Wong described promenade improvements

Public Comments

None

Board Comments

Mr. Wong suggested the Applicant incorporate green building features, such as solar panels

Mr. Ryan, Mr. Clark and Mr. G. Wong noted that solar panels would be considered and that the project would meet the County's new green building ordinance

Ms. Jubany asked that when the Applicant returns to the DCB for final design review following entitlement approvals, they clearly delineate all new amenities including water taxi gate and shading improvements. The water taxi gateway canopy should cantilever over the water without obstructing water views and without surcharging the sea wall. This will extend the visual impact of the 28'-wide promenade. She added that paving, lighting, furniture and railing design needs to be coordinated with the parcels on either sides

Mr. Phinney asked Mr. Tripp to convey to the Regional Planning Commission the DCB's appreciation for sending the projects back to the DCB for architectural input

Mr. Phinney requested the Applicant and staff to research other agency water taxi stops and consider a unifying element such as a banner that could be used at all water taxi stops

Mr. Phinney concurred with Ms. Jubany's comments on the cantilever of the canopy and the coordination of the promenade paving and improvements with the adjacent parcels. He suggested a small canopy on the promenade with a larger canopy built on the dock

Mr. Phinney noted that palm trees are typically not approved by the DCB or Coastal Commission because many species are not drought tolerant

Mr. G. Wong commented that palm trees were proposed instead of tree species with canopies that may interfere with the Fire Department's access on the promenade

Ms. Jubany said she would like the DCB to review the Board Review of this item before it is submitted to Regional Planning

Ms. Miyamoto indicated the Board Review will be detailed

Mr. Tripp advised that the Regional Planning Commission wanted the promenade to be more welcoming

Mr. Wong (Jubany) moved to approve the project as submitted on DCB #04-015-C with the condition that the Applicant return post entitlement for final approval of landscape, lighting, signage, color and materials {Unanimous consent}

C. Parcels 10/FF - Neptune Marina - DCB #04-014-C
Further consideration of waterfront pedestrian promenade

Mr. Lopez gave an overview of the project

Mr. McEachorn discussed additional details considered for the promenade including sitting areas and planters

Mr. Chahdazian described the promenade improvements

Public Comments

None

Board Comments

Ms. Jubany noted the promenade paving pattern where vehicles have access should be differentiated to alert pedestrians

Ms. Jubany raised questions about the raised planter and asked they be reduced in height and scale so as to eliminate the notion of a barrier plus provide informal seating for the pedestrian. She expressed liking the unshaded benches that could be more of a sculpture and therefore beautiful and iconic. Ms. Jubany reiterated the need for coordination of the paving design where the promenade terminates at the adjacent parcels. She appreciated the proposed promenade furniture and light fixtures, but suggested establishing a creative design theme that is not cartoonish

Mr. Phinney commented on the elevation of the courtyards in relation to the promenade and accessibility to the public

Mr. Phinney asked that the porthole windows at the base of the buildings be rethought

Mr. Wong (Jubany) moved to approve DCB #04-014-C with the condition that a final design be submitted post-entitlement {Unanimous consent}

6. New Business

A. Board Review Approval Process

Discuss alternatives to the existing Board Review approval process

Ms. Miyamoto gave an overview of the project

Public Comments

None

Board Comments

Mr. Phinney noted that this process was an attempt to streamline the approval of all projects beginning in January 2010 whereby before the end of the meeting, staff would restate the DCB's motion and conditions of approval for those items selected by the Board

Ms. Miyamoto advised this would eliminate the 30-day wait period for the Board Reviews, as currently processed. The Board may elect to have any Board Review return the following meeting for consideration

Ms. Jubany (Wong) moved to approve the new Board Review process as suggested by Mr. Phinney {Unanimous consent}

7. Staff Reports

All Staff Reports were received and filed

Mr. Wong left the Design Control Board meeting at 3:40 pm because no further official action was required and quorum was lost

Ms. Miyamoto commented on the Local Coastal Program Periodic Review noting that the County is continuing to prepare the response document that is planned for submittal to the Coastal Commission by April 29, 2010

Mr. Tripp noted that the redevelopment project proposed for Parcels OT and 21 would return to DCB for additional review of pedestrian connections and promenade details, respectively before returning to the Planning Commission on April 7, 2010

Mr. Phinney suggested revisions to the Development Project Status Report to include the number of the projects in the Project Report Key Map on the waterside for waterfront projects listed, especially numbers 14 and 16

8. Public Comments

None

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Adjournment

**Mr. Phinney (Jubany) moved to adjourn the Design Control Board meeting at 3:46 p.m.
{Unanimous consent}**

Respectfully Submitted,

Teresa Young
Secretary for the Design Control Board