

Mariners Village Renovations Resident Meeting Transcript – April 27, 2021

Erik Alexander:

Okay. Thank you all for your patience while we add more people in, I want to welcome all of you this evening to the Mariners Village renovation design presentation. We're very glad that you could join us and really appreciate you being here with us tonight. We're excited to share our design concepts with you, but before we get started, let me give you an overview of our process tonight. We're going to have four speakers. The presentation will last about 30 minutes. There'll be up to an hour for questions following the presentation, as you've already seen everybody's muted during the presentation, but after the presentation, I will share how to ask a question or provide a comment to what's being presented tonight.

Erik Alexander:

So, in addition to thanking all of you for being here, I would also like to extend a special thanks to the following people who are joining the meeting tonight, Jamie Wilson with Supervisor Janice Hahn's office is with us. Thank you, Jamie. Matt Johnson, his colleague from the supervisor's office is also with us tonight. Thank you, Matt. And finally, Michael [inaudible 00:02:06] with the Department of Beaches and Harbors is joining us as well. Appreciate you being here, Michael.

Erik Alexander:

So as way of background, some of you know the renovation for Mariners Village has been many years in the making. Initially, it was contemplated as a comprehensive redevelopment of parcel 113. Incidentally parcel 113 is how the county designates the Mariners Village property. The current renovation however, this plan only addresses the current structures of the property and does not add any new buildings. The current renovation plan was developed with significant input from our residents, the Marina Del Ray community at large, the Department of Beaches and Harbor, the county supervisor's office and the lessee. We appreciate all of the feedback that we've received over the last several years. And it's been a lot, and we've really done our best to try to incorporate all of those ideas that we think serve the residents of Mariners Village and its neighbors.

Erik Alexander:

The renovation plan is focused on repairing important infrastructure items. It will also focus on updating the building facades with a fresh look that preserves the unique character of our community. This plan also is focused on protecting and enhancing the lush landscaping, waterways and the wildlife habitats. Beautifying the public promenade, and finally enhancing the resident amenities.

Erik Alexander:

So, I know the promenade is a particular interest to some of you, especially if you live along the main channel and that will be addressed tonight during the presentation. Mariners Village is the last remaining parcel in Marina Del Ray to open its promenade to the public, and that's consistent with the local coastal program.

Erik Alexander:

We have gone through an exhaustive review and RFP process to select the design consultants that you're going to meet tonight. We chose them not only for their capability of executing a project of this magnitude. We also picked people that have local roots and experience, but more importantly, that share and respect the vision of a rejuvenated Mariners Village.

Erik Alexander:

The purpose for tonight's meeting overall, the objective is to show you the design that the team had come up with, with everybody's input. And we're going to focus on three main elements, the building architecture, the landscape design and the promenade renovation, and that part will include controlled access items coming from the promenade to the community.

Erik Alexander:

Philip Kang is our project executive, and he will provide an overview of new design features. Philip will be followed by Patrick Winters with Nadel Architects. Patrick is going to be covering the architectural concepts. Darren Shirai is with AHBE MIG, and he's going to walk us through the landscape concepts. And then following Darren, we will have a Q&A session and this is where if you wish to ask a question or make a comment, you will be put into a queue, unmuted and you'll be given an opportunity to speak.

Erik Alexander:

The Zoom facilitator will prompt you when it's your turn. And again, I'll give directions on that once we get through the presentation. So again, we really appreciate you taking the time to be with us tonight. We hope that you enjoy the presentation and I'll now turn it over to Philip.

Philip Kang:

Thank you, Erik. And I wanted to thank everyone for your time today, and we are very excited about this upcoming renovation and to share our designs with all of you. For those of you who have been with us for quite some time, you know, that this has been something we've been working on for over 10 years. Tonight is sort of the culmination of the next step, where we are ready to present the designs and move forward with the upcoming renovation. What I will do is provide a high level summary of what the renovation scope and design would look like.

Philip Kang:

Nadel and MIG our architects will provide more details for you, and what I want to do right now is, just take a moment and check, look back into where Mariners Village came from. We see Mariners Village now as this beautiful garden style property facing the ocean... Unique in its way in Marina Del Rey and there is no other property like it. It is what many people call [Unknown 00:30:03], right? But if you look back when this building was first constructed in the sixties, there was no force, it was no urban and it wasn't even a fort, right? So it's been 50 years later in this beautiful property has emerged and now we are going where we are dedicating and committing ourselves to build and rebuild Mariners Village for the next 50 years.

Philip Kang:

That is a big commitment that ownership has made, working in conjunction with each as a Harbor as well as other stakeholders. Ownership has committed to invest over a hundred million dollars back into

the property, so that we can lay that groundwork for the next generation. That feat is not [inaudible 00:07:50] . With that comes many decisions, many scope items, budget management, timing, hiring, and a lot of hard work to actually execute this.

Philip Kang:

One of the items that we would like to share with you is the design. If you think about the hundred million plus dollars that we will reinvest into the property, you could imagine the different opinions and thoughts and focus and concerns that people may have. We are faced with a difficult decision and trying to do the right thing for the property and for the next generation, but also understanding that there is a price tag, there's also limitations and there are parameters that we have to work through. If I had to give a very extreme example of this, I would like to share this thought. There is concern about opening up the promenade to public walkways. That has been a very sensitive topic for many, many years. We have servings folk spoken to too many residents over the years, and there are two polar views, one of them, which is they will like to not open the public walkways, but if they did, they will like to construct high cinder block walls, put in barbed wire, right?

Philip Kang:

Anything they can to preserve a sense of quote, unquote safety. Then there's the other view where people are, we are facing the waterfront. We are on the channel side, we would like free and clear view... Experience the breeze, be able to see the sunset, right? There are these extreme views, then many views in between. This is just one example that we face where we try to collaborate and work within our own parameters to design a renovation build that will be the right thing for the property. I will do a quick rundown of what the renovation scope would be.

Philip Kang:

That starts with the building exteriors. We are focused on keeping and maintaining the character of the exterior's while giving it more of a modern, twist to it. Each the structure, the ceiling, the height, the actual dimensions of the property will not change, but we will provide a new roof, and put new siding on, paint the stucco, you rent the windows, fixed repair and upgrade balcony surrounds. The exterior scope will also apply to the village where we have a little shingle and all the wood, or if you would like to update to new, but preserve the character of what Mariners Village was.

Philip Kang:

For the interiors. It starts with new infrastructure, plumbing, electrical, mechanical, sewers, so that we can rebuild the building from the inside out. So that it could last for the next 50 years as I stated before. The interior finishes will also be upgraded with cabinets and quartz countertops, appliances, and flooring, et cetera. So we are looking to rejuvenate and bring back the interiors to today's standards and with higher quality. Scope also includes all the site work. There are many amenities out there with the pool, which we will preserve. We will upgrade re-skin and provide a better customer experience for all of our residents.

Philip Kang:

It will include barbecues and trellis and fire kits. We will also provide an additional amenity where, there are thoughts that upgrade the tennis court to deliver extra recreational amenities to our tenants. That we will review within our landscape presentation. And obviously there is a focus with the landscape to provide new planting, and soft scape all within preserving the trees and maintaining them as well as

protecting, obviously the birds. The final one would be the promenade, where there is a lot of focus there, and there are certain things that we will have to upgrade and there are many exciting features that we would like to add. Includes when you, walkways and roadways, fencing, lighting will also upgrade the view peers and channel outlooks, of which some of them are not usable right now. All of that is within our plan and, feel that the customer, the market, people will be very excited about this.

Philip Kang:

With that, what I would like to do is introduce Patrick Winters from the Nadel Architects. Now, Nadel Architects is one of the top architects in the US, founded in 1973. They've done work all over the US with a focus in LA, but also with the Marina Del Rey as well. With that, I'd like to hand it over to Patrick.

Patrick Winters:

Hello everybody. I'm Patrick Winters with Nadel Architects. Thanks for being here tonight. I'm going to briefly talk about the buildings. There's going to be another segment after me about the landscape, and then another segment about the promenade. But in meantime, I want to talk about the buildings and what we're doing for our clients in a thread.

Patrick Winters:

So let me set the stage as to how we approached this project. When we first started with our client E&S Ring, we very quickly realized this is a legacy project for them. We went through a series of discussions and alternatives about what should the look in the field be? How close should it be to the original and how different it should be to the original and there now.

Patrick Winters:

The project is one of the first large scale apartments that was built in the Marina. It's a very important part of E&S Ring's company, and they were very, very engaged with this discussion.

Patrick Winters:

So what you see on the screen now is one of the slides that we showed them, which was a series of alternatives that talked about various looks and feels and palettes. This series of images and materials, we called a seaside cottage. The idea here is to keep some of the vernacular forms and some of the materials that are there and some of the field that is there, but play it up in a little bit fresher way in a little bit of a different way than the building, as it was constructed in the late sixties, early seventies.

Patrick Winters:

In other words, the seaside cottage at that time may have looked more like a new England Seaport. Now I think the seaside cottage that we're going for, it looks more like a California coastal kind of approach. The colors are lighter. The forms are a little bit cleaner. The palette is a little bit more natural and reflective of driftwood and the earth and vegetation and just more natural, fresher and lighter.

Patrick Winters:

This is one of several concepts we've presented that were really thematic, more abstract in general, go apply across the board, but this was the one that was accepted by our clients. I think it was the right one for the project. We're using this series of palettes, colors, materials, the theme, if you will, to bring this to all the elements, all the buildings that are in the project.

Patrick Winters:

Now I'll emphasize, again, we're dealing with the existing buildings. This is a renovation. It's a pretty thorough renovation in fact very thorough, but we're not expanding any buildings. We're not adding square footage and we're not tearing down any buildings. We're not diminishing anything. So this is a refreshment of the existing buildings, units, and village that are there.

Patrick Winters:

How is this going to play out? If we look at the next slide, we'll show you, obviously there's a lot of apartments. There's 981 apartments in the community. Some of them are in bigger buildings. Some are in slightly smaller buildings, but a lot of the residential buildings have some of the characteristics that you're seeing on the screen. There's some stucco walls, there's some wood, et cetera. What we're going to do is we're replacing the roof with, with the new roof material a new darker roof. The stucco walls are going to be painted, that light. It's not a pure white, but it's a creamy off-white color. Again, a much fresher color. The bay windows that are currently have a lot of wood all over them are going to be re clad with more of a standing seam metal roof metal cladding, that'll be more durable.

Patrick Winters:

All the windows are going to be replaced with new dark colored, energy efficient dual pane windows, and then the existing telephone pole structures and the primary structures and beams that hold up the balconies and the various decks and the stairways, those will remain, but they're going to be freshened as well, sanded, smoothed cleaned up, stained lighter and so forth. All the railings, the guard railings on the deck and so forth will be replaced with the new design that you're seeing on the screen. We'll look at that in a little bit closer detail on the next slide.

Patrick Winters:

So on this slide, we're just zooming in a little bit on, again, this is just on the residential building... Again on the eaves above on the bottom of the roof, we're putting a new wood facing. The wood that we're using it's not a pure wood. It's actually a recycled material with about 60-70% recycled content that looks like real wood, but it is not. It's actually a product by a firm called Tenant Poly Evolve.

Patrick Winters:

We went through a lot of different selections and this one that fit the texture and palette, we really liked. The same material is going to be used for the balcony railings, which will be horizontal with this wood-like material and then behind it will be a new painted steel primary structure that will sit behind that way we won't really see it. That'll provide the structural support. Again, the stucco is freshened, we painted the new windows and new interstitial pieces between say on the bay area, the bay window on the right, so that the building exterior's become lighter, cleaner, obviously newer, and will really help the appearance overall and freshening overall. Between the units, we're putting up new privacy screens, where you have balcony next to the balcony, that'll help maintain privacy between the units.

Patrick Winters:

And again, the darker gutters matching the darker windows and so forth. So each material has kind of its own color and it fits together. I think it has a very nice complimentary palette.

Patrick Winters:

Now, if we look, if we talk about the village, which I believe is the next slide. I'm going to talk primarily about the exterior's here tonight, but the village we're not changing the forms of the village. We're not adding space. We're not adding square footage. What we are doing is re cladding the buildings again, in a light colored wood like materials, that's oriented vertically this time. That's actually a [unknown 00:21:18]. It's made from cement fiber, but it looks like one, it has a nice collar. It fits the palette very well. That's what you're seeing in the vertical striations on the building.

Patrick Winters:

The roof will be a darker steel standing seam metal roof. On the top of all of these pyramids, some of you may not know it, but originally those square apertures that are on the sort of truncated top of those parallels were skylights. Those are all going to be restored so that the interiors of each of these cube like pods, if you will, are going to be flooded with natural light and the interiors of course are going to be freshened and then re-done as well.

Patrick Winters:

So I think the interior is going to be very, very nice. Yes, the crow's nest, the observation deck is going to be retained. It's going to be freshened as well with the new painting staining, sanding and new railings and upgrades to the stair structure. So that it's will continue to be an iconic piece within the development. The same with the existing telephone pole structure, it's going to be cleaned up, but will remain where you see the vertical poles.

Patrick Winters:

That's actually holding up, big parts of the deck. If we go to the next slide, please, one of the, probably more noticeable changes is when you first drive up the area of parking, where visitors approach the Village... we're changing the ramp access a little bit, so that it's a much more direct access, which we think is going to be a lot friendlier, more direct and lead you to the center of the village just, very directly. Of course you see the, the crow's nest in the background.

Patrick Winters:

The lagoon is not going to change, other than freshening, clean up along with the rest of the landscape. Darren who follows me, we'll talk about that. The stone facing on the lower portion of the village is not going to change... Again, just cleaned up and freshened. The basic form of character is going to stay, but it's going to look, again more like a California coastal village than a New England fishermen village. I think that's the last slide on my portion of the presentation. And if so, then I'm going to turn this over to Darren Shirai of MIG, who is going to speak about the landscape.

Darren Shirai:

Hi everybody. Thanks for joining us tonight. My name is Darren Shirai and I'm a landscape architect with MIG. Next, please.

Darren Shirai:

The design that I'll be presenting tonight is the result of a collaboration between ourselves and the fine folks at E&S Ring, as well as our design collaborators, Nadel Architects. It's a comprehensive renovation. That means we're not tearing down and rebuilding. We are going to give everything an upgrade though. Everything from planting to the existing pool decks, the barbecue areas, the promenade all aspects of

the landscape will receive upgrade that will help provide a more enhanced living community at the village, as well as preserve as much as we can of the existing spirit of the place.

Darren Shirai:

This place is named by the LA Conservancy as a special place in LA that conveys something of the character of Southern California. We appreciate that, you know, and we share the values of ownership that this is really something special and needs to be preserved in some way. Next, please.

Darren Shirai:

What we're looking at throughout the site is all of the pedestrian spaces between the buildings. That includes the village. Next, please.

Darren Shirai:

It also includes all the pool decks, the spas, the natural stream system, and lagoons and waterfalls, the existing tree canopy. All of these elements of the landscape will be upgraded and given a complete facelift. Next, please.

Darren Shirai:

That includes all of the on podium courtyards, the courtyards that are in buildings 1A and 1B. Next, please.

Darren Shirai:

These spaces are going to be completely re-imagined. But what we think is important to preserve is the serenity of these courtyards. And so what we'd like, what we're seeing here in this vision rendering, is this idea of providing new amenities like these open pavilions for a live work type of lifestyle that's relevant to today but also preserving the, or recognizing the need to preserve a sense of serenity within this space, because there's people that live around it. This is being developed as a serene outdoor lounge area where there's fire features and water features to help facilitate a sense of community, getting to know your neighbors. Next, please.

Darren Shirai:

All of the barbecue areas are going to be upgraded with new paving, fixed seating, new fixtures, counter space, and dining space so that these spaces can be much more activated than they are today. What you're seeing in this vision rendering is that we're also providing these awnings that help provide a sense of privacy. Nobody likes to be in a fishbowl. These awnings help provide a modicum of shade, as well as some privacy from the units that surround these barbecue areas. Next, please.

Darren Shirai:

We are even taking a look at proposing, new recreational programming. This is a plan view of the tennis courts, and we're still preserving two of them on the left-hand side. What we're proposing, however, is some new programming on the right hand side. What you're seeing is a communal lawn area. On the north part of that space, is a pavilion for adult fitness and on the right hand side, some programming for children. We realized that there are young families moving in with children, and we think that there's a need to have a space where children can find a place to commune with each other. Next, please.

Darren Shirai:

In these next slides, there's some vision rendering that's happening. And what we're seeing in this one is the vision for the adult fitness area. There's a pavilion where, cross fitness activities can occur, open air outdoors that can also spill out onto the communal lawn area, which has synthetic turf. The whole area underneath the CrossFit pavilion is rubberized tile to help absorb the noise. And you can see in the background, there's a yoga class going on. We envision part of this adult fitness area being decking, so that group fitness classes can occur, and all of this is multifunctional. And so, community events can happen on the synthetic turf at night, maybe a small-scale movie night, or it could be reserved for small outdoor social functions. There's many different programmatic events that could happen within the space, instead of just a single use, which would be tennis courts.

Darren Shirai:

And so, if we go to the next slide, part of the space would be used for children, children's natural play. You can see in the background, there's a pavilion that will provide shade for a sand play area. In the foreground, you see log-like and stone-like structures within resilient safety surfacing. And so, all of these things work together with natural elements, like on the left-hand side, in those yellow planters, we're proposing a sensory garden that helps attract beneficial pollinators, like hummingbirds and butterflies, to attract nature to the space.

Darren Shirai:

Next, please. And even where there isn't current programming, and many of you who live at Mariners Village might recognize this area as the space that has an asphalt driveway and a sand pit. It's the area immediately to the east of the big lagoon and waterfall. And to the left you can see the proposed waterfront, and this space right here, we're proposing new amenity programming. And so, what you see are those triangles, are awnings for a hammock grove. That green area to the south below it is a miniature dog park, and to the right of it is a small, we're calling it a fire court. It's an outdoor lounge area. Next, please.

Darren Shirai:

And connecting all of these new amenities to the main part of the site is a system of walkways that will be lined with new planting areas, new trees, lots of opportunities for new landscape. And this is a view starting off at the site. You can see on the left-hand side what the existing area looks like in that existing photo. It's just asphalt, but what we're not changing is this view to the water. I think that's really important in the experience of living at Mariners Village, is this connection to the water. And what we're seeing in this picture, in the background, that glow, that's an outdoor fire feature. That's the central focal point of the outdoor lounge at the fire court, is what we're calling it. On the left-hand side of this view, you see the shade awnings over the hammock grove, and we'll talk more about that later. And then the immediate middle ground is some fencing that encloses the proposed dog park. Next, please.

Darren Shirai:

Here we are in the fire court, and you can see there's fixed seating that flank the fire feature. It's a great place to gather outdoors and feel this connection to the ocean. You can hear the sounds of the water, you can smell the water. If you're standing within this space, you can see it very clearly. And in the background, what's really important is the feeling of connection to the water is exclusive to residents, at this point. This is not open to the public. And so in the background, what you see is that there is a fob-controlled gate and fencing, that it's meant to be discreet. And that's why we're showing it hidden

within the planting, because there's going to be planting in front and in back, so that the planting together with the fencing works together as a strategy to provide a sense of openness, but at the same time, provide a measure of security and safety for residents, and a sense of division between public and private property. Next, please.

Darren Shirai:

Back within the site, there's a fun little space, a fun little dog park that we're providing for the exclusive use of residents only. It's filled with dog play elements, as well as amenities like the dog watering station on the right-hand side, as well as seating for just kind of taking a rest while your dog plays. Next.

Darren Shirai:

And you can see in all of these the before and after. So in the lower left-hand corner is a small picture of what the space looks like today. And so in this one, we're showing what our vision might be for a hammock grove. It's just a fun, outdoor gathering space, where there are hammocks that are mounted to posts, there's a variety of seating areas, like that swing bench that the person on the left-hand side is sitting on. And again, to provide a modicum of privacy for people using the space, the sail awnings, which is kind of a nod to being at the coast, but it serves a functional purpose, that people that hang out on a hammock don't want to be the object of just people living around them kind of looking down on them. So to help people feel a little bit more comfortable occupying the space, we provide these sort of sail awnings to provide a modicum of privacy. Next, please.

Darren Shirai:

And finally, we get to the promenade. The promenade will also be upgraded from end to end. Next, please.

Darren Shirai:

And in this vision rendering, what we're seeing is new paving, where we're tearing out all of the existing asphalt and the broken concrete, and we are paving end to end with new enhanced concrete. Those dark bands that meander through the promenade, those are all seated with ornamental aggregates and shells to help evoke a sense of being at the coast, to enhance that feeling of walking against the waterfront. And this is a public space, this is publicly accessible. On the right-hand side, what you're starting to see in this rendering is our strategy for providing a clear demarcation between private space and public space. It's intended to be discreet, because we want to find that right balance between providing security and safety with preserving the openness and connectedness residents have to the sea, that they enjoy today. And so, think about the strategy, think about it like a modern day white picket fence, how white picket fences work in residential communities to help convey a clear sense of private property and public property, without being a overbearing and intrusive, negative element in the neighborhood. Next, please.

Darren Shirai:

And here's how we envision kind of, this is a sort of bird's eye view of the promenade, with improvements to the paving, both in the promenade itself, as well as the overlook piers, which is in the foreground in the lower right-hand corner. We're proposing new planting, understory planting, which is the ornamental grasses, and flowering perennials, and flowering shrubs that are all kept at a height, not kept, they're selected so that they grow to a mature height of no more than three feet. That's so that we can ensure and preserve sight lines that help people feel safe walking around the promenade. It helps to

deter people from wanting to camp in the landscaping. That together with the proposed dune fencing that we saw in the previous image, we think provides a nice balance, preserving openness, and providing a modicum of security, and sense of demarcation between public and private.

Darren Shirai:

In the background, between the buildings, you'll see a taller fence with a fob-controlled gate, and we'll return to this issue later on. But together with the dune fencing, we're also thinking about how to secure the entire Mariners Village property, how to control it from the promenade. And so, you can start to see the two layers, a two-tiered system of securing the site from the promenade in this one image. And we'll return to this later in more detail. Next, please.

Darren Shirai:

And in this view, what we're seeing is the overlook in the foreground. We're bringing the elevation of the overlooks up, so that you don't have to step down into them anymore. We're upgrading the railings around them, we're upgrading the paving within them. We're proposing materials that are durable and don't rot, and will last into the next 50 years. Lighting along the promenade is an important part of helping people feel safe, but we don't want it to be overbearing and increase the glare into the promenade facing units. And so, we're working with the lighting designers to propose low level bollard lighting to provide illumination that's needed for safety, but to help prevent any sort of light trespass or glare into adjacent units.

Darren Shirai:

We are providing convenient places to linger, on these seating elements that look like boulders. We want to provide convenient places for people to linger and enjoy the views of the ocean, but at the same time, we want to balance that by not providing furniture that will invite loitering all day. And so, this is a public place, but we also want to balance it with being thoughtful that people are living against it. And so, we want it to be enjoyable for the public, but at the same time, we don't want to create an attractive nuisance for adjacent residents. And so, this is our design strategy. Next, please.

Darren Shirai:

And in this diagram and the next, what we're looking at here is a plan view that diagrams that system of fencing that will help secure the site from pedestrian access originating on the promenade. The red line that you see meandering in front of the promenade facing units are the dune fences that we saw in the previous renderings. That's the three foot tall, they're steel pickets, so they're durable and strong. They're embedded in concrete footings, and they're powder coated, so they can withstand the salt air. And so, those meander like dune fences in front of these units that face the water, and they sit within landscaping so that they're discreet. The landscaping also helps to create a measure of deterrence too. When the planting matures, they will be planted dense enough to help deter people from even getting to the fence.

Darren Shirai:

And so, that together with the, if you can see it in this diagram, there's a system that I talked about earlier that is taller, they're six feet tall. And if we go to the next exhibit, please, this taller fencing even meanders across the landscape where the fire court, and the dog park, and the hammock grove area is right now. So that span of landscape that is currently publicly accessible will now be fenced in, and it will become secured for the exclusive use of Mariners Village residents only. This system of fencing will also

include access gates across the vehicular drives at the northwest passage on the right-hand side. And then on the other side, it'll also span the maintenance road that runs parallel to Via Marina. And so, the three-tiered system of fencing will completely secure vehicular and pedestrian access from the promenade to the site. Next, please.

Darren Shirai:

And here's some imagery of the fencing that I've been talking about. On the left-hand side is the meandering dune fencing that we've been talking about. This is shown in COR-TEN steel. We won't be proposing COR-TEN steel for this project. What we're proposing is powder coated steel that are about one by one in square bars. And however, the layout is what we're proposing, and you can start to see how there's a feeling of transparency, even more so than a white picket fence with this type of fencing system. It's a very secure demarcation between public and private, and with the additional layer of planting in front and behind, it does provide a good measure of deterrence. On the right-hand side, that image is more of a conventional metal picket fence. This is what we envision for the fob-controlled gates that are more security fencing. In this case, we would also want to help diffuse the impact of these fences on people arriving at Mariners Village, by planting both in front and behind the fence. Next, please.

Darren Shirai:

Here's a more detailed look. If we zoom in at an individual's patio, how does this fencing system work? And in this case, we're talking about the three foot tall dune fencing. On the left-hand side, you can see a photograph of an existing patio, and we're going to use this one as a typical example. We know there's different configurations of patios. We're going to use this one as an example, and in the picture below it, those orange panels represent the three foot tall dune fence that we're proposing. We are suggesting that the lumber blocks that currently enclose the patios get removed and replaced by the dune fence, and in the upper right-hand corner, what you see as those red lines, represent the layout of the dune fence in plan.

Darren Shirai:

And so, the idea is to completely enclose each unit's patio with a dune fence, three feet tall, and access to the promenade is maintained with a narrow walkway, concrete walkway, with a gate that is lockable.

Darren Shirai:

And so, the idea is that children, pets, they can all be corralled, and controlled, and managed within each individual unit's patio, and that access for landscape maintenance to both sides of the fence does not need to be coordinated with each individual unit. So each individual unit can fully enjoy the privacy of their own patio, without being disturbed by monthly maintenance calls to clean up the landscape. In the lower right-hand corner, what you see is where that fence sits within the landscape. The presence of these fences is not meant to be a design feature, as pretty as they are. We want them to be a discreet design strategy, rather than something that abruptly meets people at the edge of the promenade. Next, please.

Darren Shirai:

And as we pull out of that view, what we see on the left-hand side of this rendering, is where the taller fencing works between the buildings to help secure the entire site from people coming in from the promenade. The approach to this fob-controlled gate also has a design strategy. The scale of the

walkway narrows down to a more residential path-like scale. So you can see that there's a person walking towards that gate from the promenade. That is a visual cue to most people that you're entering a private space, when the scale of the walkway skinnies down considerably from the public realm. That together with lighting and signage, will help to identify that once you leave the promenade, you're entering into the private realm. Next, please.

Darren Shirai:

And in plan view, this diagram shows where all of those fob-controlled gates are located along the promenade. And so, they are represented by the blue triangles that are between the buildings, and at the very ends, at the northwest passage and at the maintenance road that runs along parallel to Via Marina. And with that, I will yield the mic. That's a lot to take in.

Erik:

Yeah. Thank you very much, Darren. I appreciate the comprehensive review of the landscaping, which I think as you pointed out, is a really unique and special feature of Mariners Village, and unique within Marina del Rey. And thank you, Patrick and Philip for your components as well. So again, we hope that gives a good overview of what we're proposing and how to rejuvenate Mariners Village.

Erik:

And before I give instructions on how to make a comment or ask questions, I want to share a couple of questions that have come in over the last week from residents. We've grouped them together based on sort of the number of inquiries. So, one of them was this issue that we just talked about regarding the fencing, and surveillance and security, if you will, in general. So in addition to the fencing and controlled access that Darren outlined, we will be proposing the 16 gated garages for the tuck under parking, which will cover hundreds of vehicles, but we'll also be adding new cameras throughout the community, so that we can wirelessly access and maintain a watch over the property.

Erik:

As a related question, somebody had asked about proposing fencing around the entire community, so essentially walling it all in. We believe that the combination of what we've proposed with the tiered fencing, the controlled access, the surveillance, the enhanced lighting, really helps us balance the access to the community, but maintains the openness that Mariners Village currently enjoys.

Erik:

The other question we got was related to laundry rooms, are we going to update those? Absolutely. It's really a two-part answer. The laundry rooms that remain will definitely be completely renovated, and then some units will have... Some apartments, I should say, will have in-unit laundry.

Erik:

The third question was, "Would management consider something to reduce sound transmission between apartments?" This is a difficult thing to accomplish on an existing building, but yes, this is a part of our renovation review, and to the extent that we can reduce the transmission of sound between units through flooring materials, drywall, or other techniques, that will be part of our consideration. But I think at the end of the day, it's still a wood-framed building, it's still 50 plus years old, and we're still in a multifamily environment. And so, it might not get to where everybody thinks it should be, but definitely there'll be an effort made.

Erik:

"Will there be air conditioning installed in the apartments?" Again, depending on electrical loads and other engineering considerations, some units may get air conditioning as part of the unit upgrades.

Erik:

And then a couple of people wrote in, "Would we please add a ramp to access the village?" And of course, as Patrick showed, we're absolutely on the same page there, and have included a way to make it easier to get to the village and the amenities, and make it easily accessible for everybody.

Erik:

So with that, we can go to live questions. So what you're looking at on your screen now, some of you already have your hand up, but at the bottom, there's a reaction button on the Zoom screen, and if you click on that, you have some choices. If you choose Raise Your Hand, highlighted by the number two bullet, then you'll be put in the queue and at the appropriate time, our coordinator will let you speak, and we'll do our best to answer your question. So thank you for listening, and let's get to some questions.

Producer (Yinka):

Angela, you can go ahead and ask your question.

Angela:

Hi, can you guys hear me okay?

Producer (Yinka):

Yes.

Erik:

Yes, Angela.

Philip:

Yes.

Angela:

Wonderful. So I have three questions, or should I just ask one at a time?

Erik:

One at a time would be great.

Angela:

Okay. So my first question is, I didn't hear any mention when reconstructing the exterior of the buildings, mentioning about soundproofing, the interior, exterior, or ceiling with some type of insulator to better soundproof the units. Is that in consideration? Is it on the list?

Erik:

Yeah, sure. Philip, do you want to take that?

Philip:

Yeah. So the new windows would provide an improved sense of sound mitigation. So that in itself, along with stopping the elements from coming in, would definitely help at this point. Other than that, unless there's repairs that need to be made, we are still investigating. And so again, this is a renovation of existing, and so, we will not be ripping everything down to the studs and rebuilding it. There's a fence of some of the... Even the systems would be new, like plumbing and sewer, but we are not taking all the wood framing down, or all the drywall down.

Philip:

And so, we understand that sound may be a problem. The windows in itself will help, and if there's any other way to do installation, especially with flooring, we could put some Thinsulate or any type of membrane to help with flooring, so we will definitely look at that. And we are right now in the design stage, which is why we are presenting this to you, and as we continue our engineering and investigation, we'll know better. And so, I absolutely don't want to make promises we can't keep, but for sure, it is a priority for us, and we are looking into that.

Erik:

All right. Thanks, Philip. Angela, your second question?

Angela:

Yes. I heard a mentioning, this is a landscape question, about a lot of new landscaping being put into the areas. My question was how many trees, if any, that are existing will be removed? Have you guys...

Angela:

Trees, if any that are existing will be removed. Do you guys have a count of that?

Philip:

No existing trees will be removed except for the ones that are currently on structure podiums. There's new waterproofing that is proposed for those spaces, they're needed for those spaces. The design intent is not to remove any of the existing mature trees and that the new planting is limited to new understory planting only. Our priority is to preserve all the trees, unless it pose a life safety issues or if it's causing damage to the building. That's an investigation we are doing with experts with documentation. There's a very strict steps that we need to take working in conjunction with the county to get tree removals approved. Our goal, ownership, family, county, everyone is to preserve the trees. With that, there are certainly certain exceptions, especially with life safety issues.

Erik:

Thank you, Philip. Angela, number 3?

Angela:

Yes. I noticed the circular entrances that come in from the channel lock that go back into the building area, I noticed that the fence line was placed on the backside of that as opposed to closest to the channel walk. Is there a reason for that? And was it considered to place the fencing at the channel walk

and to allow those circular structures to be remained behind the wall as part of the property itself and not accessible to the public?

Darren:

Would you like me to field that?

Erik:

Sure Darren that'd be great.

Darren:

We did consider the placement of the fog controlled gates at the edge of the promenade. What we wanted to do is to create a sense of, to preserve the sense of openness that exists between the promenade and Mariner's Village. We set back the fence so that it wouldn't have a prominent impact on the promenade experience. There are strategies in place that will help deter people from walking down those pathways to get to the gates that I talked about, including the narrowing of the scale of the walkways, signage, and lighting will also all play a part in the strategy to deter people from walking, people who don't belong there from walking there.

Erik:

Thank you, Darren. Thank you, Angela. Who do we have next?

Producer (Yinka):

Next up, we have Greg.

Greg:

Thank you so much for your presentation today. I just had a question about how this is going to work as a current renter. If we are asked to move, do we get to move into a new unit? Or how does that work? If we'd like to stay in our unit, can we move somewhere else temporarily? And what would be the timeframe of how long it would take to renovate our unit?

Erik:

Thank you for that. Philip, do you want to take that and maybe address as part of the answer, when we would start the length of the project and some of the parameters that we've agreed to with the county.

Philip:

I'll answer your question, Greg, just quick background. We are in design mode. We will start construction before October 2022, and the project will take six years. And so it is 981 units. It is a very significant and profound renovation. The timing on the higher level, we know we will finish the six years, the exact micro steps of how it will work, we are still figuring that out as we are still developing our engineering. But to answer your question, Greg, I will tell you that there will be voluntary move outs for people who would like to move out. An empty building would be very easy for us, but we will not be forcing people out. We may temporarily displace residents under 29 days. If there is an avenue for us to keep doing a unit while we can do the work, which would be very difficult, but if that opportunity exists, we will look into that.

Philip:

So the intent is we need to completely rebuild the building inside out six years. We will not force people out permanently. We will not do that, but somewhere we have the meet in the middle where for us to finish the work we need to do, we need access to your unit and the work in itself to do a hundred percent meaning from every nail to every sewer plumbing line to cabinet to flooring until clients will think more than 29 days. It's a huge undertaking. And so what we have right now, if I had to guess, we will take voluntary move-outs if people want to move out, we will do those vacant units, as far as we can go. Then for those who would like to stay, we will respect that. We will find ways to do quicker partial renovation scope, whether it's 29 days or 14 days or 10 days and work it that way. But at the end of the sixth year, we have to be complete. So we may do two rounds, we're not sure yet. These are the things that we are looking at but we will not force vacate anybody permanently.

Erik:

Greg, maybe to add for, so you have some perspective about one third of the community on average, voluntarily vacates each year. So if as Philip said, if we start in October of 2022, we're really not getting into the first unit until 2023 and the last one in 2028, so there are a lot of units that we believe get renovated through a voluntary process. Next question?

Speaker 3:

Next up is Manuel.

Manuel:

Hello, my name is Manuel Iglesias and I have three questions. The first one is related to the person before. So just to confirm, we will not be asked to move out permanently. If we want to stay in our unit, the maximum is going to be less than 30 days, is that correct?

Philip:

Correct.

Manuel:

Okay, the second question, I noticed that the units are not going to have AC, so you guys are not going to take this time to put AC in any unit, right?

Philip:

No, we are actually studying the infrastructure and I have instructed our engineers to put in AC and they are running feasibilities to tell us if that is possible, right? Because AC requires extra electrical, mechanical, there's more infrastructure tied to it. Infrastructure is not just the building. It runs from the site, and it goes to Southern California Edison as well as other utility providers, so there are many steps that we have to look at. If you're asking us, would we want to put an AC? Absolutely. We would like to put an AC, but this is something feasibility wise, we are still studying and looking at, and I'll tell you this, there is a trade off. If someone wants to ask questions about washers and dryers, we would love to be in washer and dryers as well. In our presentations, we purposely stated "some" because we don't know feasibility wise, if we can do all.

Philip:

And the fact that if we do put in washers, dryers, and AC, it makes the execution longer. If we need to finish this under 30 days, 29 days in temporary displaced residents, any new scope we do makes that that much harder, let alone finish within six years. So there are certain renovations scopes that we are promising that we must execute. There's also lists of voluntary upgrades we want to do just because like I shared before, we want to lay the groundwork for the next 50 years and we would love to have these amenities for residents for the next 50 years. It is a trade-off, right?

Manuel:

So if the resident allows you to be in the unit more than 30 days, it would be a case to case decision, you would have in laundry in units, and also AC depending on the availability or what the tenants want?

Philip:

So unfortunately that is a question I can't clearly answer. So I'm not avoiding your question, but first of all, we cannot stay in your unit. We cannot displace you temporarily for more than 29 days. That's something that we cannot do and we will not do. The other thing is it really depends on feasibility. We're not in a position to say that you will have some of these voluntary upgrades, but I can tell you that that is our motivation to try to provide it. There is a commitment for ownership spending a hundred million dollars, and we will be going over that number. And that will be a voluntary going over that number.

Manuel:

The last question, I read somewhere that the raise is going to go from 3% to 5% a year [inaudible 01:10:40] our units. I don't know, but that is correct. Anybody can clarify that?

Erik:

Mark, you want to address that, given the adoption of Los Angeles County rent control in the unincorporated area of Marina Del Rey?

Mark:

Yes. You know, I think you read on the facts page that that's a ceiling that we had agreed not to go over through the renovation, 5.5. Having said that, a few years ago, Marina Del Rey adopted rent control, and we're going to be withholding to the rent control all the way through renovation to whatever those increases are. And currently there are 3%. So those increases are mandated by the county of Los Angeles and we will withhold those rent increases pursuant to rent control.

Manuel:

Thank you. Thank you for the clarification.

Erik:

Looks like Eric's up next.

Speaker 3:

Next up we have Eric.

Erik:

Hey Eric.

Eric:

Hi, can you hear me? Okay. Sorry about that. I've been a resident since 2005 and I'd like to continue to live here until probably until I get too old and have to go to nursing home or something, but so I'm going to survive hopefully through the renovation process. We were promised, and I don't have it written down in front of me, but we had certain promises were made regarding rent increases, not only during the renovation, but in perpetuity. My understanding, that was previously made regarding possible caps on rent increase indefinitely for some of us old timers. I'd like to just review that because I wanted to get it in writing at the time and I tried several times to get it in writing, but it was never offered to me in writing.

Erik:

I think the adoption of the Los Angeles County rent control ordinance really supersedes all of those prior discussions. When we started looking at this, as Mark said, there was consideration for making sure that there were appropriate caps, now that the caps are lower. They are really restricted to not more than 3% a year and depending on how the formula's calculated each year, it could be less.

Eric:

But I'm very concerned about this being preserved five, ten years from now and how it's going to change over time and relative to promises that were made to us in previous meetings. I understand how it is now, and I understand how it looks like it was going to be, but there's nothing in writing. And I would like something in writing regarding rent increases, moving forward for maybe a decade in the future or longer.

Erik:

Mark, can you comment on any prior discussions on this topic?

Mark:

Eric, I apologize. I was at all the previous meetings and we definitely talked about rent caps. My memory strikes me as is them being through the renovation itself. As I said earlier, even having said that since those meetings where we talked about a rent cap through the renovation itself, rent control has been enacted that's actually even lower the rent from what they usually are, the rent increases. So I think that's an added protected ability. It doesn't quite meet you to, giving you something in writing that will forever cap your rent, which we can't do, so apologize for that, but that's just as I know it to be.

Eric:

So what you're saying is it's only through the renovation period, and then what happens after the renovation? Because this is different than what was told to me previously. I was told that as long as I lived here, that there would be a rent controlled cap in place. And I realized that currently it's a little bit lower, maybe a couple percentages lower, which is great, but it's temporary, possibly.

Mark:

I can't speak to forever. It was an extremely long time. The [inaudible 01:15:52] highest politicians pass rent control ordinances, and they're subject to unpassing or passing. I can tell you like the city of Los Angeles has had rent control for over 30 years, which will outlast all of us. This rent control is brand new. The current environment is such that the Los Angeles County is really concerned about protecting residents in their homes. And I see the rent control there for the foreseeable future. And again, it's an add-on law that was passed since we had even first started talking about renovations.

Erik:

Erik, I think different than we've seen in some other municipalities, this ordinance is not temporary or does not have a sunset period. So as Mark pointed out, this one's much more difficult to undo, and I think it will go the way of San Francisco and West Hollywood and Los Angeles and so forth where it becomes effectively a permanent part of the landscape for rental housing. Future elections and so forth, I guess could change that, but that is not in anybody's foreseeable future.

Eric:

Then I guess I have another question, which is the smoking issue, it's terrible. I mean, if you get a smoker next to you, or if I have a smoker next to me, it becomes a nightmare. It becomes a war, almost violent at times between the smoker and my rights to not be impinged upon with them on the balcony, or even just having it seep into the unit, it's unrelenting. I'm desperately pleading with you all to initiate some kind of no smoking policy to protect us and our families.

Mark:

You know, point well taken. Thank you for bringing that up. In the meantime, if you've got a particular situation, I urge you to call our resident services and so that we can help you on your individual concern.

Eric:

Right. But is there something in works for a smoking policy for the whole village?

Mark:

Totally honest, no, not at this time, but your comments are well taken and there could be in the future.

Eric:

Okay. Not okay.

Speaker 3:

Elise and William

William:

Can you hear me? Can you hear me now? Okay. Thank you for the presentation, it was very comprehensive. I can tell you put a lot of work into it. I sent a couple of questions yesterday, but they weren't addressed, so I'll bring them up now. LA county has policies for tree replacement within three months of a tree being removed is for the birds and foraging and nesting and all that. We've had probably a couple dozen that I've counted over the last several years, probably since 2013, fallen over, cut down, for whatever reason. Can you expand on why they haven't been replaced yet?

Erik:

Mark, you want to let William know what our process is with respect to the tree and the guidelines we follow, the arborist that we use and so forth.

Mark:

Yes, I can just say that there is a process that we go through for the county. And when we remove a tree that we do get permission to remove those trees. There definitely is a program in place for replacement at some time, but we do follow the county guidelines.

William:

Right. But policy 23, 23E I believe it is, within three months after a tree is removed. It hasn't has been way over three months.

Mark:

Yeah, I can't speak to the particulars about that, but there's definitely variations of that depending on the time of year in bird nesting and other items that we do intend to follow those procedures.

William:

If you could look into that please, because like I said, some have been seven years, six years and has been much longer than three months. They're supposed to be replaced within three months within 20 feet for all trees over eight feet tall. So that's policy 23B, 23E and 34, I believe. Yeah. So if you can look into that, that'd be great. Another question was, have you thought about, or are you installing rain barrels, storm capture, gray water, anything like that? Trench less plumbing, these kinds of things?

Erik:

So I could speak to the last one and Philip, if you want to expand on it, there will be trench less technology used as a part of the renovation of sewer lines and storm drains. And so that is a component and then the other items would be reviewed as part of the general landscape plan.

William:

Excellent. Just a couple more quickies. Any plans for solar panels or doggy pee post cause dogs seem to pee everywhere without any designated areas?

Philip:

Yes, yes. We are looking to solar as well as EV car charging stations, LED lights, energy efficient across the board. We love to introduce a dog park and with that doggy stations throughout. And so those are all items that are there.

William:

Excellent. Thank you very much.

Producer (Yinka):

Next up, we have Ellen.

Ellen:

I'd like to allow my better half to start with the questions. So I'm going to let my husband talk.

Speaker 4:

A quick question about community. The word community has been raised a lot, but anybody at Mariner's Village who walks from here to the ocean knows what that community consists of, so my concern is twofold. One is that there's an enormous homeless population. And the minute you open the walkway, there is going to be a gravitation to a homeless situation that doesn't seem to be abreast in terms of security. So my specific question in the discussions we've had over the years, we've talked about having a dawn to dusk gateway to the access to the water to the walkway, where much like the county resident signs that say you can't park here after dusk, if the gate is closed at dusk and then opened it dawn, it gives us a fighting chance. Your three foot barrier is no match for some young kid to just jump over, come inside and accidentally open patio door and to say nothing of the patio itself. It's the Pandora's box. I know that I'm supposed to be politically correct, but we see homeless all around in our neighborhoods. How will it be?

Erik:

So thank you for your question. And we are sensitive to that issue and experience at other communities that have an open access, if you will. And as I'm sure as you've noticed, I mean, this issue has been amplified throughout the COVID pandemic for a variety of reasons, so we're hopeful that the state so-called opens back up that cooperation with local law enforcement, along with the plan that Darren has laid out, that we will be able to, you know, manage that reasonably. The thing that we have in our favor is that there is a 12:00 PM to 6:00 AM curfew, so there are teeth, if you will, with respect to utilizing the Sheriff's department to assist with people not being there during that time.

Speaker 4:

Erik, thank you, Erik. Thank you. But in the last pre pandemic residential meeting with the police were here, they basically laughed and said, we have no funding to cover that.

Erik:

I don't know how to respond to the no funding part. As you know, the local coastal program has made a priority of having public access to the entire marina and shore, which has continued to evolve over the last 10 years or more, and this is the remaining piece. So what we're trying to do is learn from others and as Philip and Darren said, balance the public needs with the private community need and develop something that we think is manageable and work with the resources that we have, which includes the Sheriff's depart.

Ellen:

So, Erik, I hear what you're saying, but my question about that remains, are you going to attempt to see whether you have public show of support for the promenade being shut between dawn and dusk, because nobody really needs 24 hour a day access to the bulkhead, and there's supposed to be a balancing between private security and safety needs and access needs. What will Mariner's village be attempting on that end, in regards to that?

Mark:

Hey, Ellen, Mark Wagner here. I just wanted to kind of take further what Erik was saying and we'll, we can definitely look into that. I mean, point well taken, just understand that we're not the, pardon the pun, the gatekeeper of a ruling whether we could close the gate on each side, but we certainly can look into that, for sure. Appreciate it.

Ellen:

I really appreciate you looking into it. Now, if they say no, will Mariner's Village be increasing its security guard presence measurably, especially in relation to the waterfront, because I appreciated the landscaping buffer idea, but I know my unit, for example, there is no landscaping buffer between the patio and the walkway. It varies, my old unit, there was quite a bit, my new unit there is none. So then what we're looking at really is just the three foot fence. So I know we've had problems at Mariner's Village, even without opening up the promenade with things being stolen. I mean, this is no secret. So my question is, and I think that maybe your tenants even would be willing to pay a certain amount of money extra per month if we had a greater security guard presence. So will you seriously be considering upping... If you can't get one thing, are you going to do the other thing or is it just going to be, hey, let's just see what happens.

Erik:

No, I don't think that at all. We are constantly monitoring whatever the conditions are, whether it's related to this issue or another issue, and then addressing them accordingly. I mean, it's in our best interest to make sure that the promenade is clean and safe and desirable and people that want to live on the main channel. And so we'll make adjustments to the courtesy patrol along with the other improvements that we're doing so that we can manage that condition. And we've done that in other places as well. And we've done it at Mariner's, I think is, you know, Philip.

Erik:

Other places as well. And we've done it at Mariners, I think is Philip brought up in the other part of the presentation, once upon a time there was no urban forest and that has evolved, and once upon a time there were no courtesy patrol. And now there, there is. And so we're looking for a way that we can utilize fencing, controlled access of surveillance, cameras, gated garages, as well as our staffing to manage the conditions as best as possible.

Ellen:

Okay. I appreciate it. I hope it will be as proactive as possible, but I think you guys have been terrific and really appreciate all the work that you've done. It's been a tremendous effort on your behalf, and I know that you really have listened to the public to a very great degree. So I do thank you for that.

Erik:

Thank you. I appreciate those comments. That's great.

Darren Shirai:

Yes. Thank you.

Producer (Yinka):

Next up. I have Kristen.

Erik:

Good evening, Kristen.

Kirsten:

Hi, how are you?

Erik:

I'm well, and you?

Kirsten:

Great, thank you. And I just want to thank all of you for a really thoughtful presentation and appreciate the sensitivity to the very special environment that is Mariners and the thing I'm very blessed to live here for 14 years, and I want to continue to do that. Paul and Ellen actually raised the question that I was going to ask, one of them anyway, around the gate. I just wanted to echo the dawn to dusk request. And just as a reminder, state parks close dawn to dusk. It's, I think, one of the things that could also stand to reason that could apply here,

Erik:

Okay.

Kirsten:

but I think it's a really important question to ask at least to have that approach. Another question, just, this is more of a design question on the walkway, on the channel walkway, it looked as though it was much more expanded. I mean, if you literally look at the way the existing property line right now, up to the water line, it's seems what, at least the renderings that we saw seemed like they were sort of expanded out. There's not a lot of space there when we talk about distancing ourselves from the public, so to speak. Are you going to be widening the walkway at all? Or is it,

Erik:

Yeah, good point. I'll let Philip address that because the restated ground lease is very specific about what we can and can't do okay.

Philip:

For the walkway. You're referring to the road, separating the homes with the outlooks?

Kirsten:

It's channel [inaudible 01:32:47]

Darren Shirai:

Promenade

Philip:

So the restated ground lease requires us to expand to between 20 to 28 feet. And so we have measured most of the promenade with a civil engineer. We've done complicated topographic surveys, and we are determining that we will be able to expand, in theory, roadways to at least 20 feet. Now there's requirements. We cannot cut down trees, obviously. We cannot overhang towards outside of our property line. And so this is something that we're looking at the renderings do show a wider roadway, and we will be expanding the current roadways between 20 to 28 feet. 28, where it's doable and 20 would be the minimum.

Kirsten:

Okay.

Erik:

Yeah. And I think just to be real clear about what Philip's saying, I mean, this is definitely a partnership with the county of Los Angeles and Beaches and Harbors. So as we complete that topographical map, as Philip talked about, if the particular rock wall condition on the water side and the location of the tree and the apartment gets us to something less than 20 feet, we will have to coordinate with the county to determine how to address that. One solution might be, well we don't think that this is as valuable a tree we recommend replanting it or we recommend taking it out and replacing it with another one nearby or we recommend it for this four-foot section. It'll be okay to be 18 feet wide. Some of these things are yet to be determined, but I do think it's important, what Philip said, about how it is prescribed in the ground lease and that's what we want.

Kirsten:

Okay. All right. Well, thank you for answering that question. The question I have is more of an aesthetic, a design question, but noticing that the railings are on the balconies facing the channel, were slats that were horizontal and thin as opposed to the current ones which are vertical and about five-and-a-half to six inches apart, which gives you kind of wide open space to look out upon. What I was imagining looking out on the slatted, horizontal deck, that seems to block the view. Can you speak to that? I think that was the Darren or Philip question.

Philip:

Yeah. If we can unmute Patrick Winters from the Dell Architects or if [inaudible 01:35:36] can speak to that, that was deliberate. It wasn't just, it was a balance of functional and, and design. And so, yeah,

Patrick Winters:

This is Patrick. I think you're addressing the balcony railings and a couple of things. We went through a series of alternatives with the owner with balcony railings that were all brought up to current code. And at the same time, the attempt was to keep a balance between openness and code. And what you see is on those railings, the spaces between the slats will be approximately four inches or so. So I don't think it's that far off. It may even be more open than what is already there. So I'm not sure there's like a net difference between the railings that are there versus what we're proposing. And that foreign spaces is the maximum that you're allowed by code for the guard rails. So no children fall through. And so,

Kirsten:

And so do they now for code, are they required to be horizontal as opposed to vertical?

Patrick Winters:

Not necessarily.

Kirsten:

Okay. Because right now there, they are vertical with that probably five and a half inches between them.

Erik:

Yeah. So what part of what I appreciate what Patrick is saying is that even if we wanted to replicate it with just new material, we couldn't keep it at five and a quarter. We'd have to reduce it to four. But through the process, we also looked at some other designs with a wider panels or pickets, if you will, depending on the particular design and that issue that you brought up about, let's say the extreme, would be a solid surround, right? That was ruled out and ones with wide panels or a wider tickets were also ruled out. And this was the compromise, if you will, to achieve the look, the safety and still be able to see through, if you will.

Kirsten:

Got it. Okay. Last question has to do with the renovation, the internal renovation, we obviously are living in old construction, which includes asbestosis, which includes other materials that are, as we all know, hazardous to our health and need to be handled in a very specific way. And so just, can you speak to that and just how that's going to be addressed? And if you're living adjacent to a unit that's being worked on, or even your own unit, I mean, you can't obviously be inside your units and have construction being done.

Erik:

Yeah. So, go ahead, Philip.

Philip:

Yep. So, we are aware the point count and these things, asbestosis, within our scope of work, there will be very strict containment, as well as licensed remediators. We will have air clearance certifying that the air is clear and all that will be strictly documented enforced and we'll stay on, on the property so that if anyone has any questions and has concerns, we can certify that the air is clear. And so, there are actual ways in the limited containment within the unit, if we had to, which we prefer not to do, technically. But even then we follow strict guidelines. And so, these are the things that we will follow. Contractors with 20 years experience of [inaudible 01:39:33] remediators, and air clearance vendors that have 20 plus years of experience, that we will be engaging in working with to execute this.

Kirsten Welles:

Okay. Okay. Great. All right. Thank you, gentlemen.

Erik:

Thank you, Kristin, Kirsten. Sorry.

Producer (Yinka):

Next up is Lou.

Erik:

Hello, Lou. Lou, can you hear us?

Mark Wagner:

Hey Lou, maybe you have yourself on mute.

Erik:

Yinka, did we want to go to Mary Ann and hold Lou in place and come back and try it again?

Producer (Yinka):

Yep. Mary Ann, can you go ahead and unmute yourself?

Mary Ann:

Yes. Thank you guys very much for the very exciting presentation. It's really a wonderful, [crosstalk 01:40:45] and it's very, I can see there was obviously a lot of time spent in developing and it's very artistically in creative ideas that are going into the considerations of the rent out. I have questions for the streams. It's a two-part question, actually. The streams and the lagoons, I haven't heard them address specifically as to the future and also to the present. Right now, they're very unsightly and dirty. And how are they going to be maintained until we get the reno done on the streams?

Philip:

I can take the first part of that question. That is within our scope of work to refinish and re-skin the water features of the lagoons and streams. We will not be eliminating them. And so that is something that is definitely part of the scope that is part of the whole product offering for the site, along with the trees. And so that is something we will definitely be looking at, but yes.

Erik:

So if you want to comment on the waterway consultants, that'll be working with Darren and it's out there and had great observation through his review, since we're going to be doing it anyway, there's an opportunity to make it more natural, which I think is a real enhancement to what we have and to build on what we have.

Philip:

Yeah. So I keep referring to our engineers and our design team. We had a water consultant whose, whose expertise is water features. And so we have engaged this vendor, they will be part of the design working with Darren. Darren will quarterback the design of it. This water feature consultant along with our engineers will actually figure out how it works and how to build it. And so we're not talking about just removing some pebbles and making it look nice, calling it a day. We are looking at the engineering and the structure of these water features. It is a big part of what makes Mariners Village the urban forest. And so that is something that we will preserve. And so I don't know, Darren, if there's anything you want to add to that?

Darren Shirai:

Currently the stream system is being assessed, and design is ongoing regarding the streams. Erik is correct. We want to preserve the original design vision for these streams. I don't know if anybody envisioned them being painted white and we want them to become part of an integral overall natural feeling landscape. And so we will ultimately decide on the appropriate treatment of these streams in concert with ownership and with the advice of our water feature consultant. And so please stay tuned on that one.

Erik:

Thank you, Darren and Mary Ann. Mark, do you want to talk about maintenance between now and renovation?

Mark Wagner:

Yes. Mary Anne, I will definitely convey, and we will take a look at how we maintain the streams right now, if there's some streams that aren't adequately maintained, we'll certainly look at those, keep in mind that, like the lagoons, for example we don't use chlorine or anything like that in some of the lagoons because of the wildlife that is in them. So, some of them aren't crystal clear, as you will, but certainly take that comment seriously. And we'll certainly look at the current condition of them and how they're maintained.

Erik:

Thank you, Mary Ann. Let's try Lou again, Yinka.

Producer (Yinka):

All right. Lou, go ahead and unmute yourself.

Erik:

Lou, can you hear us? Hmm.

Producer (Yinka):

Lou might be having an issue with your audio. You just want to make sure that on the bottom left, your microphone is being picked up. It should be green when you're talking. Should we go to Toni, in the meantime?

Erik:

Yes please, that'd be great.

Producer (Yinka):

Tony, you can go ahead and meet yourself.

Toni:

Thank you. As you redevelop water features, are you taking care of the fish that live in the pond underneath the Village?

Erik:

Absolutely. Mark can talk about how much experience he has with saving fish and turtles and preserving that area.

Mark Wagner:

Absolutely, Toni. I love those fish. Everybody loves those fish.

Toni:

Okay. I just want to make sure they're safe.

Mark Wagner:

Yes. We all do.

Toni:

Thank you.

Erik:

We, we love the fish so much, Toni, we've even moved some from community to community with great care so that they could have a better habitat.

Toni:

Thank you. I so appreciate that.

Erik:

You're welcome. All right. Let's one last try for Lou. And if we can't get through, we'll contact her. Or, sorry. We'll contact Lou after the meeting.

Patrick Winters:

All right, Lou, go ahead. You are unmuted.

Erik:

Yeah, I don't think it's working. Tiffany has raised her hand.

Erik:

Why don't we go to Tiffany? Yinka.

Producer (Yinka):

All right, Tiffany, you can go ahead and unmute yourself.

Tiffany:

Okay. Can you hear me?

Erik:

Yes. Hi, Tiffany.

Tiffany:

Awesome. I'm speaking on behalf of Lou because she couldn't get through. She wanted to know if there's still flexibility in the overall design and amenities?

Erik:

How so?

Tiffany:

Just a sec. Let me ask. In the meantime, I did hear the comment about the water area being cut out after a certain amount of time. But, I enjoyed going out there. Sometimes at two in the morning, if I want to just take a walk by myself. And I personally feel that it's very safe and that security does a great job. I personally wouldn't want it to not be available after a certain amount of hours. I love being able to go out there at two in the morning whenever I feel exhausted after working on the computer all night.

Erik:

Okay. Thank you for that feedback related, I'll answer maybe general to your first question about the flexibility. There is a design review process. So again, ultimately this has to be approved by the design control board and which has public input. And then ultimately we get permits from the county to build these designs. So what we see tonight is the concept. We hope that what we presented tonight is very close to what we're ultimately approved for and build. But no doubt there'll be modifications along the way. Okay. Yinka, we have Tiffany was calling for Lou. So I think we can move on to Carol.

Producer (Yinka):

Carol, you can go ahead and mute yourself.

Erik:

Hi, Carol. Carol, you're still on mute.

Producer (Yinka):

You're still on mute.

Carol:

Okay. I just got it. Thank you.

Erik:

There you go.

Carol:

I have a comment. I am So impressed by all of you and what you've done and gifted us with tonight. I think it was and incredible amount and very informative, all the information you gave us. Beautifully presented, I loved seeing the slides and images so that we can have an idea of what we dream about. And you gave a vision for all of us to move forward on. I only wished that I was 20 instead of my age, because it looks like an amazing gift you're bringing to Mariners Village. Thank you.

Mark Wagner:

Thank you.

Producer (Yinka):

Martina, you can go ahead and unmute yourself.

Martina:

Hi, this is Martina. Yes. Thank you so much for your presentation. I'm wondering with the electric charging station, is there an estimate how long it will take before these will be available?

Philip:

Mark, do you want to answer that? I mean, it's something that we could offer individually on a limited basis. Our plan is to offer them more. What's the word, widespread across the property. We're working with electrical systems from the 60's and 70's, and we're working with Southern California Edison on things. And so there has been conversation within property management. We've heard, we've heard the residents loud and clear that they would like electric car chargers. That's something we're looking at. And we'd like to get them installed at least some now, since the renovation will take some time. But our goal, if everything goes right, is that we could offer it more widespread across the property. So,

Mark Wagner:

Yeah, just to elaborate on that, that is possibly something that we could offer prior to the renovation getting started. It's something we're looking into, but I don't have any concrete dates at this time.

Mark Wagner:

Hey, I think Erik got cut off here. So why don't we take the last two questions and I wanted to thank, you know, everybody, but we'll definitely take the last two questions for that are on cue.

Elise:

Hi there, am I up?

Mark Wagner:

Yes.

Elise:

Hi. So, I am hopefully responding to Tiffany's concern about being able to walk along the promenade late at night, which we all do enjoy that piece. And my thought is that we residents would have access to

the promenade at any hour. It's that the gates on either end would be locked, from dusk to dawn, so that the general public won't have access.

Mark Wagner:

Yeah. And understood.

Elise:

Good.

Mark Wagner:

We'll definitely look into that. Thank you for mentioning that again.

Elise:

Yeah. Perfect. I just wanted to assuage Tiffany's concern about that.

Mark Wagner:

Thank you.

Elise:

Sure. Thank you so much. And I will echo several of the commenter's comments. This is so refreshing. I was there in the beginning and this is really, really what we dreamt up. So, thank you. Yeah, much better.

Mark Wagner:

And then why don't we take our last call and Ellen, you're your last call. Thank you.

Paul:

It's actually, this is Paul. [crosstalk 01:54:37] For having lived here this long. So this is actually Philip, Darren, and Patrick. And it's one of these, "I'm sure you know this, but." The place that you are planning your recreational pits and all of that, the dog parks and all, that was the site, do you remember, Mark, about 15 years ago, maybe even 20, a big methane leak right under that area? So I know that they supposedly capped it, but if you guys aren't aware, surprise, under that area, there was some heavy methane, I want to say 15, 20 years ago. So it's just an FYI. Thank you.

Ellen:

Okay. Actually, I do have a last, my last question is, is that a plastic plexiglass railing on the water side of the channel walk? When the renderings looked like there might be a railing on the water side of the promenade with a clear plexiglass or glass type structure, will there be something on the water side of the promenade? Is it railing, like?

Philip:

Darren, you can answer this, but if you're talking about the actual outlook, we've shown the same horizontal balcony system that on the building, it would resemble that closely. I don't believe we have some type of plexiglass. Darren, can you clarify?

Ellen:

I wasn't speaking of the promenade. When I looked at the rendering itself, maybe between, if you want to say between the promenade, the wide open spaces where right now there are no railings at along the water side, not on the residential side of the promenade, but on the water side. Right. There's just promenade. I mean, there are just piers, [crosstalk 01:56:40] and then foliage, right?

Philip:

Yes.

Ellen:

So the question is, when I looked at the renderings, I thought I saw something that looked like perhaps a white strip that was a railing, or maybe it was supposed to be the horizon. So I guess, I don't know what I was looking at. Is there going to be any kind of railing-like structure on that side, between the piers?

Philip:

No.

Ellen:

Okay. So that'll be completely open?

Philip:

Yes.

Ellen:

Perfect! Thank you very much.

Mark Wagner:

Since Erik is having trouble getting back in, I wanted to take a minute to a close and thank you all for attending this. It was very rewarding to not only present, but certainly to hear all of your input and then keep in mind that that website www.parcel113mdr.com is our place to get information. And then we are taking additional written items that you may think of between now and then. So if you think of something that hasn't been discussed here, please feel free to go on that website and email us. That will be communicated to us. And greatly appreciated everybody. Have a wonderful evening. Thank you for attending.

Philip:

Thank you everybody. Have a good night.

Mark Wagner:

Bye.