



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, August 16, 2017, 1:30 p.m.

Burton W. Chace Park
Community Building
13650 Mindanao Way
Marina del Rey, CA 90292

Audio

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the January 18, 2017 and April 26, 2017 Minutes**
3. **Public Comment**
This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.
4. **Consent Agenda**
The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.
5. **Old Business**
 - A. Parcel 125 – Essex Property Trust / Marina City Club – DCB #10-016-F – Consideration of alterations to approved promenade design
 - B. Parcel 28 – Mariners Bay, LLC / Wayfarer Apartments and Marina – DCB #13-013-C – Consideration of alterations to approved site design
6. **New Business**
 - A. Parcel 97 – Gold Coast Shopping Center, LLC / NailTec Spa – DCB #17-003 – Consideration of new signage, extension for temporary signage
 - B. Parcel 50 – Caruso Affiliated / Beauty Collection – DCB #17-004 – Consideration of new signage
 - C. Parcel 50 – Caruso Affiliate / Sweetgreen – DCB #17-005 – Consideration of temporary construction signage
7. **Staff Reports**
 - A. Temporary Permits Issued by the Department
 - B. Ongoing Activities Report
 - Board of Supervisors Actions on Items Relating to Marina del Rey
 - Regional Planning Commission's Calendar
 - Coastal Commission's Calendar
 - Future Major DCB Agenda Items



- Small Craft Harbor Commission Minutes
- Redevelopment Project Status Report
- Venice Dual Force Main Update
- Marina del Rey Signage and Gateways Master Plan

C. Marina del Rey Special Events

8. **Adjournment**

PLEASE NOTE

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (424) 526-7752 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at rstassi@bh.lacounty.gov.

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

All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at the **four Marina del Rey locations listed below**. The Department of Beaches and Harbors website also provides all reports and audio files from current and past meetings. Electronic copies of project submittals for Business Items referred to in this agenda will be available online for a two week period from the date of this agenda.

Please visit the Department of Beaches and Harbors Website Address at <http://marinadelrey.lacounty.gov>, or the [Design Control Board Archive](#) for more information.

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

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

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

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



Location of August 16, 2017 DCB Items



Old Business

- 5A – Parcel 125 – Alterations to Approved Promenade Design, Marina City Club
- 5B – Parcel 28 – Alterations to Approved Site Design, Wayfarer Apartments

New Business

- 6A – Parcel 97 – New Signage, NailTech Spa
- 6B – Parcel 50 – New Signage, Beauty Collection
- 6C – Parcel 50 – Temporary Construction Signage, Sweetgreen

DESIGN CONTROL BOARD MINUTES
January 18, 2017

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

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Brock Ladewig, Deputy Director; Michael Tripp, Division Chief; Maral Tashjian, Department Facilities Planner, Troy Evangelho, Planner; Yeni Maddox, Secretary

County Staff Present: Kevin Finkel, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Henrik Gharajeh, M. Fredric; Scott Tiekan, Sweetgreen; Jane Hargreaves, Sweetgreen

1. Call to Order and Pledge of Allegiance

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

On a motion of Mr. Wong, seconded by Vice Chair Jubany, the absence of Mr. Pastucha was excused.

Chair Phinney announced that Mr. Stanley was on his way and should arrive shortly.

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

Chair Phinney led the Pledge of Allegiance.

2. Approval of May 18, 2016, August 23, 2016, and October 20, 2016 Minutes

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

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

3. Public Comment

None

4. Consent Agenda

No Items

5. Old Business

None

6. New Business

A. 2017 Design Control Board Meeting Schedule

Chair Phinney announced that he would be available to attend the meetings more often.

Mr. Stanley arrived at the meeting at 1:36pm

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

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong

B. Election of Officers

Vice Chair Jubany nominated Chair Phinney to be re-elected as Chair of the Design Control Board.

On a motion of Vice Chair Jubany, seconded by Mr. Stanley this item was approved.

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong

Chair Phinney nominated Vice Chair Jubany to be re-elected as Vice Chair of the Design Control Board.

On a motion of Chair Phinney, seconded by Mr. Wong this item was approved.

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong

C. Parcel 50 – Caruso Affiliated/ M. Fredric – DCB# 16-006 – Consideration of new signage

Troy Evangelho presented the staff report.

Henrik Gharajeh introduced himself as the sign contractor for M. Fredric and stated that the sign would use low voltage LED halo lighting.

Public Comment

None

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

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong

D. Parcel 50 – Caruso Affiliated/ Sweetgreen – DCB# 16-007 – Consideration of new signage and façade modification

Troy Evangelho presented the staff report.

Scott Tiekan (architect) announced that the rear service entry sign would be lowered and resized, so that it would be in line with the other service entry signs. Jane Hargreaves stated the purpose for changing the building storefront into a covered dining area is to maximize the use and allow people to engage more as a community.

Public Comment

None

Board Comment

Chair Phinney complimented the covered dining area design and pointed out that the Chipotle restaurant was the first to start that idea for this shopping center. He also mentioned that he was the designer for Chipotle, before he was a member of the DCB.

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

Ayes: 4 – Chair Phinney, Vice Chair Jubany, Mr. Stanley and Mr. Wong

7. Staff Report

Mr. Wong asked for clarification on the 2015-2016 Assessment of County Commissions report.

Michael Tripp stated that the Local Coastal Program (LCP) outlines the type of items the Design Control Board (DCB) is supposed to review and that any changes to the DCB process would require a revision to the LCP.

Mr. Wong stated that according to the study, there are a lot of items that do not need the DCB's review due to their routine nature.

Michael Tripp stated that he believed the report was referring to items such as the ongoing activities report, Board of Supervisors action items, etc.

Mr. Wong explained that the staff reports were added to the meeting due to a request.

Chair Phinney stated that the staff reports are helpful to keep him informed as to what's going on in the Marina.

Public Comment

None

8. Adjournment

Chair Phinney adjourned the meeting at 1:53 p.m.

Respectfully Submitted,

Yeni S. Maddox
Secretary for the Design Control Board

DESIGN CONTROL BOARD MINUTES

SPECIAL MEETING

April 26, 2017

Members Present: Helena Jubany FAIA, Vice Chair (First District); Jerome Stanley, Member (Second District); Tony Wong, P.E., Member (Fifth District)

Members Absent: Simon Pastucha, Member (Third District)

Department Staff Present: Brock Ladewig, Deputy Director; Michael Tripp, Division Chief; Troy Evangelho, Planner; Yeni Maddox, Secretary

County Staff Present: Kevin Finkel, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Aaron Clark, Armbruster, Goldsmith, and Delvac; Scot McGill, ACRM Architects; Kevin Berry, Associated Sign

1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 1:03 p.m.

On a motion of Mr. Wong, seconded by Mr. Stanley, the absence of Mr. Pastucha was excused.

Ayes: 3 – Vice Chair Jubany, Mr. Wong, Mr. Stanley

Mr. Wong led the Pledge of Allegiance.

2. Public Comment

Barbara Walker expressed concerns about environmental neglect, loss of open spaces, traffic, view obstruction and a strain to the current water supply as a result of the many residential and hotel developments in the Marina.

Marcia Hanscom expressed concerns over the city's planned removal of five large, mature Coral trees at the end of Via Marina in conjunction with the Venice Dual Force Main. Ms. Hanscom recommended putting together a tree task force to protect the mature trees and to articulate the importance of the trees to the wildlife and Marina community.

3. Consent Agenda

No Items

4. Old Business

A. Parcel 9 – Marriott Courtyard and Residence Inn – Consideration of final design – DCB# 04-015-E

Troy Evangelho presented the staff report.

Mr. Wong expressed a concern in regard to the return of the promenade design at a later date and proposed that a condition be placed which states that no drainage device can occupy any service area of the promenade.

Aaron Clark discussed the move of the pool wing over the exterior parking area, which would extend the ceiling height of the hotel lobby and open up the views to the water from Via Marina. A noise study was completed to determine if pool activities would affect residents across the street, and it predicted no impact. He also addressed Mr. Wong's concerns, stating that there would be no drainage devices included in the promenade design.

Scot McGill (architect) further detailed the updated pool wing design, stating that the design would enhance the architecture by raising the ceiling height, improving visibility to the promenade, and completing the auto court below.

Public Comment

Patricia Younis stated that the project was previously vetted and approved by the LAX Coastal Chamber of Commerce and even with the recent revisions, they remain in full support of the project.

Yelena Zeltser (Unite Here Local 11 Labor Union) stated that the union, which represents 23,000 hotel and food service workers in the Southern California area, stands in support of the approval of the final project design. The developer has worked with the union to ensure that permanent high-quality service sector jobs will be created for workers at the hotels.

Board Comment

Vice Chair Jubany disclosed that she met with the applicant and DBH staff in her office to go over the design prior to the DCB meeting, and presented comments that were incorporated in the applicant's final design.

Mr. Stanley stated that he appreciated staff's work and the delineation between what the Commission should and should not consider as part of their scope of responsibility. He also stated that he would like staff to know that he will always consider the totality of a project as he has done in the past and with this project. He also expressed concerns about the impact of potential traffic; however, after careful review he did not feel it would be an issue.

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved with the condition that no LID drainage devices occupy any service area of the promenade.

Ayes: 3 – Vice Chair Jubany, Mr. Stanley and Mr. Wong

Nays: 0

5. New Business

A. Parcel 27 – Pacifica Hotel Co. / Beachside Restaurant and Bar – DCB #17-002 – Consideration of sign modification

Troy Evangelho presented the staff report.

Kevin Barry introduced himself as the Sign Design Consultant for Pacifica Hotels. Mr. Barry stated that he previously designed the original sign and that the updated sign includes the company's new logo, which is easier to read and a lot more tasteful than the current signage.

Public Comment

None

Board Comment

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted.

Ayes: 3 – Vice Chair Jubany, Mr. Stanley and Mr. Wong

Nays: 0

6. Staff Reports

The reports were received and filed with the exception of the Marina del Rey Sign and Gateways Master Plan.

Troy Evangelho presented the Sign and Gateways Master Plan, a project to update all wayfinding, informational and regulatory signage and gateway entries throughout the Marina.

Vice Chair Jubany stated that she spoke with Director Gary Jones about recognizing Commissioner Phinney for his 10 years of service, and his efforts and dedication to the community as Chair of this commission. Staff stated that they would identify a date for that event.

Public Comment

None

7. Adjournment

Vice Chair Jubany adjourned the meeting at 1:47 p.m.

Respectfully Submitted,

Kandyce Newton
Secretary for the Design Control Board



August 10, 2017

Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

TO: Design Control Board

FROM: 
Gary Jones, Director

**SUBJECT: ITEM 5A – PARCEL 125 – MARINA CITY CLUB - DCB #10-016-F
CONSIDERATION OF ALTERATIONS TO APPROVED PROMENADE
DESIGN**

Item 5A on your agenda is a returning submittal from Essex Property Trust (Applicant), the lessee of Lease Parcel 125, for after-the-fact approval of modifications to the Design Control Board's (DCB's) previously-approved final design of a waterfront promenade.

Background

On August 21, 2013, the DCB considered the Applicant's final design for improvements to 1,500 linear feet of pedestrian promenade and fire access lane. The project consisted of new promenade hardscape, landscaping, fencing, lighting, and signage. The DCB approved design "Alternative 2" for the seating areas.

Construction of the promenade was completed in July of 2015. Upon observing that the promenade was not built as approved by the DCB, Department staff notified the Applicant to return to the DCB for their consideration of the design changes.

On December 16, 2015, the DCB denied the unapproved modifications and asked the Applicant to return with a redesign of the promenade, and to explore relocating the bioswale to the fire lane. On August 18, 2016 the applicant returned to the DCB to seek approval for proposed design changes and was again denied.

On October 20, 2016, an ex-parte meeting was held between representatives of the applicant, Department of Beaches and Harbors Staff, and DCB Chair Phinney and board member Wong. The DCB members determined a list of changes that would need to be addressed before the project could return for consideration. This list is provided later in the report.

Summary of Non-approved Changes to the Project

The following table summarizes the differences between the DCB-approved final design and the as-built promenade:



Hardscaping	DCB Approved	As-Built
Concrete Dock & Fence Gate Pad	Wood plank stamp with grey concrete band	Small seashell stamp
Blue Concrete Wave	Tile stamp (extends to FantaSea)	Small seashell stamp (stops at apartments)
Runoff Water Filtration	None approved	Astroturf

DCB Requested Changes

Based on the previous DCB meetings and ex-parte meetings, it was determined that the following list of items would have to be addressed for the project to proceed.

1. Correct the curve of the concrete at the gate entrances.
2. Change gate pads to color concrete with a wood plank stamp design and a grey concrete band.
3. Acid wash a sample of the concrete and then submit it to DCB to evaluate the color. If the color is acceptable, extend the colored concrete the full width of the promenade.
4. Provide justification for the bio-swale to be located at the public promenade area, and justify if other locations are feasible or not.
5. Remove the Astroturf from the bioswale and add plants (e.g. society garlic, fortnight lily, etc.)
6. Submit civil plans and drainage calculations.
7. Increase bioswale width near the seating areas.

Staff Review

Staff has reviewed the revised project submittal and believes that the applicant has addressed the items requested by the DCB. The applicant has provided multiple options for the blue concrete promenade walk, as well as two design options for the runoff water filtration. The Applicant will be at the meeting to present their justification for the various options.

Staff recommends APPROVAL of DCB #10-016-F subject to the following conditions.

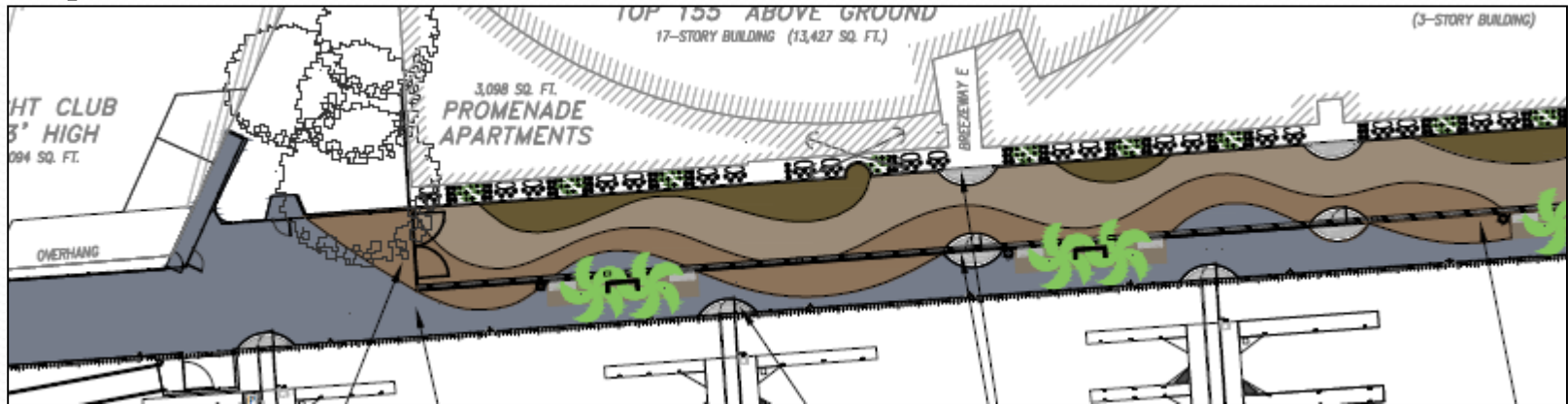
- 1) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors' Planning Division staff.
- 2) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.



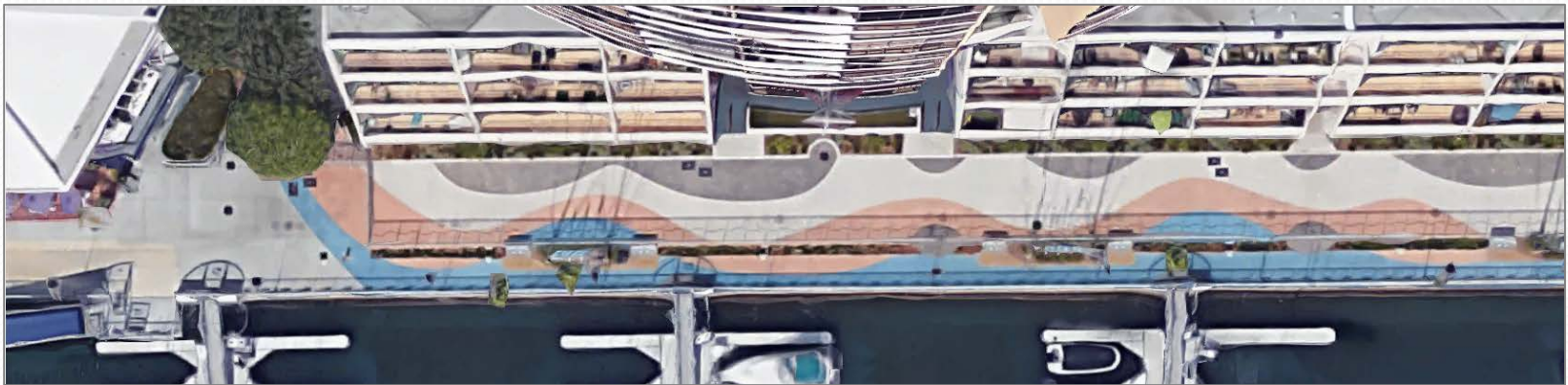
MARINA CITY CLUB PROMENADE IMPROVEMENTS PARCEL 125

PROMENADE – AS PROPOSED AND BUILT

Proposed



Built



PROPOSED CHANGE: INSTALL WOOD PLANK CONCRETE



Before



After

Stamped concrete in a Wood Plank pattern
Bordered by a 12-14" wide broom finish gray concrete
Border will be sawcut larger to correct curves.

PROPOSED CHANGE: INSTALL WOOD PLANK CONCRETE



Before

After

Stamped concrete in a Wood Plank pattern
Bordered by a 12-14" wide broom finish gray concrete
Border will be saw cut larger to correct curves.



PROPOSED CHANGE: ACID WASH COLORED CONCRETE

Original



Option 1: More Grey



Option 2: Darker Blue Grey



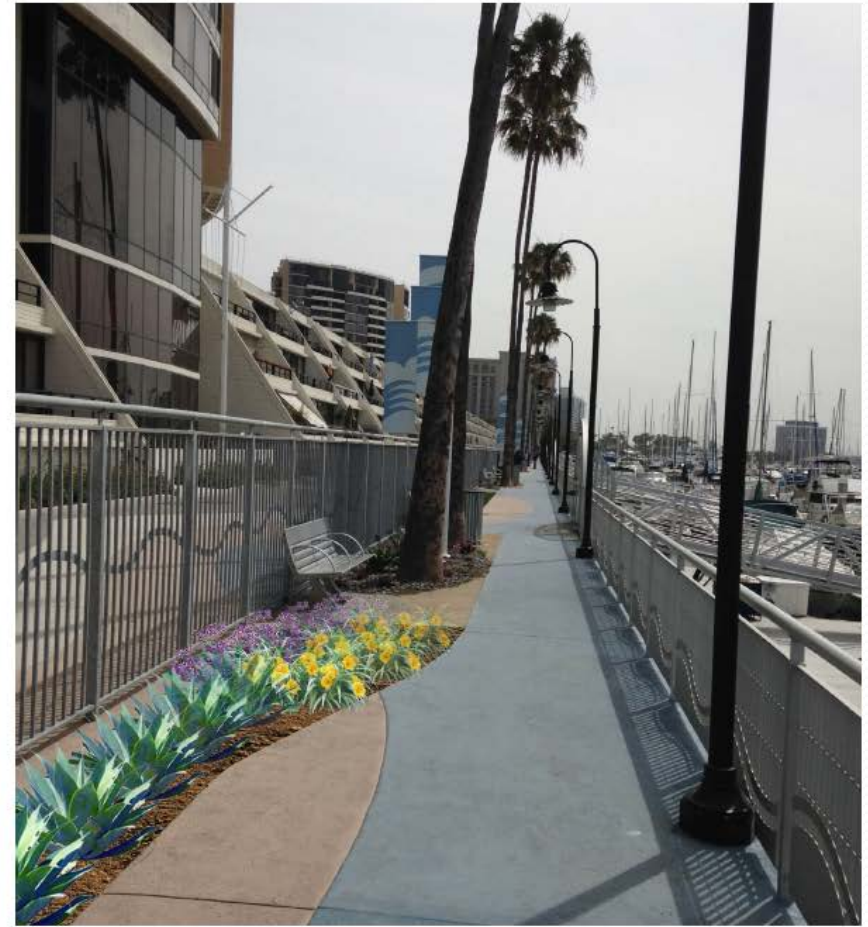
Option 3: Different Saturated Blues



PROPOSED CHANGE: EXTEND COLORED CONCRETE TO END OF PROMENADE



PROPOSED CHANGE: EXPAND BIOSWALE AND USE HARDY PLANTS



Low water use, low maintenance plant palette that is dog friendly and tolerates dog urine.

Agave “Blue Flame” – Blue Flame Agave

Hemerocallis “Peachy Keen” - Peach Day Lily

Limonium Perezii – Sea Lavender



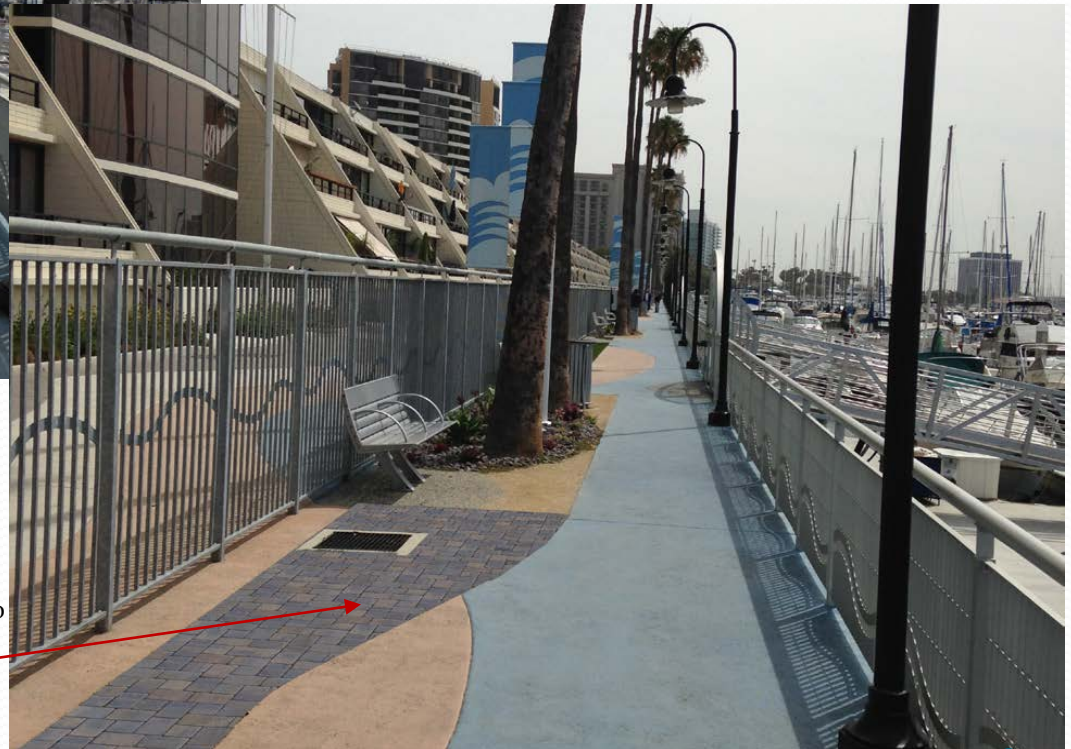
ALTERNATIVE OPTION: INSTEAD OF ORGANICS, USE PERMEABLE PAVERS

Before



After

Widen the pervious paver area to create a smooth curve into the seating areas. Ease and smooth out the Transition



Bioswale justification

Letter from JLA and Associates justifying
Existing location of the bioswale

See separate attachment with Letter, flow
Rate calculations and paver informational sheet

Aqua Roc Pavers: Permeable & Stone Aqua Roc Pavers from BelgardHardscapes

Page 1 of 2

BELGARD®

Aqua Roc



APPLICATIONS



Aqua Roc™ permeable paver boasts an attractive residential look that stands up to even the heaviest vehicular traffic. Environmentally and economically sound for their reduction in water run-off and long-lasting durability, Aqua Roc pavers are also comfortable underfoot, meeting the Americans with Disabilities Act (<http://www.ada.gov/regs2010/2010ADAStandards/2010ADAStandards.htm>)

SPECS



AQUA ROC
4 1/2" X 9" X 3 1/4"

COLORS

October 14, 2016

Colin Cramer
Essex Property Trust, Inc.
22120 Clarendon St, Suite 200
Woodland Hills, CA 91367

Subject:

Marina City Club Promenade Improvements
4333 Admiralty Way, Marina Del Rey, CA 90292
JLA Job #16202

To Whom It May Concern:

Our office was retained by Essex to evaluate the as-built BMPs at the Promenade at Marina City Club, in Marina del Rey. We understand that the Design Control Board had some questions about the existing bio-filtration strips locations.

Based on our review, the existing bio-filtration strips were installed at an optimum location because of the site topography. At that location the site is sloping in two directions which is conducive of the flow. Also, that location does not limit pedestrian traffic. Moreover, the filtration strips could not be located north of the fence because they would have been located in the fire lane. As such, the filtration strips were placed south of the existing fence.

It is our understanding that the Design Control Board has some objection about the existing turf on top of the bio-filtration strips. We agree and recommend placing pervious pavement (concrete/pavers) at those bio-filtration strips, instead of the existing turf, to provide a wider pedestrian rated surface.

We would like your favorable consideration to keep the existing BMPs and provide the remedial measure described above.

Sincerely,

John Labib, SE
Principal



Page 1 of 1

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Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

August 10, 2017

TO: Design Control Board
FROM: 
Gary Jones, Director

SUBJECT: ITEM 5B – PARCEL 28 – MARINERS BAY, LLC / WAYFARER APARTMENTS AND MARINA – DCB # 13-013-C – CONSIDERATION OF CHANGES TO APPROVED SITE DESIGN

Item 5B on your agenda is a submittal from Wayfarer Apartments (Applicant), seeking approval for changes to the approved site design. The project is located at 14000 Palawan Way.

PROJECT OVERVIEW

Background

In July 2015, your Board approved the final design for the renovation of the Wayfarer Apartments, which included building-façade design, new landscaping, hardscape, and promenade design. In October 2015, your Board approved the sign program for Wayfarer.

Existing Conditions

Wayfarer consists of seven, three-story residential buildings, containing a total of 379 apartment units, constructed over a two-level semi-subterranean garage podium. The main entry driveway is located on the west side of the property. The site has a total of 947 parking spaces for apartment tenants, boaters, and guests. The existing waterfront pedestrian promenade is approximately 3' to 5' wide and runs along the south and north sides of the property, adjacent to Palawan Way.

The apartment complex is in the midst of a phased renovation. A number of the buildings have already been renovated, including the entrance building containing the leasing office.

Proposed Project

The applicant seeks to gain Design Control Board (DCB) approval on two after-the-fact hardscape and landscape changes, and one proposed design change.



Summary of Changes

The applicant has changed the approved DCB landscape/hardscape design by installing a ventilation duct in one landscape area, and not installing the approved sidewalk in a different landscape area. The applicant is also proposing to alter the DCB approved design for a third section of landscaping, by leaving it in its existing condition. In the applicant's cover letter, they state that the ventilation duct is required by the Department of Public Works, Building and Safety Division. The applicant has stated that there is no acceptable alternative location to place the duct. The applicant also stated that the Third Supervisorial District requested that they explore minor modifications to the project to save additional mature healthy trees. As a result, the applicant determined that they could save 10 trees by removing the sidewalk on the western and eastern ends of the property.

SITE DESIGN

Hardscape and Landscaping

Change 1: The applicant has installed a roughly 15'-6" tall ventilation duct in the landscape area on the west end of the property, in front of the apartment building, near the main vehicle entrance. The applicant has planted three Ginko trees in front of the duct and is proposing to paint the duct dark green to match the base color of the building.

Change 2: The applicant developed the landscape area near the leasing office without building the sidewalk connecting the apartment stairwell with the leasing office.

Change 3: The applicant proposes to leave the landscape area along the southwest apartment building in its existing condition, rather than installing a sidewalk, replacing the landscaping, and planting four palm trees.

STAFF REVIEW

Staff finds the following Marina del Rey Design Guidelines relevant to the applicants proposed design changes.

Ventilation duct in the landscaped area on the west side of the property.

DG.148: utilize landscaping to screen visually obtrusive elements such as utilities, parking lots, fencing, etc.

DG.190: Locate mechanical equipment in areas not directly visible from the street or promenade.

DG.191: Treat mechanical equipment as a unique design feature using quality materials or blending with the architecture.

Staff has determined the ventilation duct as proposed is not consistent with the Design Guidelines. While the duct would be partially screened by the three trees planted in front of it, it will still be visible from the street. Painting the duct the same color as the base of the building will help to soften the visual impact, however the height, design, and placement of the duct will not blend with the architecture of the building. Staff advises the

applicant to install a ventilation duct that is less visually obtrusive or employ more effective screening.

Removal of sidewalk from landscaped area on west side of the property.

DG.130: Design paving treatments that lead pedestrians to building entryways, announce entrances, and define spaces.

Staff has determined the applicant's redesigned landscape area on the west side of the property is not consistent with the Design Guidelines. The applicant's redesign has removed the sidewalk connection from the exterior stairwell of the apartment to the leasing office. The DCB-approved plan would have created this connection.

Removal of sidewalk and retain existing landscaping on east side of the property.

DG.31: Trees and landscaping should be placed and maintained so as not to obstruct views of the water.

DG.151: Whenever possible, retain and preserve existing mature trees of appropriate species that are in healthy condition.

DG.152: Trees and landscaping should be placed and maintained so as not to obstruct views of the water. Trees can be used to frame view corridors. Choose tree species appropriate in size and shape that can be pruned and maintained to maximize views to the water. Avoid planting trees that would require topping to maintain views.

Staff found the applicant's redesigned landscape area on the east side of the property has aspects that are both consistent and inconsistent with a number of the Design Guidelines. The applicant's proposal would retain the existing onsite mature trees, however these trees have canopies which partially block the apartment residents' views of the water. The original DCB-approved design has the onsite trees being removed and replaced with palm trees, which would open up the view to the harbor for apartment residents.

Staff recommends **DENIAL** of the existing ventilation duct design; **DENIAL** of the removal of the sidewalk on the west end of the apartments, and **APPROVAL** of the removal of the sidewalk and maintaining the existing landscaping on the east side of the apartments, with the following conditions of approval:

- 1) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.
- 2) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.

- 3) If the existing trees along the southeast end of the property are eventually removed or replaced, the applicant is required to follow the original DCB-approved landscape plan, including tree type and placements, as approved in July 2015.

GJ:BL:te



July 19, 2017

Rental
Real Estate

Property
Management

Marketing
Services

Corporate
Services

Acquisitions &
Development

Design Services

Construction
Management

Financial
Services

Ownership

Gary Jones, Director
LA County Department of Beaches & Harbors
13837 Fiji Way
Marina del Rey, CA 90292

Re: Design Control Board (DCB) Submittal for Garage Exhaust Duct Location and Changes to Proposed Sidewalks at Wayfarer Apartments + Marina, 14000 Palawan Way, Marina del Rey

Dear Director Jones:

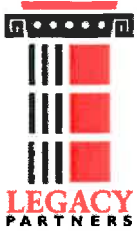
This letter serves as a request for the DCB'S review and approval of the three items addressed below:

1. Garage Duct:

During plan check for the Wayfarer apartment complex renovation project that is currently under construction, County Division of Building & Safety staff required that parking garage ventilation be added for Building 7 and the leasing office garage. This duct measures 15.5 feet tall at tallest section, with more detailed dimensions shown on the site plan attached as **Attachment A**. **Attachment B** is a letter, along with a blowup of the site plan showing the affected area, from AREA Architecture explaining in detail the process that led to the Exhaust Duct being placed at the garage entrance near Palawan near the entrance to the Project. As the letter describes, the current location was the only viable option for the duct. The location was the only possible location to satisfy code requirements, mechanical requirements, and minimize the visual impact of the duct. Furthermore, the duct is situated so that new and existing landscaping shields it from view from the street. A picture showing the current view from Palawan, and a rendering showing the Duct hidden by fully grown, newly planted trees, are attached to the Architect's letter. The existing trees planted in the roundabout planter shield the duct from the view of vehicles and pedestrians entering the Project along Palawan. When fully grown, the newly planted trees will further hide the duct from view, even from a nearer vantage point. Additionally, we are proposing to paint the duct a dark green color to match the base color of the renovated buildings. A rendering of the duct color is attached as **Attachment C**. As described in the Architect's letter, the remaining impact is on a few units situated directly behind the Duct, where it is not hidden by landscaping. This impact has been mitigated by the fact that the affected units have already been leased and occupied by new residents (each of whom were aware of the duct before taking occupancy of their units).

2. Elimination of Proposed Sidewalk at Building 1:

Attachment D is a blowup of the site plan, which shows the elimination of the proposed sidewalk at the Southeastern corner of the project. A plan zoomed in on the proposed section is also attached. Originally, the large, existing Coral trees located at the eastern end of the project near the eastern garage entrance were planned to be removed, therefore allowing the sidewalk to continue around the curve and connect with the northeast stairwell of Building 1. During the plan check



Rental
Real Estate

Property
Management

Marketing
Services

Corporate
Services

Acquisitions &
Development

Design Services

Construction
Management

Financial
Services

Ownership

approval process, Nicole Englund with SD 3 elected to keep the existing trees, blocking the originally proposed path of the sidewalk. The sidewalk was cut short, about halfway around the southeast curve of Palawan. This created a sidewalk that leads to no pedestrian friendly improvements. The termination of the sidewalk at this location will also promote J-walking across Palawan at a blind corner, creating unsafe walking and driving conditions. Due to these circumstances, we are proposing eliminating the sidewalk section as shown on the attachment. This would also allow us to keep approximately nine mature trees that were previously approved to be removed. We are proposing ending the sidewalk at the fire lane between Building 1 and the proposed park. Pedestrian access to Building 1 is already planned across the fire lane, approximately twenty feet behind the curb, so elimination of proposed sidewalk will not affect Building 1 pedestrian access from the street. Additionally, approximately eight existing trees will be kept in place by not building the previously proposed sidewalk.

3. Leasing Office Sidewalk

Attachment E is a section of the site plan showing the as-built condition in front of the leasing office. Originally, this was planned to be a sidewalk that wrapped around the building to the stairs next to the garage entrance. There is a large, existing Eucalyptus tree at the Western edge of the existing courtyard that was originally planned to be removed. During the approval process, Nicole Englund with SD 3 elected to keep the existing tree. Due to the large size of the tree, it was not possible to build the sidewalk as originally proposed. As a remedy, the courtyard was built, as shown on the attachment, to provide pedestrians access to the leasing office as well as a small public space.

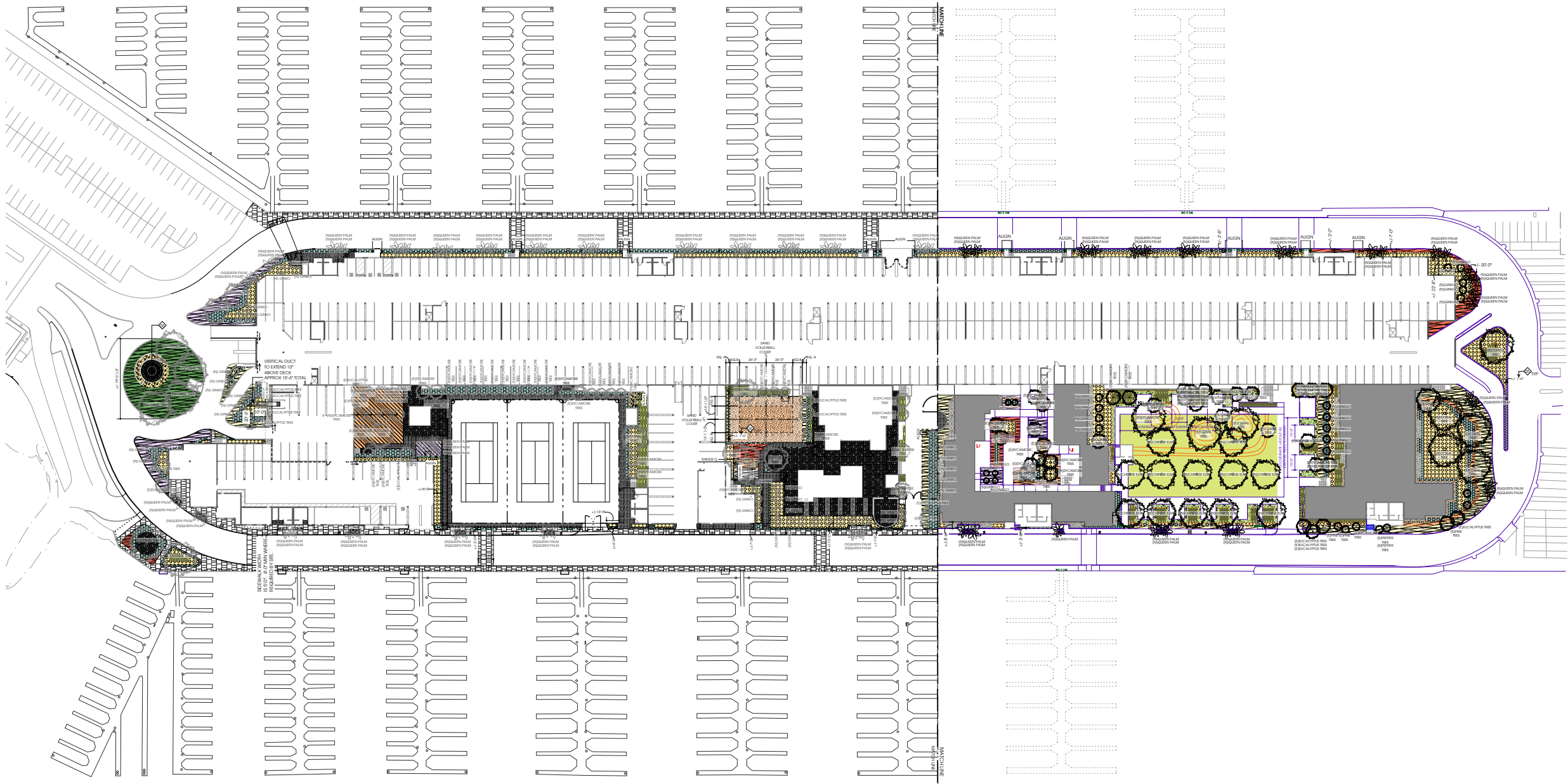
We look forward to presenting these two items to the DCB for its review and approval at the next available DCB meeting. Please do not hesitate to contact me should you have any questions or require any additional information regarding this request.

Very truly yours,

Timothy O'Brien
Senior Managing Director
Wayfarer Apartments + Marina

ATTACHMENT A

Revised Site Plan



ATTACHMENT B

Architect's Letter

June 16 2017

COUNTY OF LOS ANGELES
Department of Beaches & Harbors
13837 Fiji Way
Marina Del Rey, CA 90292

RE: TENANT IMPROVEMENTS AT MARINERS BAY
14000 PALAWAN WAY, MARINA DEL REY, CA 90292

During our building department plan check for the Mariner's Bay renovation project, Division of Building & Safety staff required us to provide Parking Garage Venting Calculations to confirm whether it would be necessary for us to provide additional mechanical venting for the parking garage. This analysis was required of us because some of the openings at the garage were being enclosed as part of the renovation project. The resulting calculations did not meet the venting specifications of the Building Code and additional mechanical ventilation was thus required. Although we made a case to be exempt from this requirement, the code overruled our requests.

When reviewing where to place the duct, we were met with the code challenges related to the distance the ductwork had to be from a pedestrian area (i.e., side walk or balcony). As described below, the configuration of the parking garage presented only one viable option; where the duct was eventually installed.

717 NORTH HIGHLAND AVENUE, #1 LOS ANGELES, CALIFORNIA 90038
P 323.648.6480 FAX 213.623.4275 WEBSITE WWW.AREAARCHITECTURE.COM

The venting calculations produced the size duct required for the garage. The code requires the end of the exhaust duct be located 10' away from any building opening, sidewalk, or walk-able surface. The height of the duct was determined to satisfy the requirements.

A sidewalk and Palawan Way are located on the south of the parking garage. In this option, the duct would have ended up in the middle of the street, rendering this option unworkable.

On the east side of the garage, the duct would have ended up in the tennis courts, another unworkable option.

We studied an area towards the interior courtyard of the complex, which initially appeared viable. This option became problematic due to drain lines in the ceiling of the parking garage. Although it may have been possible to work around ceiling conflicts, we had to review where the duct would be the least visible. The center courtyard would have resulted in the duct being exposed to about three dozen units and part of the main deck at the interior of the property; we therefore deemed this option unworkable.

The location where the duct was ultimately installed exposes the duct to only a few units at the front of the complex. Additionally, the newly scheduled Ginko trees, along with the main entry landscape mound & large Coral Trees, will block the duct's visibility from the public view.

We believe the location where the duct was installed is the best, and, frankly, only viable option. We are able to meet our code required venting with the least compromise to the aesthetic of our project to both public and the property's tenants.

Please find enclosed with this letter a plan highlighting the location of the duct in relation to the parking garage, the rendering of the front of the site, as well as a photo-shopped image showing that the specified trees would cover the duct.

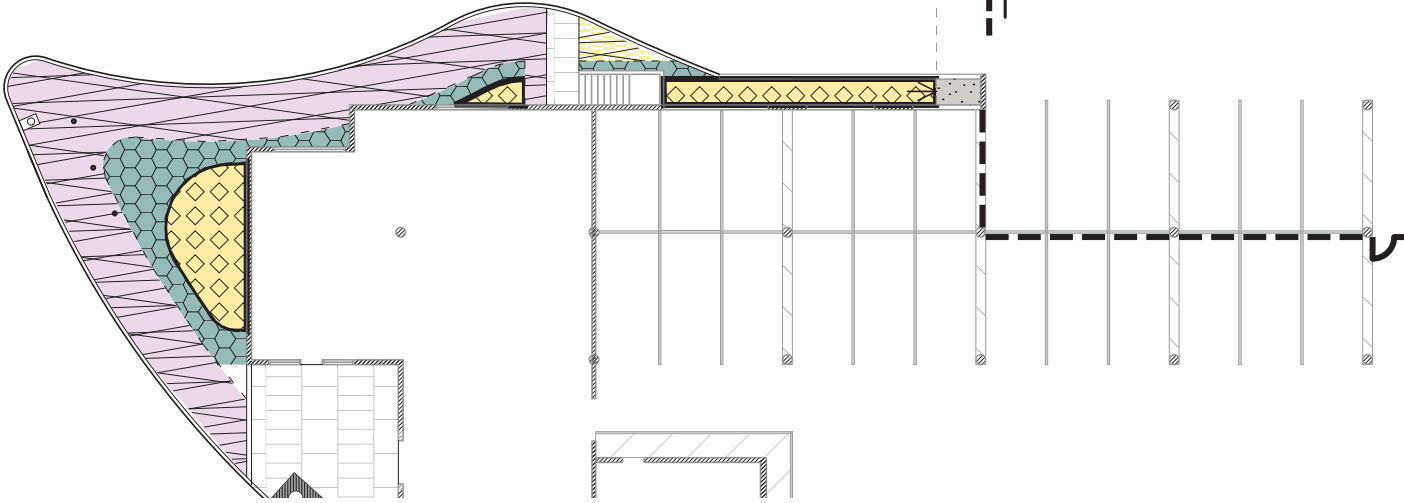
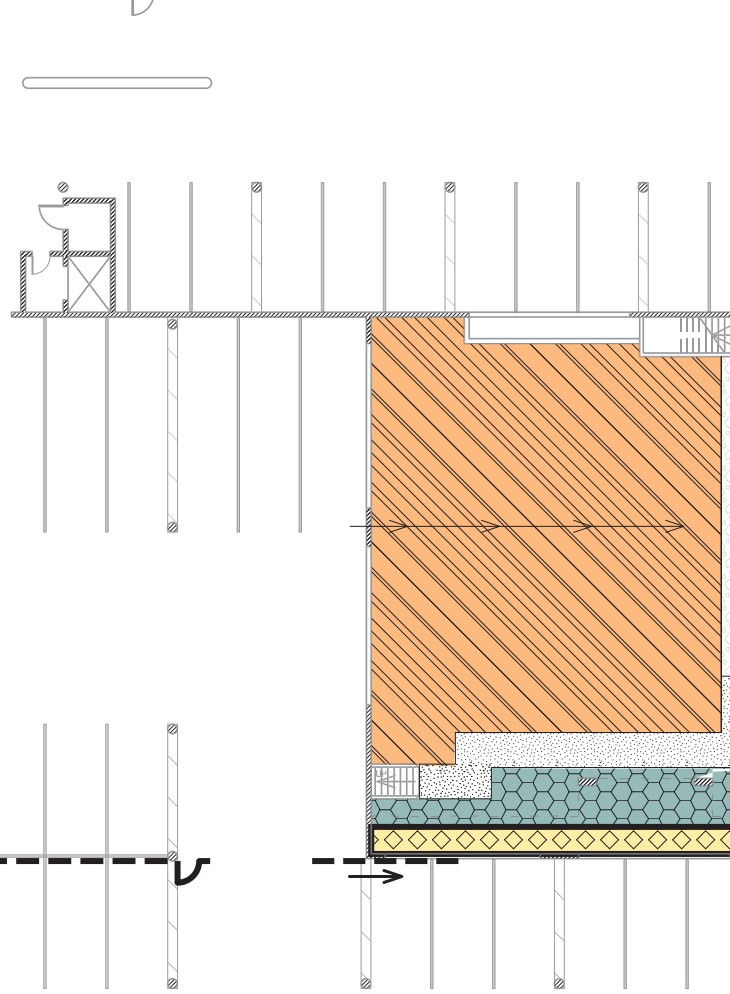
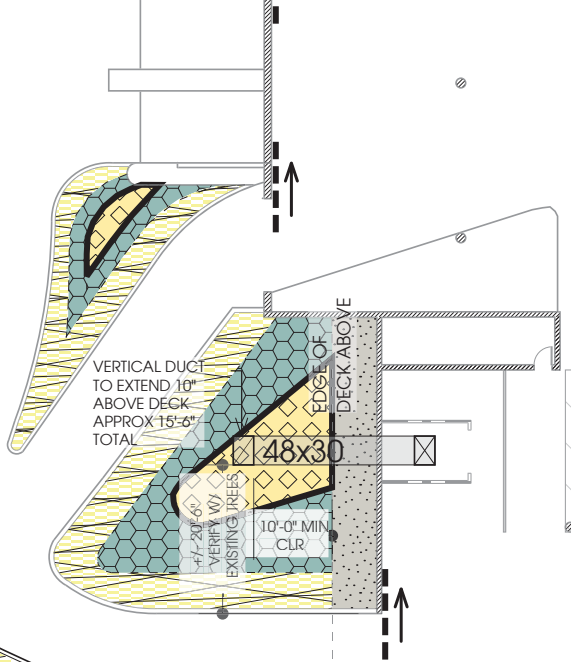
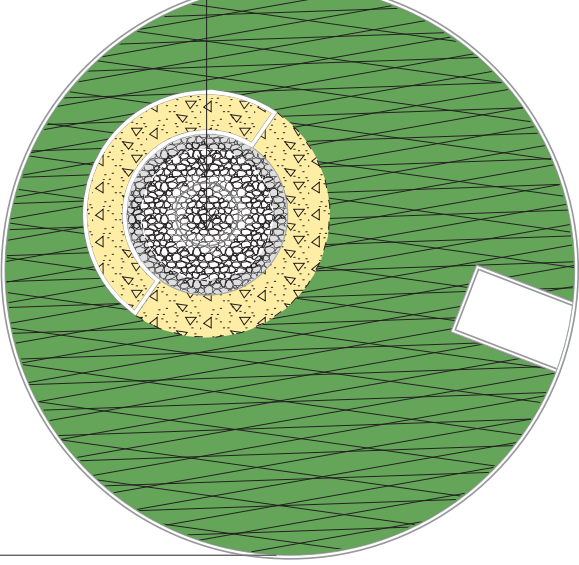
If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luis A Ruiz' with a stylized flourish at the end.

Luis A Ruiz
lruiz@areaarchitecture.com
213.278.6967 (cell)
323.648.6487 (direct)

+/- 79'-0 1/2"





WAYFARER
Apartments + Marina



W

WAYFARER

Apartments + Marina

ATTACHMENT C

Proposed Duct Color Rendering



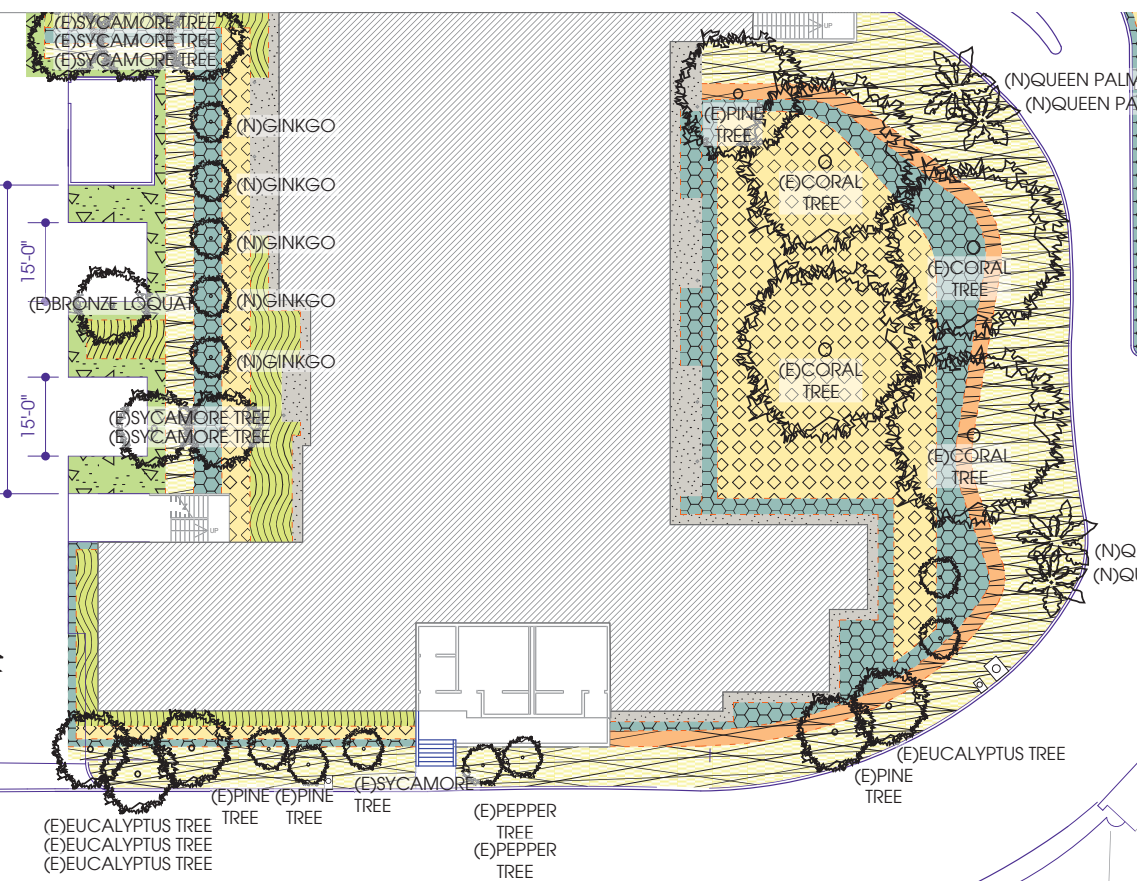
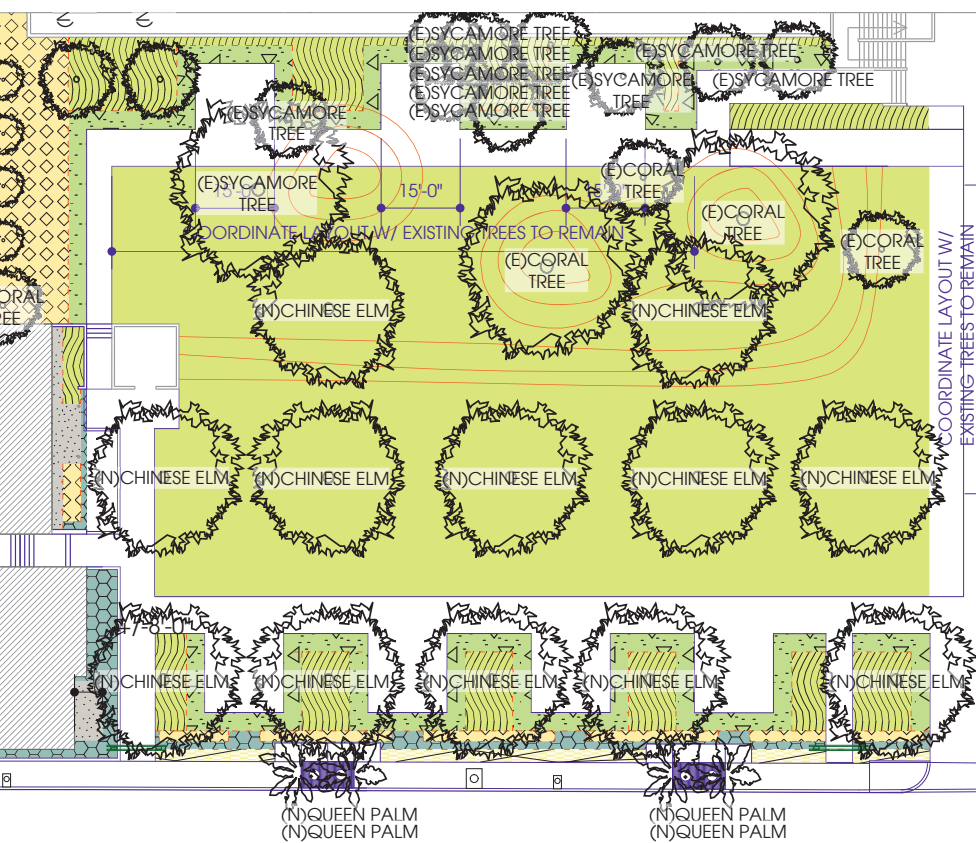
W

WAYFARER

Apartments + Marina

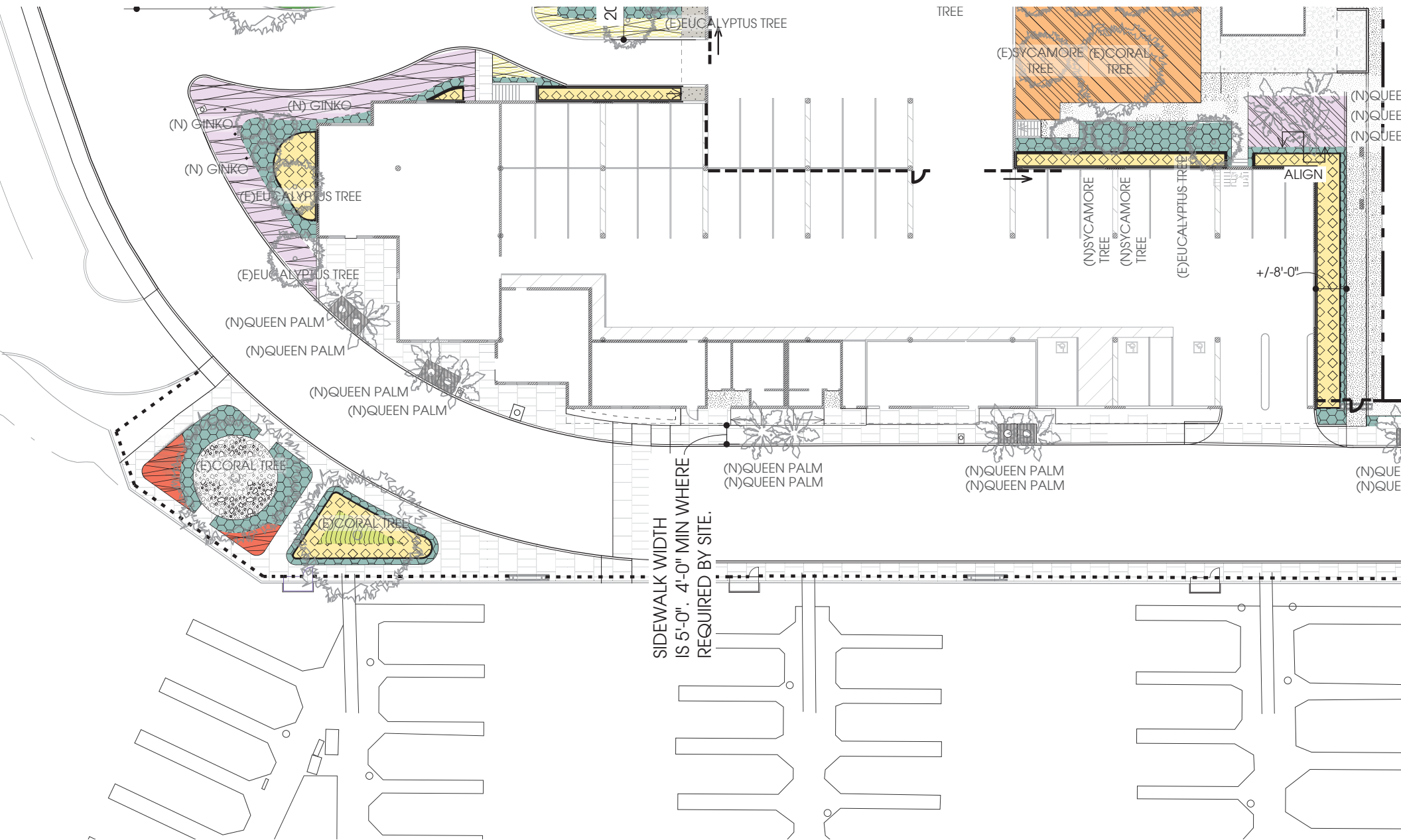
ATTACHMENT D

Proposed Elimination of Building 1 Sidewalk



ATTACHMENT E

Leasing Office Sidewalk





August 10, 2017

Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

TO: Design Control Board

FROM:  Gary Jones, Director

SUBJECT: **ITEM 6A – PARCEL 97 – NAILTECH SPA – DCB #17-003–
CONSIDERATION OF NEW SIGN, EXTENSION FOR TEMPORARY
SIGN**

Item 6A on your agenda is a submittal from NailTech SPA (Applicant), seeking approval for a new sign and an extension for their temporary sign. The project is located at 574 Washington Boulevard.

PROJECT OVERVIEW

Existing Conditions

The tenant space is located within the Marina Beach Shopping Center and is occupied by a nail salon business. The storefront features a covered walkway with display windows. The sign from the previous tenant is mounted on the front wall above the covered walkway.

Proposed Project

The applicant proposes to replace the existing wall sign with one new wall sign on the front wall above the covered walkway.

SIGNAGE

Temporary Sign

The applicant currently has a temporary sign measuring roughly 3' tall by 6' wide that reads "Nailtec Spa, Grand Opening, 10% off." The sign is fastened above the storefront entry. The applicant proposes to keep this sign up for an additional 60 days, or until their new sign is installed, whichever occurs first.

Building Façade Sign

The proposed wall sign would be 16.5 square feet, measuring 1'-6" tall by 11' wide, and would be mounted above the storefront wall above the covered walkway. The sign would read "NailTech SPA" in 1'-6" tall letters written in Times New Roman font, and using aluminum 5" deep, halo illuminated, individual channel letters, painted green (#7MB).



Illumination

This sign will be illuminated following the shopping center lighting schedule, which is from 7:30 p.m. to 7:00 a.m.

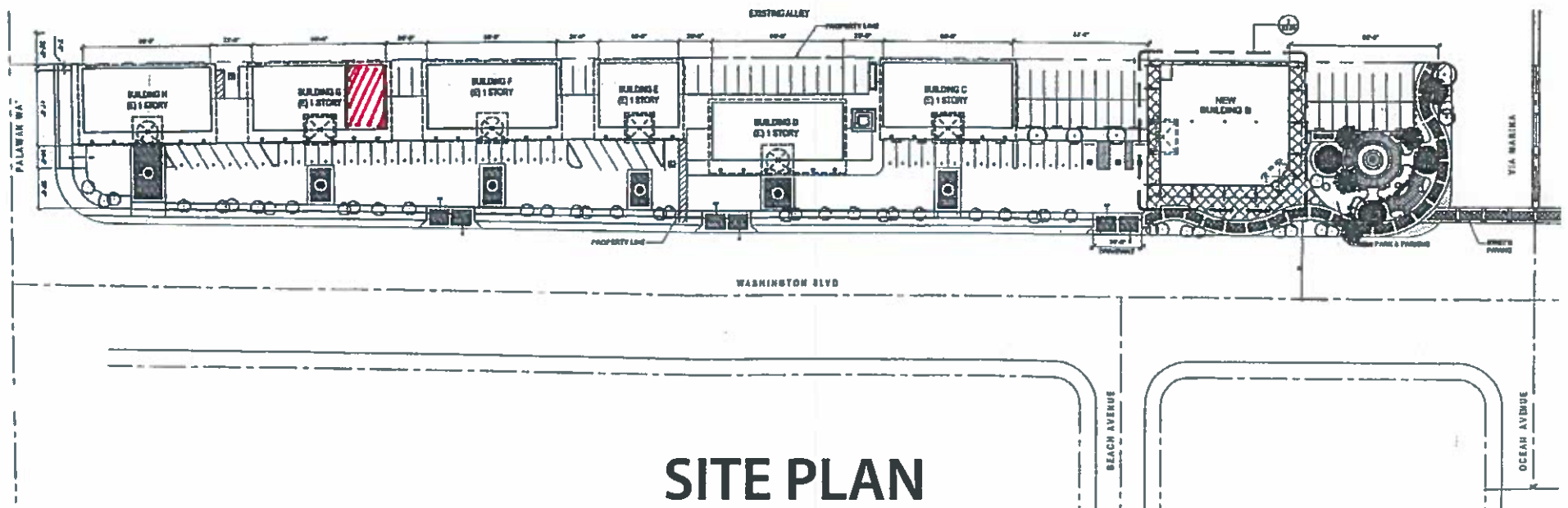
STAFF REVIEW

Staff finds the proposed project is consistent with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies, the Marina del Rey Design Guidelines, and the Revised Permanent Sign Control and Regulations.

Staff recommends **APPROVAL** of DCB #17-003 subject to the following conditions:

- 1) The temporary sign may remain up for 60 days following the approval of this project, or until the permanent sign is installed, whichever occurs first.
- 2) The Applicant shall obtain approval from the Department of Regional Planning.
- 3) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.
- 4) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.

GJ:BL:mw



SITE PLAN



i2i Design & Marketing
 714.910.7267 714.740.5030
 www.i2isigns.com
 andrew@i2isigns.com

Wholesale Signs & Printing

Lic#1001210

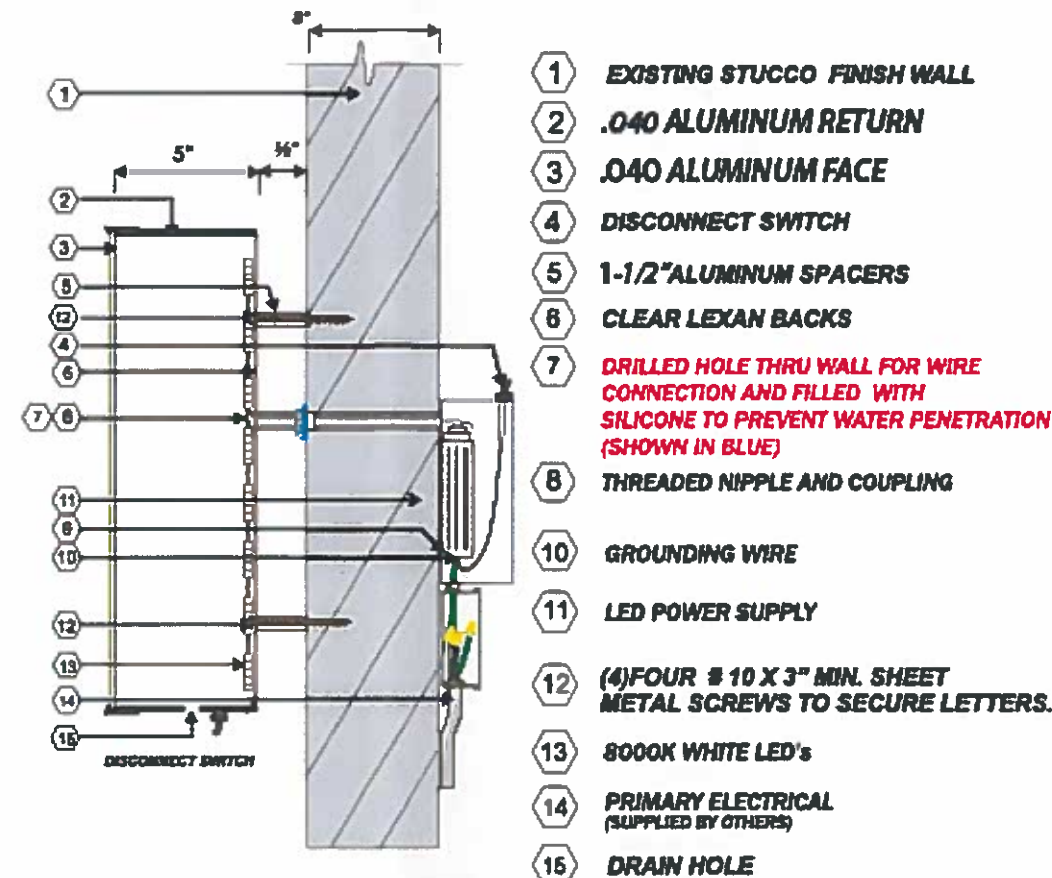
Nailtec SPA
 574 Washington Blvd.
 Marina Del Rey, CA 90292



BEFORE



AFTER



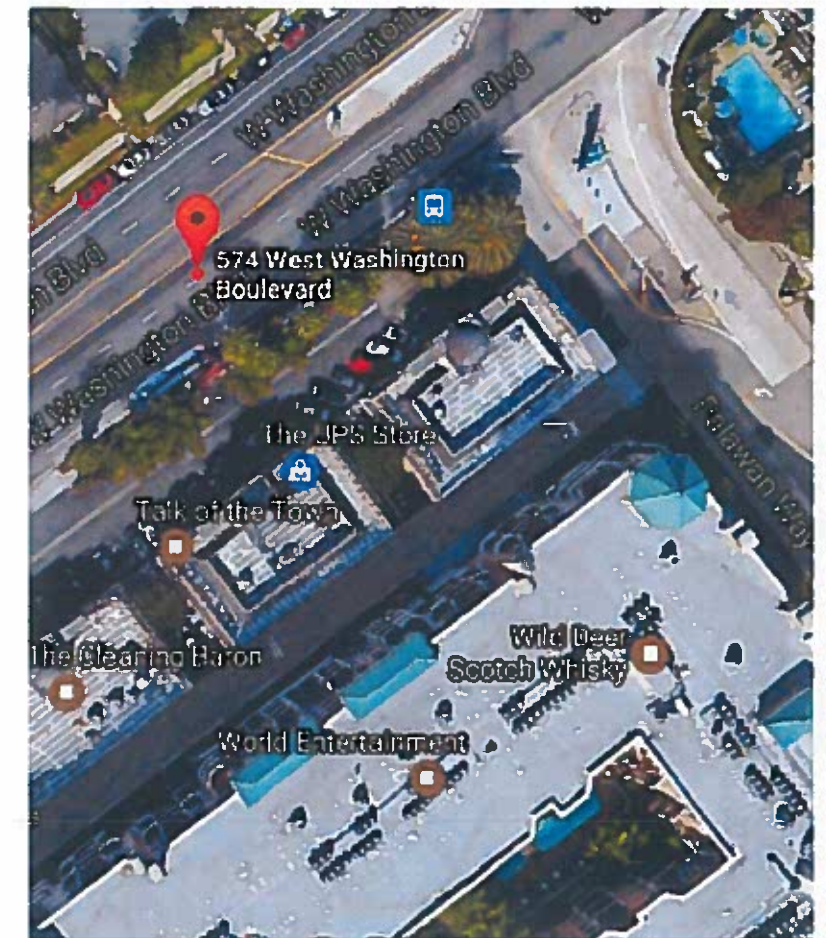
Fabricate & install (1) set of front welded illuminated "halo" individual channel letters - font Times Roman Bold. Face "NailTec SPA" to be painted in #7MB green. All channel letters will be mounted on stucco with 1-1/2" aluminum spacers. Channel letters return 4" thick painted same color #7MB Green - LED white.

18" **NailTec SPA**

11'

SITE PLAN

VICINITY MAP



designer
I2I Design & Marketing
T: 714.910.7267 F: 714.740.5030
www.i2isigns.com
andrew@i2isigns.com

contractor
Wholesale Signs & Printing
T: 714.848.9616 F: 714.740.5030
14861 Moran St. #8
Westminster, CA 92683
Lic#1001210

proposed site
NailTec SPA
574 Washington Blvd.
Marina Del Rey, CA 90292

CUSTOMER APPROVAL:

X _____

PROPERTY OWNER APPROVAL:

X _____

AUTHORIZED APPROVAL

I HAVE REVIEWED AND APPROVED THE SIGN DETAILED HEREIN TO BE FABRICATED PER THE SPECIFICATIONS SHOWN ON THIS DRAWING



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

August 10, 2017

TO: Design Control Board

FROM: 
Gary Jones, Director

**SUBJECT: ITEM 6B – PARCEL 50 – BEAUTY COLLECTION – DCB #17-004 –
CONSIDERATION OF A NEW BLADE SIGN**

Item 6B on your agenda is a submittal from Beauty Collection (Applicant), seeking approval for a new blade sign. The project is located at 4722 Admiralty Way.

PROJECT OVERVIEW

Background

In January of 2016, your board approved two façade-mounted identification signs, to be placed above the storefront entrance and rear service entrance of the Beauty Collection tenant space at the Waterside Marina del Rey Shopping Center.

Existing Conditions

The tenant space consists of a beauty supply store and is located within the Waterside Shopping Center. The façade signs consist of individual black channel letters reading "Beauty Collection."

Proposed Project

The applicant proposes to install one new blade sign along the storefront entrance.

SIGNAGE

Blade Sign

The blade sign would be 6 square feet and measure 2' tall, 3' long, 3" thick, and be mounted 7'-6" above grade on the shopping center facing façade. The sign would consist of a white aluminum sign with black custom text "Beauty Collection." The sign will not be illuminated.

STAFF REVIEW

Staff finds the proposed project is consistent with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies, the Revised Permanent Sign Controls and Regulations, and the Waterside Shopping Center Sign Program.



Staff recommends **APPROVAL** of DCB #17-004, subject to the following conditions:

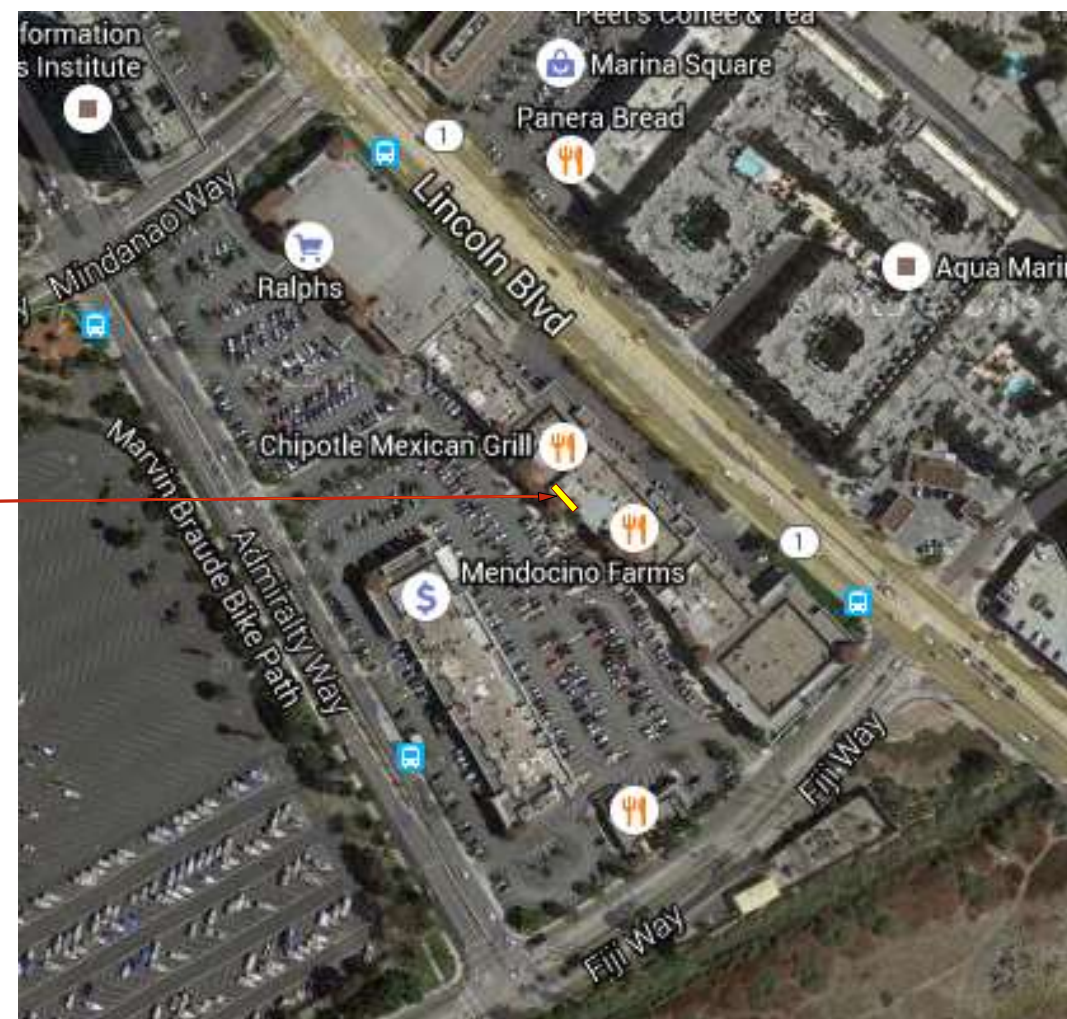
- 1) The Applicant shall obtain approval from the Department of Regional Planning.
- 2) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.
- 3) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.

GJ:BL:mw

VICINITY MAP



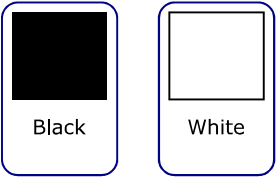
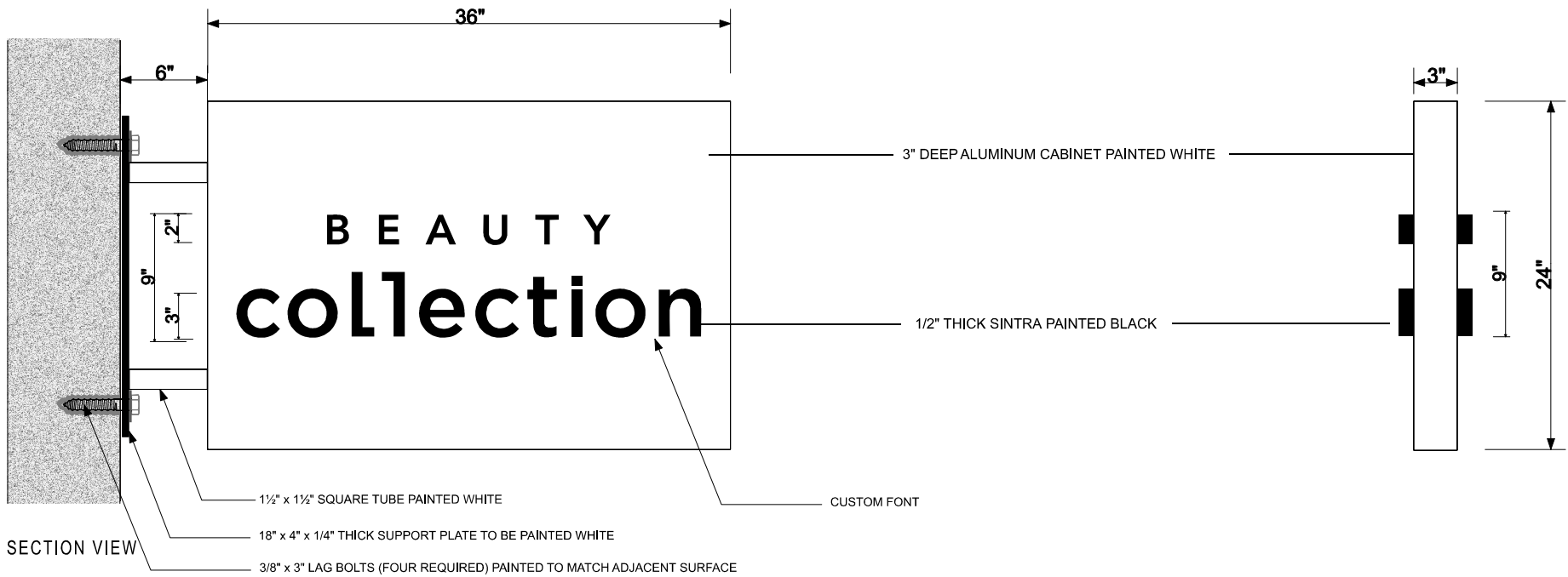
PROPOSED
SIGN



BEAUTY
collection

4722 Admiralty Way, Marina Del Rey CA 90292

NON-ILLUMINATED DOUBLE FACE BLADE SIGN



"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign"

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tel: (818) 772-6165 fax: (818) 341-6650
e-mail: adrian@paradisesigns.com
address: 8573 Canoga Ave., Canoga Park, CA 91304

PROJECT NAME Beauty Collection
JOB ADDRESS 4722 Admiralty Way,
CITY & STATE Marina Del Rey, CA 90292
CONTACT Shawn Tavakoli
PHONE & Fax (310) 980-3808
E-MAIL shawn@beautycollection.com
DRAWING DATE 6/5/2017

PROP. OWNER Caruso Affiliated
ADDRESS 101 The Grove Drive
CITY & STATE Los Angeles, CA 90036
CONTACT
PHONE
FAX
E-MAIL

DOUBLE SIDED BLADE-SIGN

Fabrication Specs:

Attachment Specs:

Revision No:



Sheet No.

2 OF 4



Proposed
Blade Sign

7' - 4"



BLADE SIGN - ELEVATION

Fabrication Specs:

Attachment Specs:

Revision No:

△
△

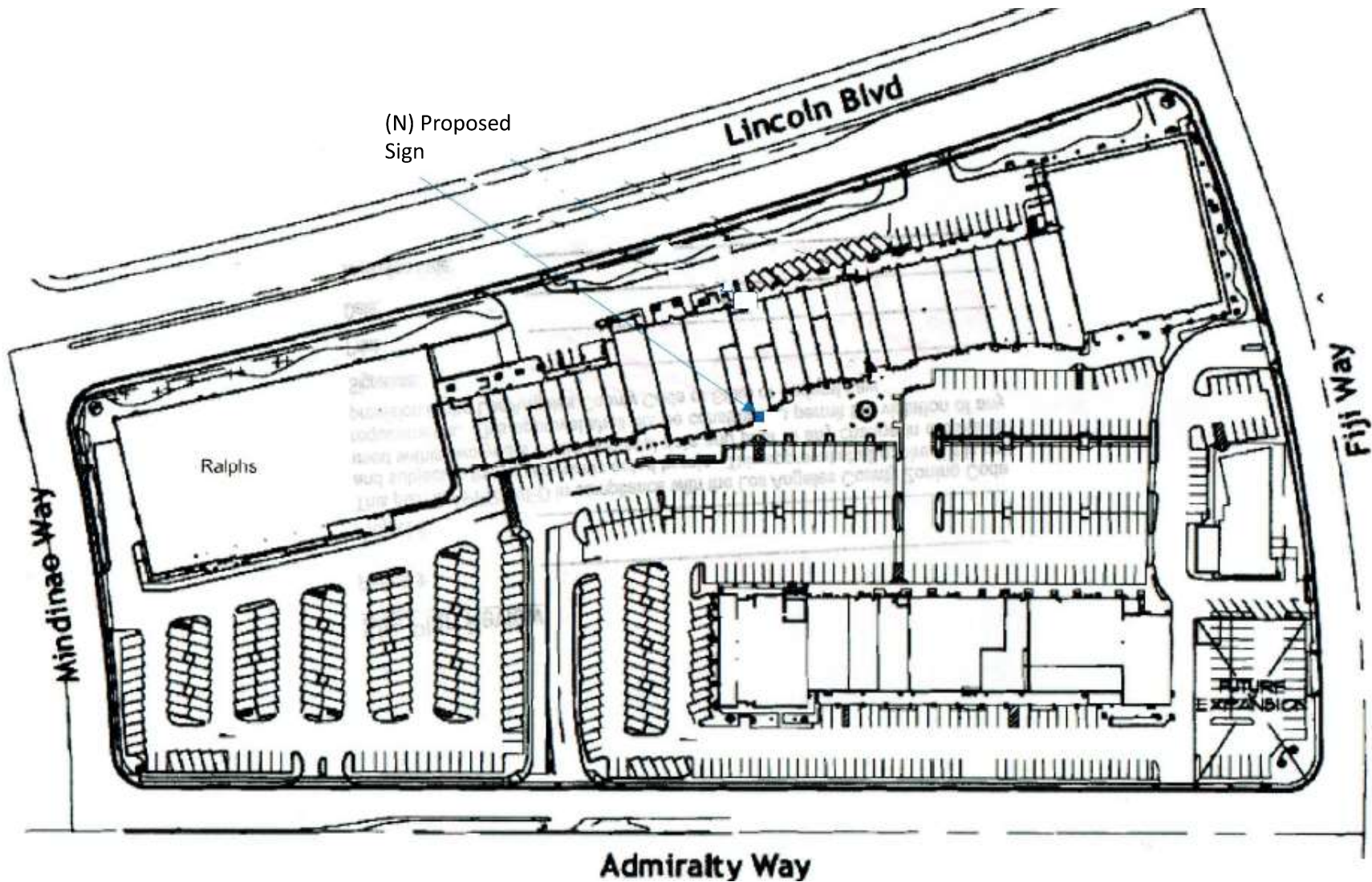
Sheet No.

3 OF 4

"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign"

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"This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign"

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e-mail: adrian@paradisesigns.com
address: 8573 Canoga Ave., Canoga Park, CA 91304

PROJECT NAME Beauty Collection
JOB ADDRESS 4722 Admiralty Way,
CITY & STATE Marina Del Rey, CA 90292
CONTACT Shawn Tavakoli
PHONE & Fax (310) 980-3808
E-MAIL shawn@beautycollection.com
DRAWING DATE 6/5/2017

PROP. OWNER Caruso Affiliated
ADDRESS 101 The Grove Drive
CITY & STATE Los Angeles, CA 90036
CONTACT
PHONE
FAX
E-MAIL

BLADE SIGN - SITE PLAN

Fabrication Specs:

Attachment Specs:

Revision No:



Sheet No.

4 OF 4



August 10, 2017

Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

TO: Design Control Board
FROM:  Gary Jones, Director

SUBJECT: ITEM 6C – PARCEL 50 – CARUSO AFFILIATED / SWEETGREEN – DCB
#17-005 – CONSIDERATION OF TEMPORARY CONSTRUCTION
SIGNAGE

Item 6C on your agenda is a submittal from Sweetgreen (Applicant), seeking approval for temporary construction signage. The project is located at 4718 Admiralty Way.

PROJECT OVERVIEW

Background

In January 2017 your board approved the façade renovation and new signage for the Sweetgreen Restaurant tenant space in the Waterside Shopping Center. On July 20, 2017, staff approved a barricade with two temporary construction signs, measuring 4'-6" wide by 1' tall, that read "Sweetgreen Marina del Rey".

Existing Conditions

The tenant space consists of a storefront with display windows and awnings. The approved design for the Sweetgreen Restaurant will convert the storefront into a covered dining area with recessed entry.

Proposed Project

The applicant is proposing to erect a barricade with decorative temporary construction signage, to be displayed during the period of construction.

SIGNAGE

Temporary Construction Signage

To screen the renovation work to the tenant space, Sweetgreen would erect a dark green (PMS #3308C) barricade measuring 35'-6" wide by 10' tall. The barricade would include the temporary construction signage approved by staff, as mentioned above. In addition, the applicant would attach the following three signs to the barricade:



- 1) Sign one would measure roughly 7' wide by 3' tall and use a custom font with roughly 6" tall letters and read, "I never thought I'd say these words but I just ate the most emotionally fulfilling salad, thanks @sweetgreen."
- 2) Sign two would measure roughly 6' wide by 1' tall and read, "Welcome to your healthiest relationship yet."
- 3) Sign three would measure roughly 4' wide by 1' tall and read, "Want to live your sweetlife? Join our team. Sweetgreen.com/careers."

STAFF REVIEW

Staff finds the proposed project is consistent with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies, the Marina del Rey Design Guidelines, and the Revised Permanent Sign Control and Regulations. The size, quantity, and design of the proposed signs are in scale with the project.

Staff recommends approval of DCB #17-005, subject to the following conditions:

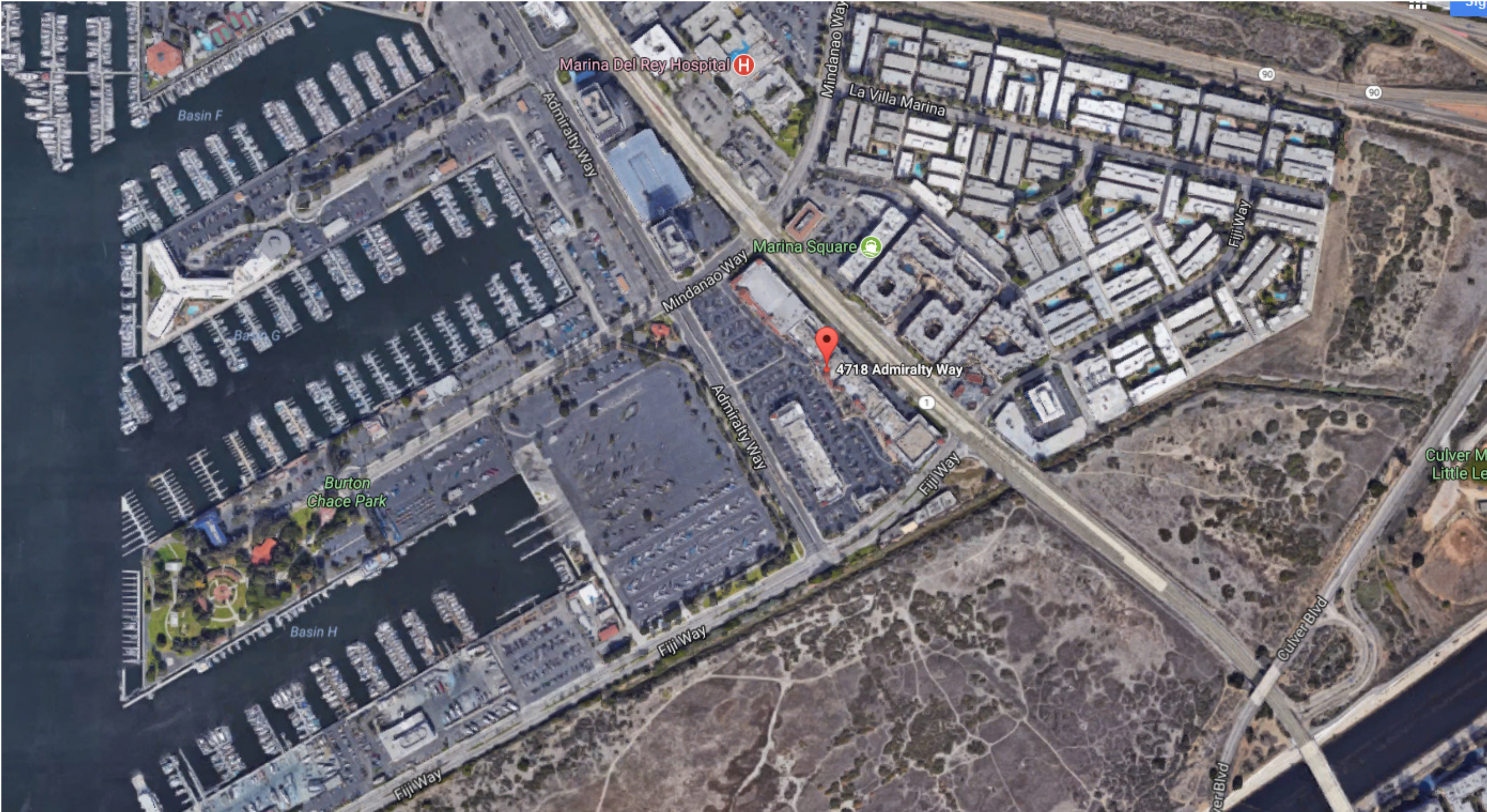
- 1) **The temporary construction signage will only be allowed for the period of construction and must be removed when construction is completed, or by October 31, 2017, whichever comes first.**
- 2) **No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 3) **No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.**

GJ:BL:te

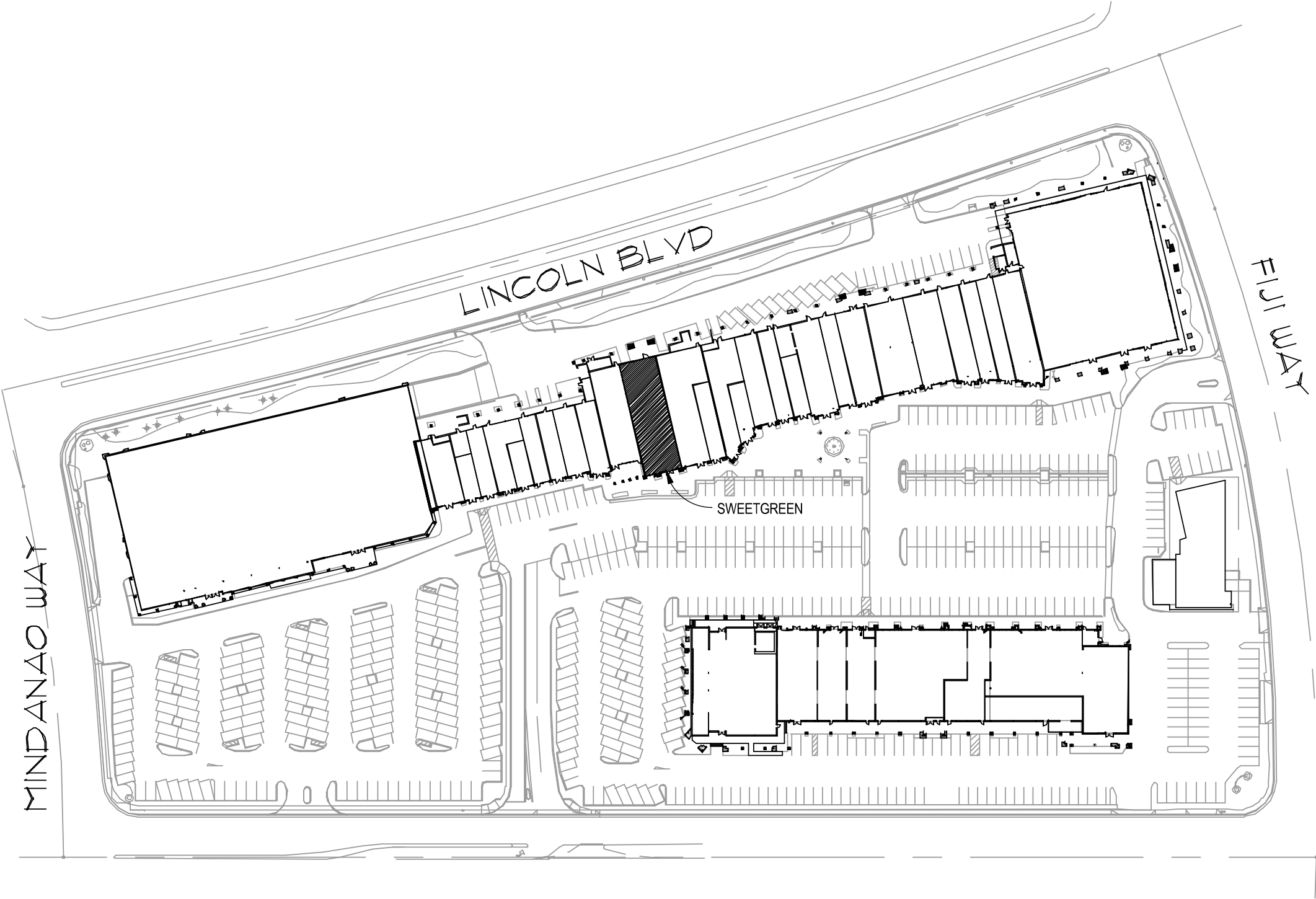
sweetgreen
MARINA DEL REY

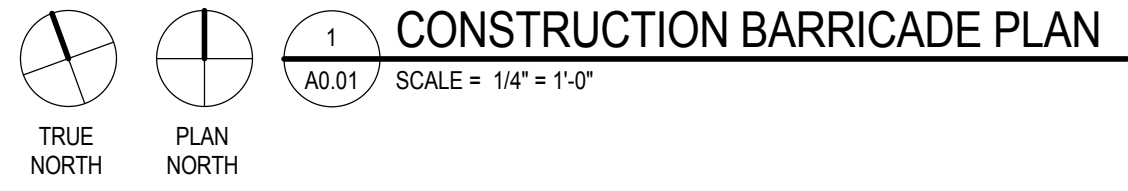
4718 ADMIRALTY WAY
MARINA DEL REY, CA 90292

7/18/2017













Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

August 10, 2017

TO: Design Control Board

FROM:  Gary Jones, Director

SUBJECT: ITEM 7A – TEMPORARY PERMITS ISSUED BY THE DEPARTMENT

Item 7A on your agenda is an update on permits that have been issued by the Department of Beaches and Harbors (Department) for temporary banners, signs, and/or canopies. Since the April 2017 report, four temporary sign permits were issued by the Department:

- 1) Various Locations, County of Los Angeles Beaches and Harbors – Approval of six (6) temporary banners measuring 6' wide by 3' tall that read, "ARTsea, Marina del Rey's Party on the Beach, June 10, Noon – 10PM, Marina Beach, 4101 Admiralty Way, Free Admission, Art, Dance, Music, Food, artsea-mdr.com." The banners were fastened to posts and staked into the ground at the following six locations:
 1. P49M - The Visitor Center at the corner of Admiralty Way and Mindanao Way
 2. P49S - Vacant land at corner of Fiji Way and Admiralty Way
 3. P51 - Vacant land at the corner of Lincoln Boulevard and Fiji Way
 4. PJS - Edgington Park, facing Admiralty Way
 5. PJS - Edgington Park, facing Via Marina
 6. P150 - Corner of Lincoln Boulevard and Bali Way

The temporary signs were permitted from May 5, 2017, to June 11, 2017.

- 2) Parcel 97, NailTech SPA – Approval of one (1) temporary sign measuring no more than 6' wide by 3' tall that reads, "Nailtec Spa, grand opening, 10% off." The sign was fastened above the storefront entry of the business located at 574 Washington Place.

The temporary sign was permitted from May 10, 2017, to June 11, 2017.

- 3) Parcel EE, County of Los Angeles Beaches and Harbors – Approval of one (1)

temporary mural measuring 5' tall by 17' wide. The mural was created at the ARTsea event and mounted on the exterior wall of a restroom building located at Chace Park, 13650 Mindanao Way.

The temporary mural is permitted from June 11, 2017, to August 31, 2017.

- 4) Parcel 50, Sweetgreen – Approval of two (2) temporary signs measuring 4' 6.5" wide by 1' 1.5" tall that read, "Sweetgreen Marina del Rey" in custom font. Signs will be adhered to the constuction barricade located in front of the storefront during constuction.

The temporary sign is permitted from July 19, 2017, to September 17, 2017.

GJ:BL:mw



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

August 10, 2017

TO: Design Control Board
FROM: 
Gary Jones, Director

SUBJECT: **ITEM 7B - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On May 16, 2017, Supervisor Hahn made a motion to amend Supervisors Solis' and Kuehl's joint motion to include the Department of Beaches and Harbors in the working group that will provide a Rental Market Analysis and Tenant Protections Policy Development Framework. Supervisors Solis and Kuehl accepted Supervisor Hahn's amendment.

On June 13, 2017, the Board of Supervisors approved a Memorandum of Understanding (MOU) with the Los Angeles County Metropolitan Transportation Authority (MTA) for the expansion of MTA's county-wide "Metro Bike Share Program" to the unincorporated area of Marina del Rey, and delegated authority to the Director of the Department of Beaches and Harbors, or his designee, to sign the MOU and any associated agreements with MTA on behalf of the County.

On June 20, 2017, the Board of Supervisors approved a contract with Modern Parking, Inc. for parking lot management services at County-owned, controlled, or managed beaches and in Marina del Rey.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the May, June, or July 2017 Regional Planning Commission agendas.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the May, June, or July 2017 Coastal Commission agendas.

FUTURE MAJOR DESIGN CONTROL BOARD ITEMS

There are no future major Design Control Board items at this time.



SMALL CRAFT HARBOR COMMISSION MINUTES

The May and June 2017 Small Craft Harbor Commission meeting minutes are attached.

REDEVELOPMENT PROJECT STATUS REPORT

The updated "Marina del Rey Redevelopment Projects Report" is attached.

VENICE DUAL FORCE MAIN PROJECT UPDATE

Project staging has begun in Marina del Rey and work is scheduled to continue until June 2018.

MARINA DEL REY SIGNAGE AND GATEWAYS MASTER PLAN

Staff has created a webpage for this project, as well as promoted it on Facebook and Twitter. Other County departments and Marina del Rey stakeholder groups have provided feedback on preliminary designs. Staff is working with the design consultant to prepare a conceptual design proposal to bring to the DCB and the Small Craft Harbor Commission.

GJ:BL:te

ym

Attachments (3)

SMALL CRAFT HARBOR COMMISSION MINUTES

May 10, 2017

Commissioners: Allyn Rifkin, Chair; David Lumian, Vice Chair; Vanessa Delgado; Dennis Alfieri (excused absence)

Department of Beaches and Harbors (DBH): Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Michael G. Rodriguez, Chief Property Manager; Amir Tadros, Real Property Agent II

County: Amy Caves, Principal Deputy County Counsel; Deputy Sheriff Brett Carlson, Deputy Sheriff Richard Nichols

Item 1- Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 10:10 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Michael Bozarth, United States Coast Guard Auxiliary

Item 2- Approval of Minutes

Motion to approve February 8, 2017, Meeting Minutes by Vice Chair Lumian, seconded by Commissioner Delgado, unanimously approved.

Ayes: 3 – Chair Rifkin, Vice Chair Lumian, and Ms. Delgado

Item 3 – Communication from the Public

Captain Alex Bailan requested to change the Ongoing Activities Report so that the items are listed by priority.

Eliot Zimmerman invited the Commissioners for a water tour to observe the traffic in the harbor. He also expressed concern with the limited space on the water ways.

Item 4 – Communication with the Commissioners

Chair Rifkin disclosed his attendance at a Blue Water Sailing School (Blue Water Sailing) tour, guided by Mr. Zimmerman, who pointed out the traffic congestion within the marina.

Item 5a – Marina Sheriff

Sergeant Carlson & Deputy Sheriff Nichols presented the crime statistics and liveaboard report.

Vice Chair Lumian inquired about the number of liveaboards permitted in the marina, and if boat Airbnb operations require a liveaboard permit.

Deputy Nichols replied that there is no limit to liveaboard permits and stated that the boat owner would need to arrange Airbnb operations with their anchorage or dockmaster. He further explained that the Airbnb issue is a civil matter and the Sheriff handles enforcement issues.

Sergeant Carlson added that they also went on a tour with Blue Water Sailing, and mentioned that they were able to gain a different perspective for law enforcement.

Item 5b – MdR and Beach Special Events

Carol Baker reported the temporary relocation of the farmers market to parking lot 5, the new beach-shuttle hours, and announced the pop-up art event, “ARTsea,” at Marina Beach.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has a 4% vacancy which consists of small-size slips (22ft-24ft); Parcel 77 power boat storage is completely full; and mast-up storage has sixty spaces open, due to the recent boat auction.

Chair Rifkin asked if they have a sense of Uber’s operation in the Marina.

Carol Baker replied that they only notice Uber usage when they have events.

Item 5d – Marina del Rey Convention and Visitor’s Bureau Report

Janet Zaldua reported that CB Ellis Hotel Consulting will perform an Economic Impact report on tourism in Marina del Rey. She added that from 2012 through 2016 there’s been a 73% growth. She also reported the hotel occupancy rate for 2016 was 83.8%, which is a 4.9% increase from 2015. She announced the success of the Free Ride program, which averages 500 rides a week. She further reported that the 2017 Visitor Destination Guide is available for distribution and that they will be conducting visitor profile studies to help improve the visitor’s experience.

Item 6a – Venice Dual Force Main Project Update

Tonya Durrell, the City of Los Angeles (City) Public Works Public Information Director, introduced herself and mentioned that she is the community outreach point of contact for the Venice Dual Force Main Project.

Richard Sutherland, with the construction management team for the Bureau of Engineering on the Waste Water Conveyance Construction Division, provided the presentation.

Chair Rifkin asked for the Los Angeles County liaison.

Richard Sutherland stated that they have been working with Josie Gutierrez, and with John Kelly from the Department of Beaches and Harbors (DBH).

Commissioner Delgado asked if the project is solely a City project with DBH only assisting with access.

Richard Sutherland replied affirmatively.

Vice Chair Lumian expressed concern for the residences and businesses along Via Marina. He requested that they facilitate traffic-control to reduce impact for those affected.

Tonya Durrell replied that they are mindful to those concerns and are committed to working in partnership.

Chair Rifkin inquired about the Via Marina Task Force, and how often they meet.

Richard Sutherland replied that they conduct a quarterly meeting with all projects along Via Marina, including AMLI, Marriott Hotel, Wetland County Project and some utility companies.

Chair Rifkin requested renaming the web-address to avoid confusion.

Tonya Durrell replied that they would look into it.

Item 6b –Harbor Master Report on Marina del Rey’s Marine Operations

Sergeant Brett Carlson and Deputy Richard Nichol provided the report.

Michael Bozarth, United States Coast Guard Auxiliary, provided a presentation on paddle-craft safety.

Lieutenant Lisa Fanning, Investigating Officer at Sector Los Angeles - Long Beach, and Lieutenant Commander Nathan Menefee, Senior Investigating Officer at Coast Guard Sector Los Angeles - Long Beach, introduced themselves.

Mark Lavine, expressed concern about the issues surrounding the Stand-up Paddle Boards (SUP).

Commissioner Delgado stated that the presentation was great and requested that it be available via DBH website.

Steve Penn replied that it would be provided on the website for public access.

Vice Chair Lumian disclosed his membership with the Canoe Association and mentioned that he’s also an SUP and Kayak instructor. He inquired if paddle board deaths occurring on inland waters has been greater than the deaths in coastal areas.

Michael Bozarth replied that based on the data he presented, Mr. Lumian is correct.

Vice Chair Lumian also inquired about the Navigational Rules regarding paddle boarding.

Michael Bozarth replied that there are no SUP rules, because they were designed in the late 70s and have not been updated to handle SUPs.

Vice Chair Lumian inquired about vessel safety checks for SUPs.

Michael Bozarth replied that they perform safety checks for kayaks, canoes, SUPs, and rafts. He added that individuals can request a safety check via the Auxiliary US Coast Guard Website, free of charge.

Vice Chair Lumian asked the Harbor Master about certain cases where they allowed SUPs.

Deputy Nichols stated that it's agreements are between UCLA, LMU, and several SUP rental businesses in the marina; however, navigational rules and education needs to be provided.

Vice chair Lumain inquired about the number of rental companies.

Deputy Nichols redirected the question to DBH staff.

Vice Chair Lumian stated he wants to know how many rental companies are in Marina del Rey and the requirements to become a SUP and kayak rental business.

Steve Penn stated that the permitting process is handled by DBH through the lease agreements currently in place, provided that the particular area allows for such activity, such as Fisherman's Village. He further explained that vendors go to Fisherman's Village to inquire about space availability to conduct their business, and if there is availability, they enter into a sublease agreement. Once the sublease is tentatively reached, they send it to DBH for approval, and the agreements are strictly reviewed from the contractual perspective. Vendors are expected to comply with all Federal and State rules and regulations.

Vice Chair Lumian suggested a fieldtrip to Alamedas Bay, where they can observe a group that provides training to individuals before they go out on kayaks & paddle boards.

Chair Rifkin commented that it's important to make SUPs safe and suggested researching the idea of restricting the areas for SUPs.

Captain Alex Bailan spoke about the growing concerns with crossing SUPs in front of large moving vessels, and how to prevent collisions. He also mentioned the importance of knowing the navigational rules.

Patricia Younis expressed concern about the illegal rental businesses and mentioned that she googled "paddle boarding rentals" in Marina del Rey and was surprised to find thirty-five companies within the marina. She further explained that she has seen them firsthand operating out of their trucks at the launch ramp and at Mother's beach. She mentioned the importance of safety and of "taxing" those individuals running illegal businesses.

Deputy Nichols spoke about the two County ordinances that the Sheriff's department enforces regarding illegal charters. He further explained that Dock 52 and Dock 55 are currently the designated areas for legal charter operations.

Lt. Lisa Fanning stated that she investigates any reportable marine casualty and illegal charter operations. She explained that they're concerned with the safety of crew members, passengers and the environment. She spoke about the importance of their presence and explained their safety boarding process. She further explained that they have issued nine "Captain of the Port Orders" for uninspected vessel operators to cease operation, seven of which were issued in Marina del Rey.

Lt. Commander Nathan Menefee stated that the primary concern for the US Coast Guard is safety. He further explained the US Coast Guard's requirements for legally operating 6-pack charter boats. He also stated that there are more extensive regulations for a charter of more than 6 passengers. He added that they are doing their best to combat this issue, and are actively looking on social media, internet listings to target them and shut them down.

Sergeant Carlson added that the community should report illegal charters to the dock master.

Steve Penn thanked the Sheriff and US Coast Guard for their presentations.

Item 6c – Parcel 141 Lease Amendment (Decennial Rent Adjustment)

Michael Rodriguez presented the staff report.

Chair Rifkin asked if the change from 5 years to 10 years is consistent with the other Board-approved leases.

Michael Rodriguez answered affirmatively.

Motion to approve by Vice Chair Lumian, seconded by Commissioner Delgado, unanimously approved.

Ayes: 3 – Chair Rifkin, Vice Chair Lumian, and Ms. Delgado

Steve Penn asked Michael Rodriguez to provide the commissioners with the illegal charter update report.

Michael Rodriguez explained the enforcement process between DBH and the other agencies such as dock masters, US Coast Guard, and the Los Angeles County Treasurer and Tax Collector.

Eliot Zimmerman spoke about the importance of the community's participation in reporting illegal charters, SUPs at Marina Beach, and illegal SUP operations.

Item 8 – Staff Reports

Steve Penn provided the staff reports.

Commissioner Delgado inquired about the merging of the Design Control Board and the Small Craft Harbor Commission.

Steve Penn replied that there has not been a final report issued, nor a strong indication that there will be a merger.

Vice Chair Lumian suggested having a harbor safety meeting with the different entities in the harbor, before the summer season. He requested a presentation on “How to become a legal charter”, and a report on Parcel 43 new dock encroachment.

Steve Penn replied that staff will provide the updates at the next meeting.

Captain Alex Bailan spoke about Fisherman’s Village and asked if there’s a way to pressure the lessee to move forward.

Adjournment

Vice Chair Rifkin adjourned the meeting at 12:26 p.m.

SMALL CRAFT HARBOR COMMISSION MINUTES

June 14, 2017

Commissioners: Allyn Rifkin, Chair; David Lumian, Vice Chair (excused absence); Vanessa Delgado; Dennis Alfieri

Department of Beaches and Harbors (DBH): Brock Ladewig, Deputy Director; Steve Penn, Asset Management Division Chief; Michael G. Rodriguez, Chief Property Manager; Amir Tadros, Real Property Agent II; Michael Tripp, Planning Division Chief; Marie Waite, Planner; Brenda Pondon, TMDL Manager

County: Byron Shibata, County Counsel

Item 1- Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 10:04 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Michael G Rodriguez, Chief Property Manager

Item 2- Approval of Minutes

Motion to approve April 13, 2017, Special Night Meeting Minutes by Commissioner Delgado, seconded by Commissioner Alfieri, unanimously approved.

Ayes: 3 – Chair Rifkin, Mr. Alfieri, and Ms. Delgado

Item 3 – Communication from the Public

Peter Beale suggested adding an exclusive lane for paddle boarders and spoke about the pricing of the boat slips.

Captain Alex Bailan expressed concern about the dock masters allowing illegal boat chartering and alleged that the charter operator Charters 2000 is operating illegally. He added that enforcement needs to be consistent and alleged that Airbnb is also conducting illegal chartering.

Gustavo Santi from Charters 2000 stated that his company is completely legal and currently using dock 55.

Item 4 – Communication with the Commissioners

Commissioner Alfieri announced his new position as Chief Executive Officer of the Sheriff's Youth Foundation.

Chair Rifkin disclosed his attendance at the Convention and Visitors Bureau's meeting and mentioned that they also discussed the Airbnb issue.

Item 5a – Marina Sheriff

Chair Rifkin noted that there were no sheriffs in attendance to discuss the reports.

Commissioner Delgado suggested receiving and filing the Marina Sheriff's reports.

Motion to approve by Commissioner Delgado, seconded by Commissioner Alfieri, unanimously approved.

Ayes: 3 – Chair Rifkin, Mr. Alfieri, and Ms. Delgado

Item 5b – MdR and Beach Special Events

Carol Baker reported on success of the pop-up art event, "ARTsea," at Marina Beach. She handed out the Department of Beaches and Harbors' summer events brochure and announced that they are currently working on the Fourth of July traffic control.

Item 5c – Marina Boating Section Report

Carol Baker reported that the Boat House is progressing nicely and should be ready soon for staff and public use. She also announced the Anchorage 47 boat slip rates will increase in August. She further explained that the annual rate adjustment was approved by the Board of Supervisors (BOS) and the increase will be capped at 5% for the 17ft through 24ft slips and 7.5% for the 27ft through 34ft slips. She noted that all other slips will be priced at market rates. She stated that the last increase was in 2015, and that the prices are calculated by the weighted averages of posted rates of comparable slips in the Marina. She announced that the notices will be mailed out to the permittees. She also reported that the dry storage at pier 77 is full and has a waitlist, and that the anchorage has twelve vacant slips in the 17ft through 25ft range. She added that the dinghy agreements will expire on June 30th and have a waitlist with 92 names on it.

Ms. Delgado stated that the rates seem unaffordable and inquired if the rates were market rates.

Carol Baker replied affirmatively and stated that the formula was approved by the BOS and were a weighted average of posted rates.

Mr. Alfieri stated that the constituent quoted a rate that was double the current rate.

Carol Baker replied that the constituent is not a Los Angeles County tenant.

Chair Rifkin inquired about the commissioners' opportunity to review the process of slip fee adjustments.

Steve Penn asked Chair Rifkin if he was referring to the Anchorage 47 slip fees adjustment or was he referring to the slip fee adjustments throughout the private leaseholds in the Marina.

Chair Rifkin replied that he was referring to both.

Steve Penn explained that the BOS approved a formula to calculate slip fee adjustments for Anchorage 47. But the adjustment at the private leaseholds do not require the County's approval. However, there is a price control clause in their lease agreements that prevents price gouging.

Item 6a – The Process to Legalize Illegal Boat Charters

Steve Penn stated that this item is in response to the questions raised during the April Special Night Meeting regarding legalizing illegal boat charters.

Michael G. Rodriguez presented the staff report.

Ron Orr spoke about the price increase for slip fees and the unavailability of slips due to simultaneous construction.

Brian Mitchell spoke about the boat workers, the unfair competition with illegal charter vendors, and requested assistance with the illegal charter issues.

Peter Beale requested that the process to become a legal charter be publicized, and suggested that the County reexamine the management of the Marina to make bare-boat chartering realistic.

Bob Atkins spoke about the pier-to-pier boat chartering, and stated that Pier 55 does not work for bare-boat chartering.

Ms. Delgado explained that there seems to be a difference of opinion on how people see the facts. However, there seems to be the mechanisms to achieving operations. She further explained that one being the traditional sublease and the other is the process arranged to try and assist with the illegal, daily charters. She stated that she believes this is the best approach. However, to avoid conflict, she suggested posting the list on the website and keeping it updated, but does not know if much more can be done.

Chair Rifkin requested that the list be added under Item 8, Ongoing Activities report.

Mr. Alfieri requested that a letter be sent to the Sheriff and the Treasurer Tax Collector, and maybe the BOS stating the seriousness of the illegal charter issue, and soliciting their support. He also stated that the County needs to be consistent in this matter.

Chair Rifkin requested that staff draft a letter for consideration and provide it at the next meeting.

Steve Penn replied affirmatively.

Item 6b –Parcel 43 New Dock Extension into Channel Update

Michael Tripp provided the report.

Bob Atkins, expressed concern about the issues surrounding the slip fee increases and the shortage of slips due to redevelopment.

Brian Cassier stated that the new dock extension into the channel will drastically affect teaching, yacht club student programs, and chartering companies, and the issue needs to be addressed.

Chair Rifkin requested a diagram showing how the new dock expansion compares to others.

Michael Tripp replied that they will provide the diagram.

Item 7a – Proposed Hull Cleaning Ordinance Update in Response to the Marina del Rey Toxics and Bacteria TMDLs

Maral Tashjian presented the staff report.

Simon Landt stated that he has been working on TMDL since 2013, and stated that he has changed the types of paints he has been using in the marina to low copper or zero copper paint to try and help. He expressed concern about individuals who are diving alone, and the enforcement of the hull cleaning ordinance. He also suggested diving identification cards.

Bob Atkins spoke about the lack of alternative paints.

Ms. Delgado inquired about the certification process.

Maral Tashjian replied that the hull cleaners must attend a workshop, where they are trained in the Best Management Practices (BMPs) for hull cleaning.

Ms. Delgado inquired if it would be a one day workshop or a few hours, and stated that she just wants to make sure it is easily accessible to everyone.

Maral Tashjian stated that DBH staff will assist with hosting the first training workshop.

Ms. Delgado asked about the outreach for the creation of the implementation measures.

Maral Tashjian replied that the BMPs are going to be taught by an independent vendor and the California Coastal Commission has given guidance on BMPs. She further explained that enforcement will be carried out through the Harbor Master, and she suggested having the information included on the identification card. She added that they will be requiring every marina manager to track all the vessel service repair and maintenance persons entering their marinas and working on the boats. She also stated that the marina managers will have to provide records to DBH monthly.

Chair Rifkin announced that staff is not ready for an action on this item, which will return before the SCHC later. However, he asked what the legal frame work was because he recalled that a year ago there were

extensive hearings about the promulgated standards coming from the State of California (State), that the SCHC opposed. He also inquired if the proposed standards were a result of an agreement with the State.

Maral Tashjian replied that she was not aware of that. She stated that staff is going to send the ordinances to the California State Department of Boating and Waterways for their review. She further explained that once the State's review is complete, staff will present it to the SCHC for endorsement and then to the BOS for approval.

Chair Rifkin asked about the TMDL hearings.

Michael Tripp replied that the Regional Water Quality Control Board did make changes to the TMDLs, which were approved by the State Water Board and the Environmental Protection Agency (EPA), they instructed DBH to reduce the amount of copper coming off the boat hulls by 85%. The ordinance is only one effort to reduce the amount of copper in the water.

Item 7b – Boat Lift Program Update in Response to the Marina del Rey Toxics and Bacteria TMDLs

Marie Waite provided the staff report.

Bob Atkins stated boat lifts are good ideas but they do require a lot of maintenance.

Mr. Alfieri asked about the cost of the boat lift.

Marie Waite replied that it depends on the type of boat lift and the size of the boat that the prices could be largely different.

Brenda Ponton added that a 25ft boat lift cost in the range of approximately \$3,500-\$10,000.

Chair Rifkin inquired about the cost after the grant fund runs out and how it might contribute to slip fees.

Brenda Ponton stated that when the program moves on to private anchorages, lessees may or may not pass boat lift costs on to boaters through increased slip fees. According to a boat-owner cost analysis, any increases in slip rents could likely be offset by reduced maintenance costs, as boat lifts reduce the frequency of hull cleaning and repainting. At the end of the boat lift program term, boat owners may potentially be able to purchase the boat lifts at a reduced cost from the lessee.

Chair Rifkin asked about the cut off time for the usage of the boat lift.

Brenda Ponton replied that under the grant, the boat lifts must be used for three years. She explained that after that point keeping the boat lifts in use will continue to contribute to copper reduction.

Item 8 – Staff Reports

Steve Penn provided the staff report.

Mr. Alfieri asked about the Anchorage 47 Slip Fee increases.

Steve Penn replied that staff will provide that information.

Mr. Alfieri asked if the BOS approved it.

Steve Penn replied affirmatively.

Mr. Alfieri requested to see the formula and then asked about Fisherman's Village status.

Chair Rifkin replied that there has been no updates on Fisherman's Village.

Steve Penn stated that the lessee must take initiative and further explained that the County has no enforcement mechanism to force the lessee to provide a new development as long as they carry out the terms of their current contract.

Adjournment

Vice Chair Rifkin adjourned the meeting at 11:46 a.m.

**Marina del Rey Redevelopment Projects Report
As of August 8, 2017**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>* New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p>Massing -- Revised project will be resubmitted at a later date.</p> <p>Parking -- plan will be resubmitted at a later date.</p>	<p>Proprietary -- Option was approved by BOS on 10/6/15.</p> <p>Regulatory -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project.</p>
10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p>Massing -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p>Parking -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p>Proprietary -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16. Construction commenced on December 14, 2016, and anticipated completion date is October 30, 2019.</p> <p>Regulatory -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project.</p>

**Marina del Rey Redevelopment Projects Report
As of August 8, 2017**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
43 -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	Massing -- Parking --163 spaces for boaters	<p>Proprietary -- BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds Lessee exercised its option to expand the lease term. Lease was executed on 12/22/15, and project is under construction.</p> <p>Regulatory -- Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016.</p> <p>Regulatory Matter: Parking Permit for reduced Parking.</p>
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<p>* Build 5 new visitor serving commercial and dry storage buildings</p> <p>* 82,652 s.f. visitor serving commercial space</p> <p>* 141 slips + 5 end ties and 57 dry storage spaces</p>	<p>Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.</p> <p>Parking -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p>Proprietary -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016.</p> <p>Regulatory -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p>Regulatory Matter: Shared Parking Agreement. No Variance proposed</p>

**Marina del Rey Redevelopment Projects Report
As of August 8, 2017**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
52 -- Boat Central/Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility* 30-vessel mast up storage space* 5,300 s.f. County Boatwright facility	Massing -- 81.5' high boat storage building partially over water. Parking with view corridor parking. All parking required of the project to be located on site.	Proprietary -- An extension to the Option was approved at the 11/12/13 BOS meeting. September 21, 2016, the SCHC voted 2 to 1 in favor of endorsing the recommendations to approve the Option and the new Lease for Parcel 52. Since three votes were needed to endorse the recommendation, there was no endorsement by the SCHC. On October 25, 2016, Supervisor Knabe referred the project back to DBH. Regulatory -- The waterside portion of the project was approved by the Coastal Commission on January 9, 2015. On August 23, 2016, the USACOE approved the 404 permit.
53 -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	Massing -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. Parking -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary -- On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. On January 13, 2016, SCHC endorsed DBH's recommendation to extend the lease for 39 years. The grant of option was approved by the BOS at its March 15, 2016 meeting. Option was exercised and lease executed on 4/29/16. Project is under construction and anticipated completion date is November 2017. Regulatory -- The DCB approved the final design of the project on December 16, 2015. Construction has begun, and the scheduled completion date for landside and docks is December 2017 Regulatory Matter: Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead.

**Marina del Rey Redevelopment Projects Report
As of August 8, 2017**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
55/56/W -- Fisherman's Village/Gold Coast	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> * 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade 	<p>Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor.</p> <p>Parking -- On-site Parking includes all project required Parking, Parking for Parcel 61 lessee (Whiskey Reds).</p>	<p>Proprietary The lessee provided the SCHC with project updates at the March and May 2015 meetings.</p> <p>Regulatory -- A plan was last submitted to the Department of Regional Planning in July of 2008. No recent activity has occurred.</p> <p>Regulatory Matter: Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).</p>
113 -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> * Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities 		<p>Proprietary -- Item opened on 9/23/2013</p> <p>Regulatory -- A new EIR scoping meeting was held on 09/16/14 in Chace Park.</p>
13 -- Villa del Mar	David Canzoneri	<ul style="list-style-type: none"> * Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated commencing no later than 2029 * Improved pedestrian promenade and public amenities will be renovated. 	<p>Massing -- Four existing buildings up to 3 stories high.</p> <p>Parking -- Existing open air Parking and Parking structure will be renovated. Total Parking provided on site is 572 spaces.</p>	<p>Proprietary -- Construction commenced on December 8, 2014. Completion of construction is currently anticipated in August 2017.</p> <p>Regulatory -- On 6/18/14, the DCB approved the final design of the renovation project.</p>

**Marina del Rey Redevelopment Projects Report
As of August 8, 2017**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
15 -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> * Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-Parking space garage 	<p>Massing -- Six buildings up to 5 stories and 70' high</p> <p>Parking -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p>Proprietary -- The lease was executed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018.</p> <p>Regulatory -- June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway.</p>
28 -- Mariners Bay	Tim O'Brien	<ul style="list-style-type: none"> * Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation 	<p>Massing -- Seven buildings up to 3 stories high</p> <p>Parking -- Existing subterranean Parking structure contains 947 Parking spaces.</p>	<p>Proprietary -- The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Project is under construction and anticipated completion date is January 2018. In July 2017, the CCC granted permission to begin the dock reconstruction project.</p> <p>Regulatory -- On July 15, 2015, the DCB approved the final design of the project. Construction commenced in December 2015.</p>



(424) 526-7777 • 13837 Fiji Way, Marina del Rey, CA 90292 • beaches.lacounty.gov

Caring for Your Coast


Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

August 10, 2017

TO: Design Control Board
FROM:  Gary Jones, Director
SUBJECT: **ITEM 7C – MARINA DEL REY SPECIAL EVENTS**

THE FREE RIDE

Daily service

12:00 p.m. – 9:00 p.m.

Catch free on-demand transportation aboard a five-passenger electric shuttle. The service provides transportation to attractions within Marina del Rey, including Fisherman's Village, Burton Chace Park, Waterside Shopping Center, and many restaurants. Select shuttles also travel to the Venice Pier and to Abbot Kinney Blvd. in Venice.

Wave down a Free Ride car and hop in, or text your pick-up location and passenger count to (323) 435-5000. Please allow 10 – 15 minutes for pick-up. Kids must be big enough to use a regular seatbelt; child-safety seats are not provided. Dogs are welcome.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900

BURTON CHACE PARK WALKING CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey

Tuesdays & Thursdays

10:30 a.m. – 11:30 a.m.

The Department of Beaches and Harbors (Department) is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (424) 526-7910.

For more information: Call (424) 526-7910



SUNSET SERIES SAILBOAT RACES 2017

Marina del Rey
Wednesdays through September 6, 2017
5:30 p.m. - 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information: Call (310) 823-4567

BEACH SHUTTLE

Fridays and Saturdays from 10:00 a.m. – 10:00 p.m.
Sundays and Holidays from 10:00 a.m. – 8:00 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Beach Pier, and enjoy the surf, sand and surroundings of Marina del Rey in a hassle-free and relaxing way. The Beach Shuttle operates weekends, holidays, and during the Thursday Marina del Rey Summer Concert Series.

For more information: Call the Marina del Rey Visitor Center (424) 526-7900

MARINA DEL REY FARMERS' MARKET

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey
Saturdays
9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Saturdays. The Marina del Rey Farmers' Market offers fresh, locally-grown organic and conventionally grown fruits and veggies. Also available are prepared and packaged foods, hand-crafted products and much more! Paid parking is available for 25 cents for every 10 minutes.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

13755 Fiji Way ♦ Marina del Rey
Sponsored by Pacific Ocean Management, LLC
Saturdays & Sundays
2:00 p.m. – 5:00 p.m.

Saturday, August 19th
Izmskzm (Reggae)

Sunday, August 20th
Elements (Dance)

Saturday, August 26th
Jimbo Ross and The Bodacious Blues Band (Blues / Zydeco)

Sunday, August 27th
2 Azz 1 (Jazz / Funk)

For more information: Call Pacific Ocean Management at (310) 306-0400

"BEACH EATS" GOURMET FOOD TRUCKS

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey
Thursdays through September 28, 2017
5:00 p.m. – 9:00 p.m.

The Department is hosting a gourmet food truck event in Marina del Rey that offers delectable dishes plus a chance to picnic on the beach. The "Beach Eats" gourmet food truck events are held from 5 p.m. to 9 p.m. The assortment of trucks varies week to week. Paid parking is available at the beach parking lot #10 for 25 cents for every 10 minutes.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900

SUMMER YOUTH SAILING CAMP

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey
Intermediate Sailing: Aug 14 – 18
Advanced Sailing: Aug 21 – 25
10:00 a.m. – 4:00 p.m.

Los Angeles County Lifeguards will instruct beginning, intermediate, and advanced sailing courses teaching students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Beginning and intermediate students will learn to sail on 14-foot Capri sailboats (with main sail and jib). In the final days of the session, students will get experience on 24-foot MacGregor sailboats. Advanced students will continue expand their sailing skills on 14-foot Laser sailboats.

Financial aid is available for qualified families. Please call for details.

Ages: 11 - 17 years old

Class Size: 6 - 12 students with 2 Lifeguard instructors

Fee: \$250 per week

*NOTE: Applicants must successfully complete a 100-yard swim test in 2 minutes and 20 seconds to be eligible for Beginning Sailing.

For more information: Call (424) 526-7889

MARINA DEL REY WATERBUS

Through September 4, 2017

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine, and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets are allowed. The fare is \$1.00 per person, for a one-way ticket. Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

WaterBus Schedule:

Thursday – Saturday: 11:00 a.m. – midnight
Sundays: 11:00 a.m. – 9:00 p.m.

Holiday Schedule

Labor Day: 11:00 a.m. – 9:00 p.m.

For more information: Visit marinawaterbus.com or call the Marina del Rey Information Center at (424) 526-7900

2017 FREE MARINA DEL REY SUMMER CONCERT SERIES

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Concert start time: 7:00 p.m.

Symphonic Thursdays

August 17

Marina del Rey Symphony

Aida

Staged opera production

Pop Saturdays

August 26

Arturo Sandoval

Jazz

For more information: Call the Marina del Rey Visitor Center at (424) 526-7900

FREE MARINA MOVIE NIGHTS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Movie start time: 8:00 p.m.

The Department presents the return of Free Marina Movie Nights at Burton Chace Park. This summer pack your picnic baskets and bring the family out to the park on Saturday nights to enjoy our outdoor movie screening under the stars.

Movie Lineup:

August 19 *Swiss Family Robinson*

For more information: Call the Marina del Rey Visitor Center at (424) 526-7900

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