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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, October 18, 2017, 1:30 p.m.

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

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

2. Approval of the September 20, 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 42 – Pacifica Hotel Co. / Marina Del Rey Hotel – DCB #11-011-D – Consideration of changes to approved promenade design.

B. Parcels 10 and 14 – Neptune Marina Apartments, LLC / Neptune Marina – DCB #04-014-E – Consideration of changes to approved landscaping.

6. New Business

A. Parcel 50 – Marina Waterside, LLC / Fresh Brothers – DCB # 17-008 – Consideration of new 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

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.

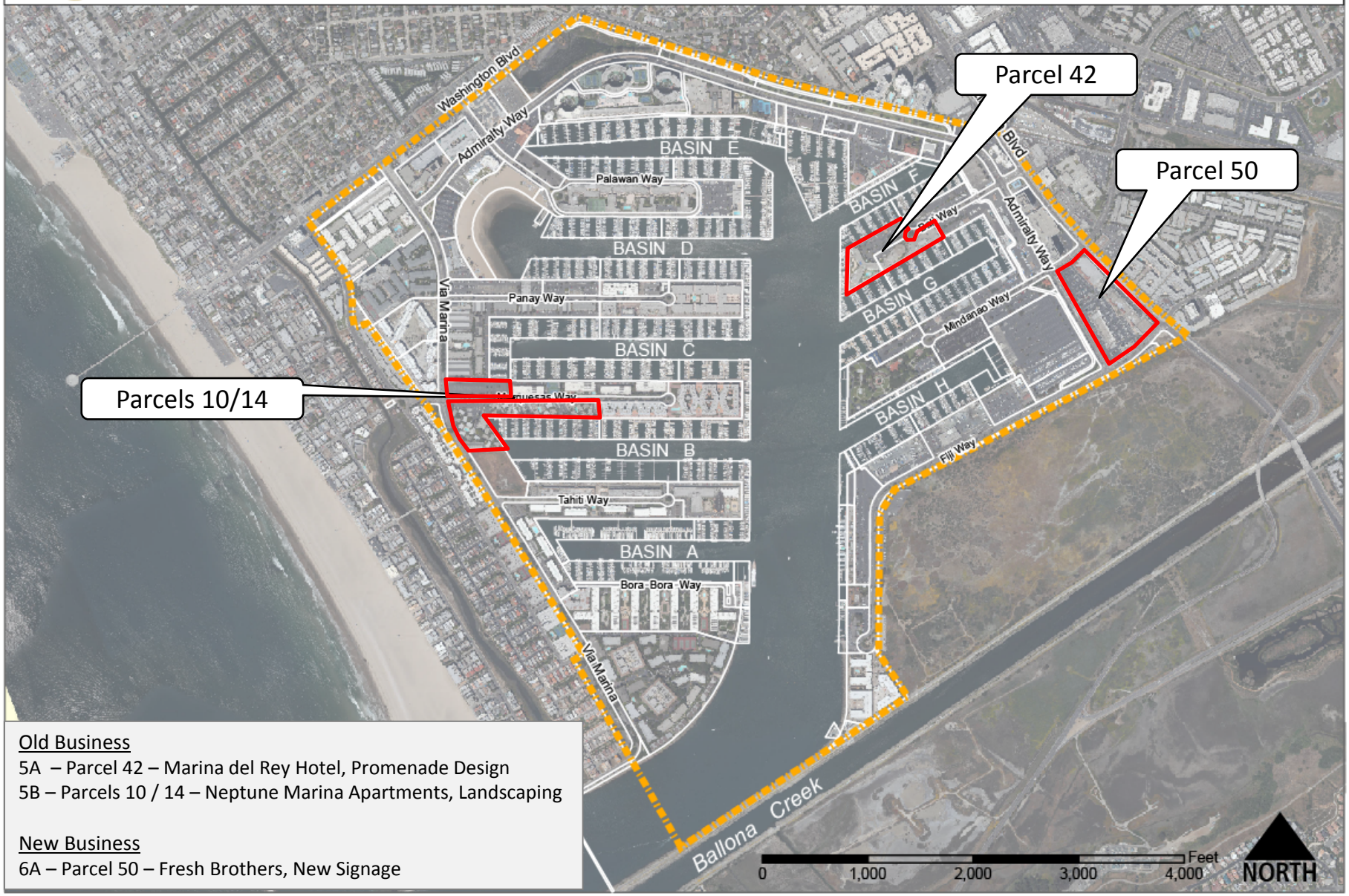
Department of Beaches and Harbors
Administration Building
13837 Fiji Way
Marina del Rey, CA 90292

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 October 18, 2017 DCB Items



Old Business

5A – Parcel 42 – Marina del Rey Hotel, Promenade Design

5B – Parcels 10 / 14 – Neptune Marina Apartments, Landscaping

New Business

6A – Parcel 50 – Fresh Brothers, New Signage

Los Angeles County Department of Beaches and Harbors, Planning Division.

DESIGN CONTROL BOARD MINUTES
September 20, 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; Marie Waite, Planner; Rebekah Kim, Community & Marketing Services Division Project Manager; Kandyce Newton, Secretary

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

Guests Testifying: Aaron Clark, Armbruster, Goldsmith, and Delvac; Ben Mount, Wayfarer Apartments and Marina

1. **Call to Order and Pledge of Allegiance**
   Vice Chair Jubany called the meeting to order at 1:38 p.m.

   Mr. Wong led the Pledge of Allegiance.

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

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

2. **Approval of the August 16, 2017 Minutes**

   On a motion of Mr. Stanley, seconded by Mr. Wong the August 16, 2017, minutes were approved.

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

3. **<u>Public Comment</u>**
   None

4. **<u>Consent Agenda</u>**
   No Items

5. **<u>Old Business</u>**
   A. Parcel 28 – Mariners Bay, LLC / Wayfarer Apartments and Marina – DCB #13-013-C – Consideration of changes to approved design

Troy Evangelho presented the staff report.

Aaron Clark of Armbruster, Goldsmith, and Delvac, introduced himself and Ben Mount of Wayfarer Apartments and Marina and briefly reiterated the requested changes and justifications to the approved design. Mr. Clark also stated that going forward, any proposed changes to previously approved designs would be brought before the Design Control Board prior to installation.

Ben Mount stated that the hallway and stairwell leading to the exit-only door in building seven is not utilized by residents to access the leasing office. Residents typically travel down the elevator to access their vehicles in the parking garage or down the east side of the unit hallway to access the common areas on the podium deck. The easiest route for residents wanting to access the leasing office would be to take the elevator down and proceed through the parking garage.

Public Comment
None

Board Comment
Mr. Stanley agreed with Mr. Mount's statement that a resident generally would not access the leasing office through building seven's exit-only door because they would likely opt for the shortcut through the parking garage or access the office from the other side of the building where there is a sidewalk as opposed to walking down the driveway.

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

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

6. New Business
A. Parcel 47 – Los Angeles County Department of Beaches and Harbors / Burton Chace Park – DCB #17-006 – Consideration of a mural

Marie Waite presented the staff report.

Public Comment
None

Board Comment
Vice Chair Jubany asked what type of material the mural was painted on. Rebekah Kim with the Community & Marketing Services Division (CMSD) introduced herself and stated that CMSD put together the ARTSea event where the mural was created using attendees' thumbprints. The mural is painted on plywood and is considered to be somewhat temporary until the next ARTSea event.

Vice Chair Jubany also asked how long it would be before the mural is replaced and would the replacement be installed in the same manner. Ms. Kim replied that it is CMSD's hope that the ARTSea event will be held annually and the painting would be replaced annually as well. The new mural would also be installed in the same manner by attaching the plywood to the outside wall.

Mr. Wong asked what would happen if the mural was spray-painted with graffiti. Ms. Kim replied that CSMD considered vandalism and, as a result, five layers of graffiti protectant was applied to the mural in an effort to minimize any potential damage.

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

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

B. Parcel 49M – Los Angeles County Department of Beaches and Harbors / Visitors Center – DCB #17-007 – Consideration of new signage

Marie Waite presented the staff report.

Public Comment
None

Board Comment
None

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

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

7. Staff Reports
The reports were received and filed.

Public Comment
None

8. Adjournment
Vice Chair Jubany adjourned the meeting at 1:56 p.m.

Respectfully Submitted,

Kandyce Newton
Secretary for the Design Control Board

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Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 12, 2017

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 5A – PARCEL 42 – PACIFICA HOTEL CO. / MARINA DEL REY HOTEL – DCB # 11-011-D – CONSIDERATION OF CHANGES TO APPROVED PROMENADE DESIGN

Item 5A on your agenda is a submittal from Marina Del Rey Hotel (Applicant), seeking approval for changes to an approved promenade design. The project is located at 13534 Bali Way.

PROJECT OVERVIEW

Background

On December 21, 2011, your Board considered the conceptual design proposal for the Marina Del Rey Hotel renovation project. One of the items discussed was the pedestrian promenade. As proposed by Applicant, the full width of the promenade would be improved, roughly 20' wide, around the hotel. Along the north end of the property, Applicant proposed a 6' wide promenade connection between the hotel and the neighboring parcel (Parcel 41). Applicant's proposal did not include a promenade connection along the south end of the property.

During your Board's deliberations, Board Member Jubany recommended that the improved promenade treatment be extended along the south end of the property to create a connection between the hotel promenade and the neighboring parcel (Parcel 44). The promenade connection would be within the vehicle drive aisle, allowing shared use with pedestrian activity. Board Member Pastucha noted that the improved promenade paving would be in a parking lot and not a street, and vehicle speeds are generally slower in parking lots where pedestrians regularly walk in the drive aisle. Ultimately, your Board approved Applicant's conceptual design of the project, without changes.

On May 16, 2012, your Board approved the final design proposal for the renovation of the Marina Del Rey Hotel, including the promenade design. Applicant's final design submittal included a 20' wide color concrete promenade along the south end of the property, and a 6' wide color concrete promenade on the north end along the drive aisle.

On February 6, 2017, the Department of Beaches and Harbors (DBH) conducted a walkthrough of the property and documented unapproved changes to the Design Control Board (DCB)-approved promenade design. Staff had a number of meetings with Applicant

to discuss compliance with the approved design. In lieu of building the promenade to meet the approved design, Applicant has elected to return to your Board to seek approval of the existing, non-compliant conditions.

Existing Conditions

The Marina Del Rey Hotel is a "Y"-shaped building with three wings of three stories each. The hotel has 154 rooms, a restaurant and bar, offices for management, and associated hotel guest amenities. East of the hotel building is an attached one-story conference center building and a vacant one-story circular building. A smaller building located on the southeast portion of the property contains the marina manager's office for the marina that adjoins the hotel site. Uses in all of the buildings are served by an adjoining surface parking lot with 322 parking spaces.

The 20'-wide promenade around the hotel building is improved with stamped concrete, seating, landscaping, railing, dock entry gates, and an observation point. The promenade hardscape is designed with integral colored concrete, which was approved to be tan, light-brown, and medium-brown colors, but in appearance is closer to a two-tone light and medium grey. The light-grey concrete is the base color for the promenade and is broken up with bands of medium-grey concrete. There are also two-tone concrete squares in front of the dock gates and also placed periodically along the promenade.

The final-design promenade improvements along the north and south edges of the property were not developed as approved by your Board. Applicant paved the shared promenade/drive aisle area with asphalt, instead of the DCB-approved colored concrete.

Proposed Project

Applicant proposes to leave the project site as is, and is requesting to modify the DCB approved design to omit the promenade sections along the northern and southern areas of the property.

SITE DESIGN

Promenade

Applicant is asking for your Board's approval of their modifications to the approved final design along the shared pedestrian promenade and parking lot drive aisles on the northern and southern areas of the property. The north side would change from the approved 6'-wide colored-concrete promenade to blacktop asphalt matching the parking lot. The south side would change from the approved 20'-wide colored concrete with designs to blacktop asphalt matching the parking lot.

Applicant cites safety concerns as their reason for not expanding the promenade into the parking lot. Applicant states that the colored promenade paving would provide a false sense of security to pedestrians.

Public Access

As proposed by Applicant, the promenade on the project site would not create a

continuous promenade that links up with promenades on the adjoining properties. On the north side, the improved promenade on Parcel 41 would terminate at the hotel property parking lot, with a roughly 500' gap between promenades. On the south side, the future Parcel 44 promenade would terminate at the hotel property parking lot, with a roughly 365' gap between promenades.

STAFF REVIEW

Staff finds by leaving the shared promenade/drive aisle as blacktop asphalt, the proposed project is not consistent with the following guidelines from the Marina Del Rey Design Guidelines and Marina Del Rey Vision Statement.

Marina del Rey Vision Statement

Mobility and Directional Signage - Ensure a continuous pedestrian promenade along the waterfront where possible through the entire Marina.

Image and Built Environment - Beautify the Marina by updating infrastructure and encouraging high-quality design for new public and private developments and the promenade.

Implementation Actions – Construct a continuous promenade where safety allows.

Marina del Rey Design Guidelines

DG.15 Identify the public promenade through devices such as paving stamps, seals, or medallions embedded in the pavement, or mounted signs (e.g., affixed to light posts or railings).

DG.47 Design a visually stimulating public promenade that complements the leasehold's architecture and transitions smoothly to the neighboring leaseholds' promenades. In order to avoid abrupt paving design changes between leaseholds, articulate promenade transitions with a different color, paver pattern, or stamped concrete.

DG.106 Enhance bicycle and pedestrian paths and the overall walkability of the Marina. Enhance pedestrian connections between the public promenade, adjacent properties, parks, parking facilities, transit, bicycle routes, waterbus landings, and Mobility Hubs.

DG.116 Enhance the pavement in surface parking with special accent paving to delineate pedestrian walkways.

DG.129 Provide visually stimulating paving treatments that are unique from the streetscape. Paving treatments should incorporate colors, materials, patterns, and textures that complement site architecture.

DG.131 Use durable, high quality pavers or stamped concrete. Avoid plain concrete or asphalt paving. Colored concrete should be integrally colored.

Attached is a memo prepared by DBH's Traffic Engineer. The Traffic Engineer recommends compliance with the DCB-approved final design of the promenade over the modifications proposed by Applicant, as there is a greater margin of safety provided by the DCB-approved final design.

Based on the recommendation of DBH's Traffic Engineer and the project's inconsistency with the Marina del Rey Design Guidelines, Staff recommends <u>DENIAL</u> of DCB #11-011-D.

GJ:BL:te

(Attachment 1)

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Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

September 18, 2017

TO: Design Control Board

FROM: Barry Kurtz, P.E., Traffic Engineer

SUBJECT: PARCEL 42 PEDESTRIAN PROMENADES

Purpose

Review the DCB Approved Design and the applicant's proposed design (Existing Condition) for the shared pedestrian promenade/ parking lot drive aisle on Parcel 42, the Marina Del Rey Hotel. Provide a recommendation on the shared promenade/drive aisle.

Existing Condition (Applicant's Proposal)

North side:

There is a promenade on the north side of the Parcel 42 extending from the northwest corner of the parcel to 75' easterly. There is no designated promenade from that point to the promenade on Parcel 41. Between the two promenades is a drive aisle for the paved parking lot with 90-degree parking stalls. Therefore, if the promenade is not constructed along the water's edge, there would remain a 500' gap between the two promenades.

South side:

There is a full-width promenade on the west side of Parcel 42 and a portion of the south side of the parcel that extends from the southwest corner to about 660 feet easterly. From that point to the east end of the parcel, there is no designated promenade, but rather a drive aisle for the parking lot. Parcel 44, the parcel to the east is under construction, and when completed will have a full-width promenade all along the water's edge extending to Parcel 42. Therefore, if the promenade is not constructed on Parcel 42, there would remain 365' gap between the two promenades.

Design Control Board Approved Design

North side:

The DCB approved development on Parcel 42 with a 6' promenade along the water's edge. There is 30' from the parking stalls to the water's edge, with the narrowest point at the restroom building, where the width is 20' from the building to the water's edge.

South side:
The DCB approved development on Parcel 42 with a 20' promenade along the water's edge. There is 20' from the 60-degree parking stalls to the water's edge. There are six 90-degree parking stalls on the west side of the parking lot, and 22, 60-degree parking stalls on the east side of the parking lot. Vehicles entering and leaving the 90- and 60-degree parking stalls must use the drive aisle between the stalls and the water's edge.

Discussion
In the Existing Condition, without construction of a 6' promenade on the north side and a 20' promenade on the south side of Parcel 42, there would remain gaps in the promenade. Pedestrians would continue to walk along the water's edge for recreation and to access the ramps to the docks regardless if the promenades were constructed.

The Existing Condition has the appearance of a parking lot drive aisle. The DCB's Approved Design would provide motorists and pedestrians with additional visual clues, and tactile information, by truncated domes, indicating that this is an area for pedestrians as well as a drive aisle for motorists. Therefore, the DCB's Approved Design would provide an additional margin of safety for pedestrians.

Recommendation
As approved by the DCB, it is recommended that a 6' promenade be constructed on the north side of Parcel 42 and 20' promenade be constructed on the south side.

A1 Cover
A2 Project Description
A3 Proposed Site Plan
A4 Photos
A5 Photos

MARINA DEL REY HOTEL
13534 BALI WAY, MARINA DEL REY, CALIFORNIA

DESIGN CONTROL BOARD:
MARINA DEL REY HOTEL PROMENADE
9/8/17

APPLICANT/LEASEHOLDER:
PACIFICA HOTEL COMPANY
1933 CLIFF DRIVE, SUITE 1
SANTA BARBARA, CA 93109

ARCHITECT:
ARCHITECTURAL GROUP INTERNATIONAL
15 WEST SEVENTH STREET
COVINGTON, KY 41011

Pacifica HOTELS

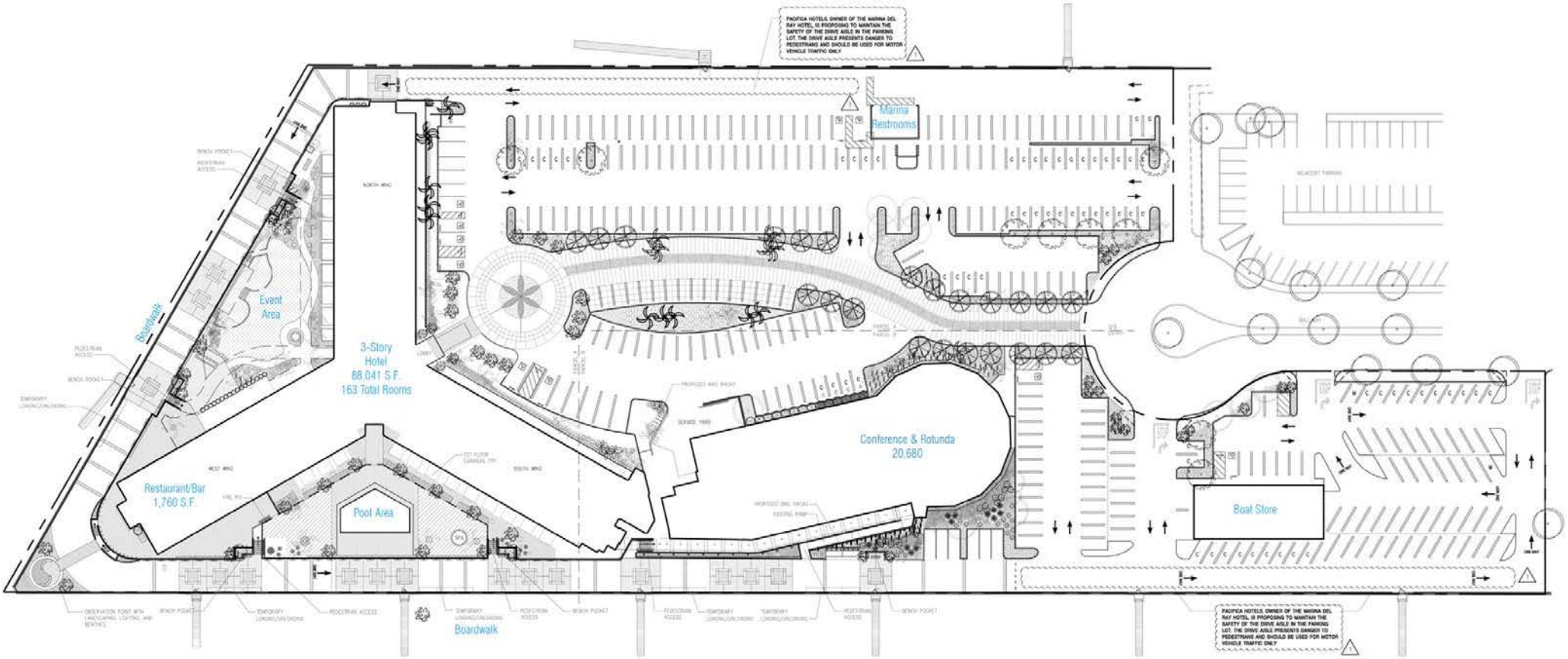
AGI
ARCHITECTURAL GROUP INTERNATIONAL

Project Description:

Pacifica Hotels, the owner of the Marina Del Rey Hotel is proposing to maintain the safety of the drive aisle in the parking lot. The drive aisle presents danger to pedestrians and should be used for motor vehicle traffic only.

Location Map

A2 Project Description



LEGAL DESCRIPTION

PARCEL 111, FOR THE AND TOO OF L.A.C.A. MAP NO.98, AS PER MAP RECORDED IN BOOK 1 PAGES 53 TO 70 INCLUSIVE OF LOS ANGELES COUNTY ASSESSOR'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS, AND SIMILAR HYDROCARBONS, THAT LIE OR BELOW A DEPTH OF 500 FEET FROM THE SURFACE, BUT WITHOUT ANY RIGHT OF ENTRY UPON THE SURFACE OR THE FIRST 500 FEET BELOW THE SURFACE, AS REFERRED TO THE DESTRIANTS IN THE FINAL JUDGMENTS OF CONDEMNATION BY THE COUNTY OF LOS ANGELES, CERTAIN COPIES OF WHICH WERE RECORDED ON DECEMBER 5, 1966 IN BOOK D3017 PAGE 223, OFFICIAL RECORDS, AND ON AUGUST 23, 1966 IN BOOK D3883 PAGE 330, OFFICIAL RECORDS.

APN: 4224-006-902(pc) AND 8840-270-902

PARCEL A:	= 187,429.36 SF
PARCEL B:	= 168,128.13 SF
GROSS FOOTAGE: (GSF)	= 24,347.53 PER FLOOR = 48,241.31 (BOAT) TOTAL 3-STORY
CONFERENCE CENTER/ SPA/ OFFICES	= 20,680 S.F.
RETAIL (BOAT STORE)	= 2,224 S.F.
NUMBER OF HOTEL ROOMS	= 163 ROOMS

PARKING PROVIDED:	
STANDARD	148 STALLS
COMPACT	89 STALLS
ADA ACCESSIBLE	10 STALLS
MOTORCYCLE	2 STALLS
TOTAL PARKING PROVIDED	251 STALLS

"C" = REQUIRED COMPACT PARKING STALL
"M" = INDICATES MOTORCYCLE PARKING STALL

A3 Proposed Site Plan

MARINA DEL REY HOTEL
13534 BALI WAY, MARINA DEL REY, CALIFORNIA

DESIGN CONTROL BOARD:
MARINA DEL REY HOTEL PROMENADE
9/8/17

APPLICANT/LEASEHOLDER:
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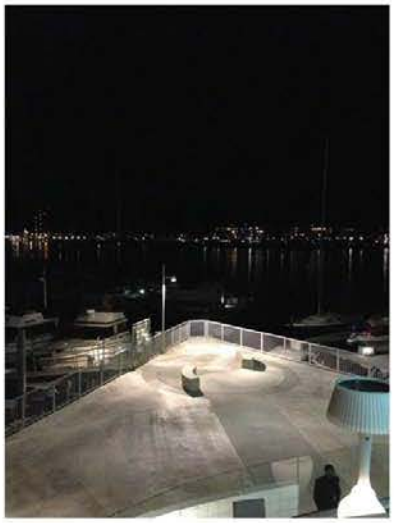
Pacifica HOTELS

AGI
ARCHITECTURAL GROUP INTERNATIONAL

Promenade West View

Northwest Promenade

South Promenade


Southwest Promenade

Promenade East View

Entry Parking View

A4 Photos

MARINA DEL REY HOTEL
13534 BALI WAY, MARINA DEL REY, CALIFORNIA

DESIGN CONTROL BOARD:
MARINA DEL REY HOTEL PROMENADE
9/8/17

APPLICANT/LEASEHOLDER:
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ARCHITECT:
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COVINGTON, KY 41011

Pacifica HOTELS

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Existing Site

South Promenade / Parking Lot

North Promenade / Parking Lot

A5 Photos

MARINA DEL REY HOTEL
13534 BALI WAY, MARINA DEL REY, CALIFORNIA

DESIGN CONTROL BOARD:
MARINA DEL REY HOTEL PROMENADE
9/8/17

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Pacifica HOTELS

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Deputy Director

October 12, 2017

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 5B – PARCEL 10 AND 14 – NEPTUNE MARINA APARTMENTS, LLC / NEPTUNE MARINA – DCB #04-014-E – CONSIDERATION OF CHANGES TO APPROVED LANDSCAPING

Item 5B on your agenda is a submittal from Neptune Marina (Applicant), seeking approval for changes to their approved landscaping. The project is located at 14000–14126 Marquesas Way.

PROJECT OVERVIEW

Background

On January 21, 2015, your Board approved the final design for development of the Neptune Marina apartments, including the design of the buildings, promenade, landscaping, hardscape, lighting, colors, and materials.

Existing Conditions

The project site is currently under construction. The previous apartment buildings have been demolished and the site has been excavated.

Proposed Project

The previously approved project is for the complete redevelopment of Parcels 10 and 14, and consists of a new 526-unit residential apartment complex on two separate parcels, two new waterfront pedestrian promenades, and an anchorage.

Summary of Changes

Applicant is proposing to change the landscape plan for the project. Applicant states the purpose for change is to address underground utility restrictions, plan refinements, and Department of Beaches and Harbors comments.

SITE DESIGN

Landscaping

Overall, the proposed placement of the trees and landscaping would be substantially similar to what was approved. However, the palette of trees and shrubs has changed significantly.

Major changes proposed to the approved landscaping plan are as follows:

- Overall palette of trees and shrubs would significantly change.
- Total quantity of trees would increase from 256 to 301, which still meets the required one-to-one replacement requirement.
- The palm tree species would change from Washingtonia 'Hybrid' to Phoenix dactylifera 'Medjool.'
- Palm trees would be removed from the promenade where required for Fire Department staging.
- The overall number of palm trees throughout the site would be reduced and replaced with a variety of other trees.

Below is a summary of the changes to the proposed tree palette:

DCB Approved Tree Palette	Proposed Tree Palette
Banksia Integrifolia 'Coastal Banksia'	Agonis Flexuosa 'Peppermint Tree'
Brahea Edulis 'Guadalupe Palm'	Ceiba Speciosa 'Floss Silk Tree'
Dracena Draco 'Dragon Tree'	Lophostemon confertus 'Brisbane box'
Quercus Wislizenii 'Interior Live Oak'	Metrosideros exculsus 'New Zealand Christmas Tree'
	Pinus pinea 'Italian Stone Pine'
	Archontophoenix cunninghamiana 'King Palm'
	Phoenix dactylifera 'Date Palm'
	Washingtonia hybrid 'Fan Palm Hybrid'

STAFF REVIEW

Staff finds the proposed project is consistent with the Marina del Rey Design Guidelines.

Staff recommends APPROVAL of DCB #04-014-E, 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.**

GJ:BL:te

MJS LANDSCAPE ARCHITECTURE

September 25, 2017

Design Control Board
Planning Division, Department of Beaches and Harbors
13837 Fiji Way
Marina del Rey, CA 90292

re: Neptune Marina – DCB Submittal – Landscape Plan Exhibit Revision Narrative

To whom it may concern,

In order to address underground utilities restrictions, plan refinement, and DBH comments, the landscape plan exhibit has been revised with different palm and tree species as well as their locations. The revised plant material meets county's approved plant list and is in substantial conformance with the previously approved DCB Submittal. In addition, Regional Planning has reviewed and commented on the provided Exhibit A.

Some of the notable revisions include the promenade palm species being revised to Phoenix dactylifera 'Medjool' from Washingtonia 'Hybrid'. Washingtonia filifera's located at adjacent project's promenades have experienced poor performance and Beaches and Harbors suggested switching these palm species. The promenade palm quantity was reduced from 39 to 33 to allow for the fire department's requirement of a 28' x 100' staging areas at every fire hydrant. Palms are to be planted at the back side of the 8' pedestrian dedication at the seawall edge. The quantity of total trees proposed has increased to 301 from the previously approved 256. The existing trees on site totaled 252 in which we will be relocating (2) Washingtonias as noted on the plan. The proposed trees and palms exceed the required 1:1 replacement of existing trees.

Cannery Lofts 507 30th Street Newport Beach, CA 92663 949.675.9964 mjs-la.com

PROMANADE PALM PLANTING:
Palm to be planted at the back side of the 8' pedestrain decacation at the seawall edge.

TREE REPLACEMENT NOTE:
The existing trees on site totaled 252 in which we will be relocating (2) Washingtonias as noted on the plan. The proposed trees and palms exceed the required 1:1 replacement of existing trees as 301 trees are proposed.

NOTE:
The permittee shall maintain all landscaping in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary for the life of this grant.

INVASIVE PLANT NOTE:
No invasive species not currently growing onsite will be planted onsite. Invasive species are those defined by the California Invasive Plant Council (Cal-IPC) and found at http://www.cal-ipc.org/ip/inventory/weedlist.php.

PROPOSED SHRUB PALETTE

SHRUBS	SIZE
Achillea millefolium 'Terra Cotta' Terra cotta yarrow	1 gal
Aeonium x 'Sunburst' Sunburst aeonium	5 gal
Agave attenuata 'Nova' Blue clone agave	24" box
Agave vilmoriniana Octopus agave	15 gal
Asparagus densiflorus 'Myers' Myers asparagus	5 gal
Chondropetalum tectorum Cape rush	5 gal
Coprosma kirkii 'Variegata' Creeping mirror plant	5 gal
Coprosma repens 'Marble Queen' Marble queen mirror plant	5 gal
Dianella revoluta 'Little Rev' Little rev flax lilly	5 gal
Dietes x 'Orange Drop' Orange drop fortnight lily	5 gal
Echinocactus grusonii Golden barrel cactus	15 gal
Euphorbia x martinii Euphorbia	5 gal
Furcraea foetida 'Mediopicta' Mauritius hemp	24" box

SHRUBS	SIZE
Grevillea lanigera 'Coastal Gem' Coastal gem grevillea	5 gal
Grevillea x 'Peaches and Cream' Grevillea	15 gal
Hesperaloe parv. 'Brakelights' Brakelights red yucca	5 gal
Kalanchoe beharensis Felt plant	15 gal
Kniphofia uvaria 'Shining sceptre' Poker plant	5 gal
Lantana 'White Lightning' Trailing lantana	5 gal
Laurus nobilis 'Saratoga' Sweet bay	24" box
Leucadendron x 'Jester' Jester conebush	15 gal
Leucophyllum f. 'Green Cloud' Green Cloud Texas Ranger	5 gal
Liriope gigantea Giant liriope	5 gal
Olea europaea 'Little Ollie' Little Ollie Olive	15 gal
Pennisetum x 'Fairy Tails' Evergreen fountain grass	5 gal
Phormium tenax 'Yellow Wave' New Zealand flax	15 gal

SHRUBS	SIZE
Pittosporum crassifolium 'Nana' Karo pittosporum	5 gal
Pittosporum 'Golf Ball' Tawhiwhi	15 gal
Pittosporum 'Marjorie Channon' Tawhiwhi	15 gal
Rosmarinus o. 'Prostratus' Dwarf rosemary	5 gal
Westringia f. 'Wynabbie gem' Coast rosemary	5 gal

GROUNDCOVERS	SIZE
Carex tumulicola Berkeley sedge	1 gal
Dymondia margaretae Dymondia	flats
Festuca mairei Atlas fescue	5 gal
Juncus patens California gray rush	1 gal
Lomondra longifolia 'Breeze' Dwarf mat rush	1 gal
Senecio serpens Blue chalksticks	1 gal
Sesleria x 'Greenlee Hybrid' Greenlee moor grass	1 gal

PROPOSED TREE PALETTE

TREES	SIZE	QUANTITY
Acacia stenophylla Shoestring acacia	36" box	10
Agonis flexuosa Peppermint tree	36" box	12
Agonis flexuosa 'After Dark Peppermint tree	36" box	4
Aloe bainesii Tree aloe	36" box	12
Arbutus x 'Marina' Hybrid arbutus	48" box	13
Cassia leptophylla Gold medallion tree	36" box	12
Ceiba speciosa Floss silk tree	48" box	4
Geijera parviflora Australian willow	48" box	6
Juniperus chinensis 'Torulosa' Hollywood juniper	36" box	7
Lophostemon confertus Brisbane box	48" box	25
Metrosideros excelsus New Zealand christmas tree	48" box	29
Pinus pinea Italian Stone Pine	48" box	7
Rhus lancea African sumac	36" box	36

PALMS		
Archontophoenix cunninghamiana King palm	36" box	10
Archontophoenix cunninghamiana King palm	48" box	26
Phoenix Dactylifera 'Medjool' Date Palm	18' bth	33
Washingtonia hybrid Fan palm hybrid	18' bth	21
Washingtonia hybrid Fan palm hybrid	20' bth	34
		TOTAL
		301

NEPTUNE MARINA
MARINA DEL REY, CALIFORNIA

GREYSTAR
TCA # 2012-105

EXHIBIT A
SEPTEMBER 25, 2017

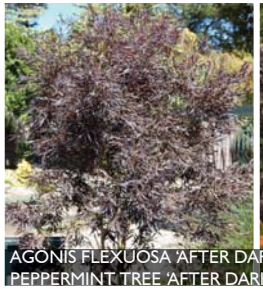
0' 20' 40' 80'

PARCEL 10R & 14 - LANDSCAPE PLAN

L-1

ACACIA STENOPHYLLA
SHOESTRING ACACIA

AGONIS FLEXUOSA
PEPPERMINT TREE



AGONIS FLEXUOSA 'AFTER DARK'
PEPPERMINT TREE 'AFTER DARK'

ALOE BAINESII
TREE ALOE

ARBUTUS 'MARINA'
HYBRID STRAWBERRY TREE

CASSIA LEPTOPHYLLA
GOLD MEDALLION TREE

CEIBA SPECIOSA
FLOSS SILK TREE

GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

JUNIPERUS TORULOSA
HOLLYWOOD JUNIPER

LOPHOSTEMON CONFERTUS
BRISBANE BOX

METROSIDEROS EXCELSUS
NEW ZEALAND CHRISTMAS TREE

PINUS PINEA
ITALIAN STONE PINE

RHUS LANCEA
AFRICAN SUMAC

ARCHONTOPHOENIX CUNNINGHAMIANA
KING PALM

PHOENIX DACTYLIFERA 'MEDJOOL'
DATE PALM

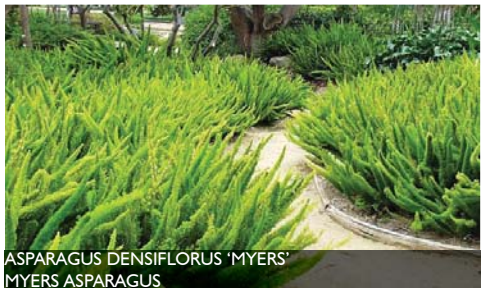
WASHINGTONIA HYBRID
CALIFORNIA FAN PALM

ACHILLEA MILLEFOLIUM 'TERRA COTTA'
TERRA COTTA YARROW

AEONIUM X 'SUNBURST'
SUNBURST AEONIUM

AGAVE ATTENUATA 'NOVA'
BLUE CLONE AGAVE

AGAVE VILMORINIANA
OCTOPUS AGAVE


ASPARAGUS DENSIFLORUS 'MYERS'
MYERS ASPARAGUS

CHONDROPETALUM TECTORUM
CAPE RUSH

COPROSMA KIRKII 'VARIEGATA'
CREEPING MIRROR PLANT

COPROSMA REPENS 'MARBLE QUEEN'
MARBLE QUEEN MIRROR PLANT

DIANELLA REVOLUTA 'LITTLE REV'
LITTLE REV FLAX LILLY

DIETES X 'ORANGE DROP'
ORANGE DROP FORTNIGHT LILY

ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS

EUPHORBIA X MARTINII
EUPHORBIA

FURCRAEA FOETIDA 'MEDIOPICTA'
MAURITIUS HEMP

GREVILLEA LANIGERA 'COASTAL GEM'
COASTAL GEM GREVILLEA

GREVILLEA X 'PEACHES AND CREAM'
GREVILLEA

HESPERALOE PARV. 'BRAKELIGHTS'
BRAKELIGHTS RED YUCCA

KALANCHOE BEHARENSIS
FELT PLANT

KNIPHOFIA UVARIA 'SHINING SCEPTRE'
POKER PLANT

LANTANA 'WHITE LIGHTNING'
TRAILING LANTANA

LAURUS NOBILIS 'SARATOGA'
SWEET BAY

LEUCADENDRON X 'JESTER'
JESTER CONEBUSH

LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'
GREEN CLOUD TEXAS RANGER

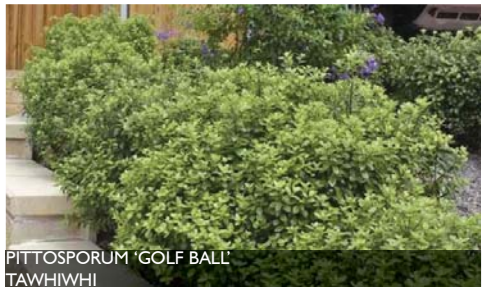
LIRIOPE GIGANTEA
GIANT LIRIOPE

OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE OLIVE

PENNISETUM X 'FAIRY TAILS'
EVERGREEN FOUNTAIN GRASS

PHORMIUM TENAX 'YELLOW WAVE'
NEW ZEALAND FLAX

PITTOSPORUM CRASSIFOLIUM 'NANA'
KARO PITTOSPORUM


PITTOSPORUM 'GOLF BALL'
TAWHIWHI

PITTOSPORUM 'MARJORIE CHANNON'
TAWHIWHI

ROSMARINUS O. 'PROSTRATUS'
DWARF ROSEMARY

WESTRINGIA F. 'WYNABBIE GEM'
COAST ROSEMARY

CAREX TUMULICOLA
BERKELEY SEDGE

DYMONDIA MARGARETAE
DYMONDIA

FESTUCA MAIREI
ATLAS FESCUE

JUNCUS PATENS
CALIFORNIA GRAY RUSH

LOMONDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

SENECIO SERPENS
BLUE CHALKSTICKS

SESLERIA X 'GREENLEE HYBRID'
GREENLEE MOOR GRASS

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Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 12, 2017

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 6A – PARCEL 50 – FRESH BROTHERS/CARUSO AFFILIATED – DCB # 17-008 – CONSIDERATION OF NEW SIGNAGE

Item 6A on your agenda is a submittal from Fresh Brothers (Applicant), seeking approval for new signage. The project is located at 4722 ½ Admiralty Way.

PROJECT OVERVIEW

Background

In September 2009, your Board approved two façade-mounted identification signs to be placed above the storefront entrance and rear service entrance of the Fresh Brothers tenant space at the Waterside Marina del Rey Shopping Center.

Existing Conditions

The tenant space consists of a pizza restaurant and is located within the Waterside Shopping Center. The façade signs consist of red channel letters reading "Fresh Brothers" followed by a channel logo of a slice of pizza. The signs over the storefront entrance and the service entrance are identical and measure 1'-5" tall by 7'-4" wide.

Proposed Project

Applicant proposes to replace the existing storefront-entrance Fresh Brothers sign with a new updated sign reflecting their updated logo. The rear service-entrance sign will remain unchanged.

SIGNAGE

Building Façade

The new sign would be 2'-4" tall by 8'-5 3/4" wide with a total sign area of 15.5 square feet. The sign would be comprised of red halo illuminated channel letters in a custom font reading "Fresh Brothers" with a channel logo of a slice of pizza in place between the words "Fresh" and "Brothers".

STAFF REVIEW

Staff finds the proposed project is consistent with the Marina del Rey Design Guidelines, the Revised Permanent Sign Control and Regulations, and the Waterside Shopping Center Sign Program.

Staff recommends <u>APPROVAL</u> of DCB #17-008, subject to the following condition(s):

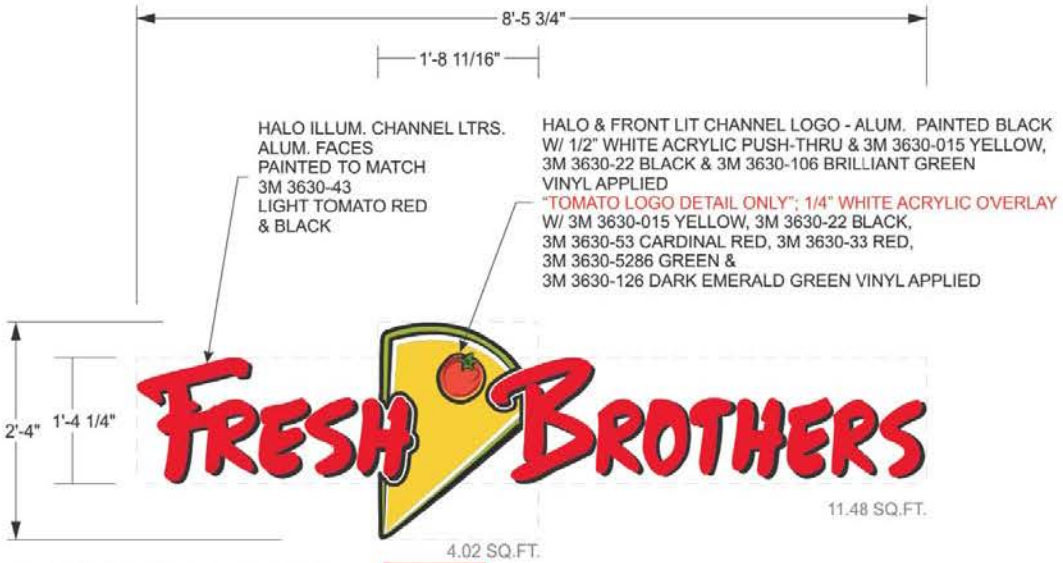
1) **The Applicant shall obtain approval from the Department of Regional Planning.**

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.**

4) **All proposed light effects and color transitions shall occur at a gradual pace, so as not to create a hazard or nuisance, and shall be in conformance with Title 22 (e.g. flashing lights and red lights are prohibited).**

GJ:BL:mw



HALO ILLUMINATED CHANNEL LETTERS 15.5 S.F.

SCALE: 3/4" = 1'-0"
SIGN #1

*FONT; CUSTOM DRAWN LETTERS

NOTE:

ALL UL LISTED DECALS TO BE PLACED OUT OF PUBLIC VIEW.

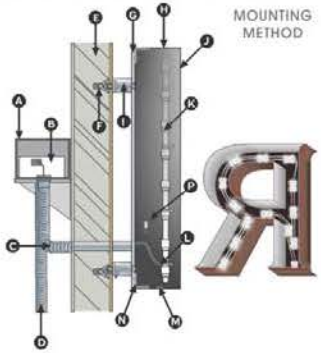
ALL ASSOCIATED SCREWS HEADS & OTHER MOUNTING HARDWARE MUST BE PAINTED TO MATCH ADJACENT SIGN SURFACE/ BE CONCEALED.

SIGN MUST BE ON A TIME CLOCK SET TO CENTER HOURS.

EXISTING CONDITION

U.L. LISTED

SIGN DESCRIPTION AND DETAIL



*MINIMUM OF 4 BOLTS PER LETTER
1.5" PENETRATION THROUGH STUD

A	TRANSFORMER HOUSING
B	LED SYSTEM TRANSFORMER 5 AMP MAX OUTPUT
C	CONDUIT (½"MIN) WATER PROOF
D	PRIMARY ELECTRICAL SOURCE
E	WALL
F	3/8" TOGGLE BOLTS
G	3/16" LEXAN BACKING
H	3" (.063) PAINTED ALUMINUM RETURNS
I	1" SPACERS
J	080 PAINTED ALUMINUM FACE
K	LEDs - (G2GWOW-WHT:7500k)
L	ELECTRICAL TO LED STRAND
M	WEEP HOLES
N	L BRACKET FROM RETURN TO LEXAN
P	DISCONNECT SWITCH

AERIAL PHOTO / SITE PLAN
NOT TO SCALE

PROPOSED SIGN; SOUTH ELEVATION
NOT TO SCALE

INLAND SIGNS INCORPORATED
DIRECT SIGN MANUFACTURING & INSTALLATION | SINCE 1979
LIC. #779288
www.inlandsigns.com
10753 BELL CT • RANCHO CUCAMONGA, CA
TEL: 909.581.0699
FAX: 909.581.0689

PROJECT:
FRESH BROTHERS

PROJECT LOCATION:
4722 1/2 ADMIRALTY WAY
MARINA DEL REY, CA 90292

PROJECT CONSULTANT:
J.SILVA

DESIGNER:
J.SALAIZ

REVISED BY:

REVISION DATE:
R6 09-06-2017

DRAWING #:
1783-FRESHBROTHERS-062617R6
PAGE 1 OF 2

SIGN DESCRIPTION AND DETAIL:
HALO ILLUMINATED
CHANNEL LETTERS

CUSTOMER APPROVAL:

LANDLORD APPROVAL:

PROJECT COORDINATOR APPROVAL:

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NIGHT SIMILATION; HALO LIT LETTERS W/ FRONT & BACK LIT LOGO; OPT. A SHOWN

NOT TO SCALE

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PAGE 2 OF 2

SIGN DESCRIPTION AND DETAIL:

NIGHT SIMILATION

CUSTOMER APPROVAL:

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PROJECT COORDINATOR APPROVAL:

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Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 12, 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 September 2017 report, one temporary sign permit was issued by the Department.

1) Parcel 49M, Visitors Center—Approval of two (2) temporary banners measuring 6' wide by 3' tall that read "Marina del Rey Visitors Center, Now Open, visitmarinadelrey.com". The banners will be fastened to posts and staked into the ground.

   The temporary signs are permitted from October 3, 2017 to December 2, 2017.

GJ:BL:mw

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Brock Ladewig
Deputy Director

October 12, 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 September 26, 2017, the Board of Supervisors awarded a contract to Ednet Career Institute, doing business as "Hamilton Private Security," to provide armed security-guard services at Isidore B. Dockweiler Recreational Vehicle Park, Burton Chace Park, Dockweiler Youth Center and White Point/Royal Palms Beach for three years with two one-year renewal options and twelve additional month-to-month extension options at an annual cost not to exceed $511,227 or $3,067,362 over the potential total term of six years.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the September 2017 Regional Planning Commission agendas.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the September 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

There are no new Small Craft Harbor Commission minutes.

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 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:kn

Attachments (1)

Marina del Rey Redevelopment Projects Report
As of October 11, 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	* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. * Wetland public park project (1.46 acres).	**Massing** -- Revised project will be resubmitted at a later date. **Parking** -- plan will be resubmitted at a later date.	**Proprietary** -- Option was approved by BOS on 10/6/15. **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. Construction of the hotel began on August 11, 2017.
10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments. * 161-slip marina + 7 end-ties. * 28 foot-wide waterfront promenade.	**Massing** -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor. **Parking** -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site) * Replacement of public parking both on and off site.	**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. **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.

Marina del Rey Redevelopment Projects Report
As of October 11, 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	**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. **Regulatory** -- Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016. **Regulatory Matter**: Parking Permit for reduced Parking.
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 82,652 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	**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. **Parking** -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).	**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. Construction began on September 11, 2017. **Regulatory** -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016. **Regulatory Matter:** Shared Parking Agreement. No Variance proposed

Marina del Rey Redevelopment Projects Report
As of October 11, 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 December 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 October 11, 2017

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
55/56/W -- Fisherman's Village/Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	**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. **Parking** -- On-site Parking includes all project required Parking, Parking for Parcel 61 lessee (Whiskey Reds).	**Proprietary** The lessee provided the SCHC with project updates at the March and May 2015 meetings. **Regulatory** -- A plan was last submitted to the Department of Regional Planning in July of 2008. No recent activity has occurred. **Regulatory Matter**: Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).
113 -- Mariner's Village	Michael Sondermann	* 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		**Proprietary** – Item opened on 9/23/2013 **Regulatory** -- An EIR scoping meeting was held on 09/16/14 in Chace Park.
13 -- Villa del Mar	David Canzoneri	* 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.	**Massing** -- Four existing buildings up to 3 stories high. **Parking** -- Existing open air Parking and Parking structure will be renovated. Total Parking provided on site is 572 spaces.	**Proprietary** -- Construction commenced on December 8, 2014. Completion of construction is currently anticipated in October 2017. **Regulatory** -- On 6/18/14, the DCB approved the final design of the renovation project.

Marina del Rey Redevelopment Projects Report
As of October 11, 2017

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
15 -- AMLI Residential	Jason Armison	* 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	**Massing** -- Six buildings up to 5 stories and 70' high **Parking** -- All Parking to be provided on site within new 1,271-space Parking garage	**Proprietary** -- The lease was executed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is May 2018. **Regulatory** -- June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway.
28 -- Mariners Bay	Tim O'Brien	* 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	**Massing** -- Seven buildings up to 3 stories high **Parking** -- Existing subterranean Parking structure contains 947 Parking spaces.	**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. **Regulatory** -- On July 15, 2015, the DCB approved the final design of the project. Construction commenced in December 2015.

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John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 12, 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

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. Now with extended service, the Beach Shuttle will operate year round on weekends and holidays.

For more information: Call the Marina del Rey Visitors 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
1:00 p.m. – 4:00 p.m.

Saturday, October 21st
Friends (R&B)

Sunday, October 22nd
2Azz1 (Jazz Funk)

Saturday, October 28th
Brasil Brazil (Samba/Bossa Nova)

Sunday, October 29th
Upstream (Reggae/Ska)

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

"MARINA SPOOKTACULAR"
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Saturday, October 28th from 11:00 a.m. – 9:00 p.m.
Sunday, October 29th from 10:00 a.m. – 8:00 p.m.; Aztec Dance at 1:00 p.m.

Halloween comes to Marina del Rey! Join us at Burton Chace Park for a family-friendly harvest celebration during the day and spine-tingling thrills at night. Enjoy haunted pirate ships, games, rides, crafts, pirates, and much more! All ages welcome; however, evening activities are recommended for ages 13 and older. Admission is free. Food and beverages available for purchase. Don't miss the JAM Session experience at Marina Spooktacular! Enjoy the splendor of the Aztec people with San Fernando's Danza Mexica Cuauhtemoc. Explore the music, choreography and poetry of this ancient Mesoamerican culture.

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

SNOW WONDER
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Saturday, December 9, 2017
12:00 p.m. – 6:00 p.m.

Join in the spirit of winter at Marina del Rey's Snow Wonder event! Children can enjoy real snow, sledding, arts & crafts, face painting, a DJ, gourmet food trucks, and more!

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

55TH ANNUAL MARINA DEL REY HOLIDAY BOAT PARADE
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Saturday, December 9, 2017
5:55 p.m. – 8:00 p.m.

After Snow Wonder, stay in the park to view the fireworks that will be shot off the south jetty at 5:55 p.m. to kick off the start of the parade. Beautifully lit and decorated boats will participate in the event, which is free to the public. Boat owners will compete for numerous prize packages. Best spots for viewing the boat parade are Burton Chace Park, located at 13650 Mindanao Way, and Fisherman's Village, located at 13755 Fiji Way. This year's Grand Marshal is Carol Costello, award winning journalist and host of HLN's Across America.

For more information: Visit the event website at www.mdrboatparade.org

W.A.T.E.R PROGRAM WINTER SAILING

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey
Beginning Sailing: December 18 - 22; December 26 - 29
Intermediate Sailing: January 2 - 5
10:00 a.m. - 4:00 p.m.

Los Angeles County Lifeguards will instruct sailing courses teaching students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. 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.

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

Ages: 11 - 17 years old
Class Size: 6 - 12 students with 3 Lifeguard instructors
Fee: $250 per 5-day session
Fee: $200 per 4-day session

*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

NEW YEAR'S EVE CELEBRATION

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
December 31, 2016 – January 1, 2018
7:00 p.m. – 1:00 a.m.

Celebrate the New Year in Marina del Rey. Guests are invited to Burton Chace Park at 7:00 p.m. for a Glow Party featuring live DJs, hula hoop dancers, face painting, free giveaways, photo booth, food trucks and live broadcasts of the New Year's Eve countdown in New York and Los Angeles. Each countdown is followed by a ten-minute fireworks show at 8:59:30 p.m. (New York) and 11:59:30 p.m. (Los Angeles) shot from the Marina's south jetty.

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

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