



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, November 15, 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 October 18, 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. **New Business**
  - A. Parcel 111/112 – Marina Harbor Apartments – DCB #17-010 – Consideration of New Landscaping and Dog Parks
  - B. Parcel 30 – Del Rey Yacht Club – DCB #17-011 – Consideration of Fencing Modifications
  - C. Parcel 50 – Caruso Affiliated – DCB #17-012 – Consideration of Façade Modifications
  - D. Parcel 50 – Caruso Affiliated / Amazon Books – DCB #17-013 – Consideration of New Signage and Façade Modifications
6. **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



- Marina del Rey Signage and Gateways Master Plan

C. Marina del Rey Special Events

7. **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](mailto: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

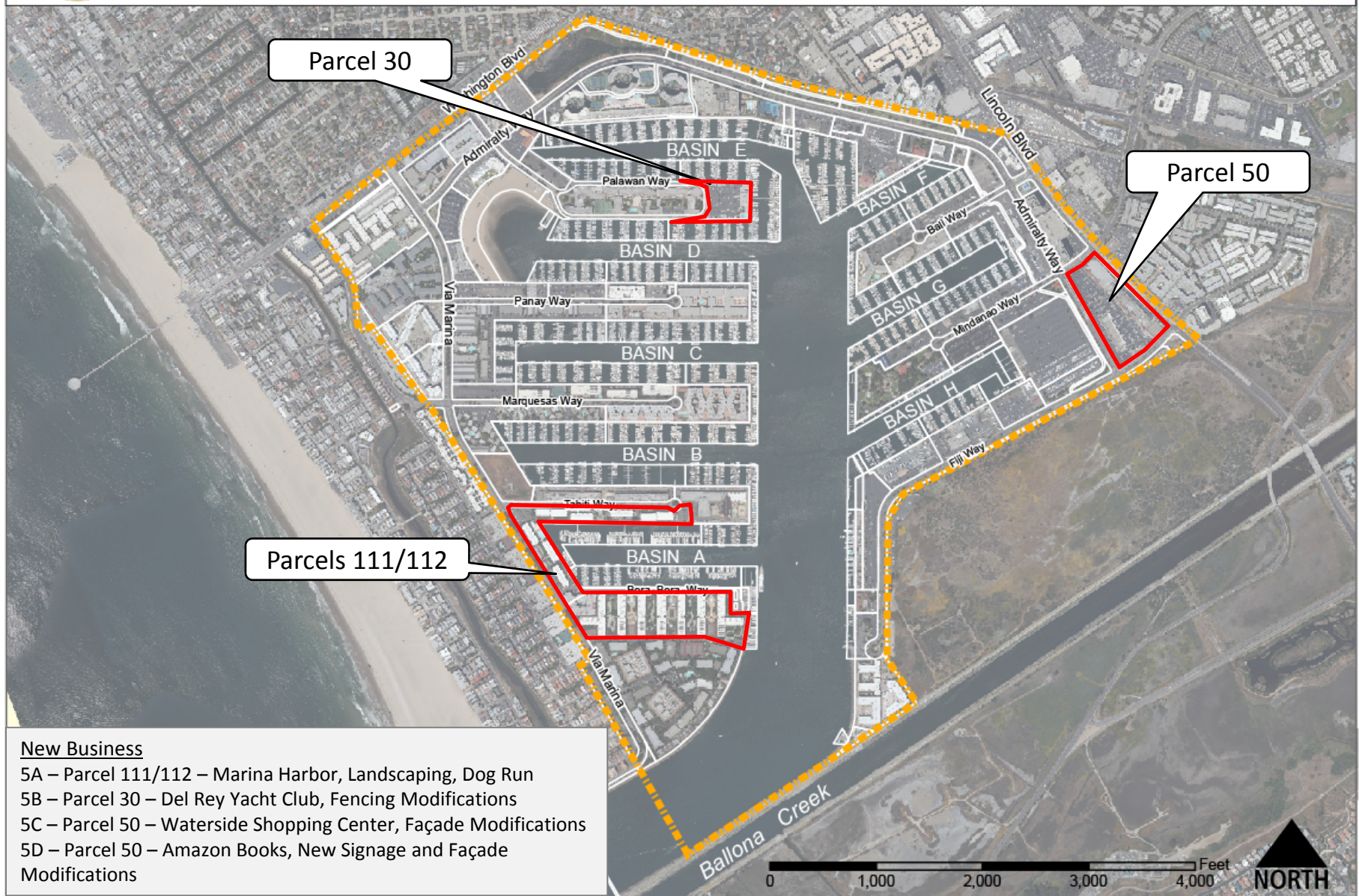
Burton Chace Park Community Room  
13650 Mindanao Way  
Marina del Rey, CA 90292

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





## Location of November 15, 2017 DCB Items



### New Business

- 5A – Parcel 111/112 – Marina Harbor, Landscaping, Dog Run
- 5B – Parcel 30 – Del Rey Yacht Club, Fencing Modifications
- 5C – Parcel 50 – Waterside Shopping Center, Façade Modifications
- 5D – Parcel 50 – Amazon Books, New Signage and Façade Modifications

**DESIGN CONTROL BOARD MINUTES**  
**October 18, 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; Barry Kurtz, P.E., Traffic Engineer; Kandyce Newton, Secretary

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

**Guests Testifying:** Daniel Hyde, Pacifica Hotels; Jeff Scharem, Architectural Group International; Aaron Clark, Armbruster, Goldsmith and Delvac; Daniel Delle, MJS Landscape Architecture

**1. Call to Order and Pledge of Allegiance**

Vice Chair Jubany called the meeting to order at 1:39 p.m. and 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. Stanley and Mr. Wong**

**2. Approval of the September 20, 2017 Minutes**

**On a motion of Mr. Wong, seconded by Mr. Stanley, the September 20, 2017, minutes were approved.**

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

**3. Public Comment**

Linda Nazaretian expressed concern regarding the impact that the construction projects taking place on Via Marina were having on Marina residents' quality of life and the lack of communication between the Department and the Marina residents.

Molly Harner also expressed concern about the construction on Via Marina, reiterated the need for communication with the Department, and requested that the Department provide weekly updates on the various construction projects throughout the Marina.



Sean Harner stated that the quality of life in the Marina had greatly diminished since the start of construction on Via Marina and communication issues with the Department needed to be immediately addressed.

Vice Chair Jubany asked Counsel if the Board could ask questions and/or comment on the public's construction related concerns.

Counsel replied that questions could be directed to Staff who could respond briefly.

Mr. Wong asked Staff which construction projects the public were referring to and how specifically those complaints were being addressed.

Michael Tripp answered that there were currently several projects underway in the Marina. He stated that Construction taking place within the County's jurisdiction is limited to the hours of 8 a.m. and 5 p.m., unless special permission is given for extended hours. Any complaints associated with work performed outside of the County's jurisdiction are handled by the City of Los Angeles.

Mr. Wong suggested that staff contact the City of Los Angeles to assist in addressing the public's concerns that were outside of the County's jurisdiction.

Mr. Stanley asked if the complaints were associated with the contractors acting outside of their scope or were the projects just inconvenient and if there were mitigation measures in place.

Mr. Tripp stated that the Department had received complaints, such as contractors beginning work outside of their set hours and complaints relating to dust. The contractors have set work hours and there are also mitigation measures which are a part of their environmental impact reports, and that they must abide by standards for things like dust control. If residents are experiencing these issues, they should contact the Department.

Mr. Stanley asked about resident construction notification.

Mr. Tripp replied that there were signs posted at all of the construction property sites. Additionally, there is a website that is currently under development that will provide information about all the construction projects within the Marina.

Mr. Stanley suggested a third-party contact number be added to the construction signage that the Department would monitor for any construction-related concerns going forward.

#### **4. Consent Agenda**

None

## **5. Old Business**

A. Parcel 42 – Pacifica Hotel Co. / Marina Del Rey Hotel – DCB #11-011-D – Consideration of changes to approved promenade design

Troy Evangelho presented the staff report.

Mr. Stanley clarified with Staff that the Board previously approved a promenade design, the promenade was not built as approved, and the applicant was now returning to the Board to seek approval to maintain the promenade as it was built.

Mr. Wong stated that the reason that the previous design was approved was to maintain a continuous promenade with a proper width for public access, and to now go back and delete components of the design would defeat the Board's purpose.

The architect of record on the project, Jeff Scharem of Architectural Group International, introduced himself and stressed that the primary reason for the proposed changes to the approved promenade design was to preserve the health, welfare, and safety of the public and it is his belief that putting a pedestrian pathway in the middle of the drive aisle was not safe for the public.

Daniel Hyde, representing Pacifica Hotel Co. introduced himself and commented that although the project was previously brought to the Board and approved, during construction they realized that building the promenade as approved was unsafe and could potentially result in injury. Therefore, he agreed with Mr. Scharem in that the consideration for public safety was a matter of utmost concern and was the reason they had submitted the changes in the approved promenade design for the Board's approval.

### **Public Comment**

None

### **Board Comment**

Mr. Stanley asked if Staff had vetted barriers or other types of separation for use between the promenade and the parking area.

Barry Kurtz, Traffic Engineer with the Department, answered that many options were considered and that he ultimately recommended that the applicant install truncated domes that would separate the walkway from the drive aisle. These domes are typically used when there is a walkway with no curb, and serve as a warning to pedestrians, as well as motorists, that something is different.

Mr. Kurtz also commented that pedestrians would continue to walk in these areas regardless of how the walkway was delineated because it was meant to be a continuous route.

Mr. Wong commented that in retrospect, the Board should have further discussed eliminating the parking area during the original approval so that the promenade could be built out to the full width, providing the public with continuous promenade access and avoiding any issues concerning public safety.

Vice Chair Jubany asked if there was a precedent for situations where there were shared pedestrian/motorist areas.

Mr. Kurtz answered that there were similar situations in other locations within the County, but none exactly like the project before the Board. He further stated that it would be ideal if the site did not include the parking, but since it did, having the concrete walkway was a great compromise and again would alert motorists that something was different. For this reason, installing the concrete walkway as previously approved by the Board would provide an additional margin of safety for both pedestrians and motorists.

**Mr. Wong made a motion to deny this item, which was seconded by Mr. Stanley. The proposed item was not approved by the Design Control Board.**

**Ayes: 3 – Vice Chair Jubany, Mr. Stanley and Mr. Wong**  
**Nays: 0**

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

Troy Evangelho presented the staff report.

Staff recommended approval of the updated landscaping palette with the additional condition that the applicant work with both Staff and the Fire Department to resolve the 28-foot wide promenade staging issue.

Aaron Clark of Armbruster, Goldsmith, and Delvac, introduced himself and the landscape architect, Daniel Delle of MJS Landscape Architecture, and responded to Staff's additional condition by requesting that Staff take the lead in working with the Fire Department as previous communication between the applicant and the Fire Department resulted in the proposed 28-foot staging requirement.

Mr. Delle further explained the revisions to the landscaping plan and stated that the total number of trees proposed to date exceeds the number of trees that were originally proposed and approved in 2015.

Mr. Wong asked the applicant to provide the Board with the revised plans that illustrate the additional removal of landscaping due to the Fire Department's staging requirement so that they may compare the proposed changes.



Mr. Evangelho stated that the applicant did forward a fire plan to Staff that showed the areas where the Fire Department was requiring the applicant to remove the trees.

Mr. Delle commented that the original approved plans initially included three fire staging areas that corresponded with the group of buildings running east and west; however, the Fire Department's requirement outlined the need for a fire staging area for each of the buildings. As a result, the requirement increased the quantity of the staging areas and that is where the changes to the landscaping plan occurred.

Mr. Evangelho pointed out the additional areas on the approved plan that would no longer have trees and clarified that the Fire Department would like the staging areas free and clear. He also stated that this was a new requirement and that past development projects typically only required the 20-foot wide fire lane and did not require the full width, leaving 8 feet of promenade space for trees and benches.

Michael Tripp further clarified that it had always been a shared fire lane/pedestrian promenade and the difference here was the Fire Department was requiring that there be no hardscape or landscape in these specific areas.

Mr. Delle also clarified that the areas would be enhanced paving as seen in the original approval, but, again, the requirement had increased the staging area quantities.

Mr. Clark added that the area would still function as a promenade, and there would be a loss of six trees in total due to the new requirement.

#### **Public Comment**

None

#### **Board Comment**

Mr. Wong shared his concern regarding the ability of an outside agency to impose new requirements on development projects without advising the Department or the Design Control Board and how this adversely impacts applicants, as well as, in this case, reduces the Design Control Board's ability to maintain public access to the promenade as outlined in the Marina Del Rey Design Guidelines.

Mr. Wong also stated that going forward he would like for the Design Control Board to be notified of proposed changes to projects by outside agencies before the applicants come before the Board so that the changes can be discussed with the agency requiring the change.

Mr. Tripp said that he would address Mr. Wong's concern in an upcoming meeting with the Fire Department regarding the promenades.

**On a motion of Mr. Stanley, seconded by Mr. Wong, this item was approved as submitted with conditions. The applicant will work with both Staff and the Fire Department to resolve the 28-foot wide promenade staging issue.**

**Ayes: 3 – Vice Chair Jubany, Mr. Wong and Mr. Stanley  
Nays: 0**

**6. New Business**

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

Marie Waite presented the staff report.

**Public Comment**

None

**Board Comment**

None

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

**Ayes: 3 – Vice Chair Jubany, Mr. Wong and Mr. Stanley  
Nays: 0**

**7. Staff Reports**

Marie Waite provided an update on Temporary Permits Issued by the Department. The remaining reports were received and filed.

**Public Comment**

None

**8. Adjournment**

**Vice Chair Jubany adjourned the meeting at 2:49 p.m.**

Respectfully Submitted,

Kandyce Newton  
Secretary for the Design Control Board



Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

November 9, 2017

TO: Design Control Board  
FROM:  Gary Jones, Director

**SUBJECT: ITEM 5A – PARCEL 111/112 – MARINA HARBOR APARTMENTS – DCB  
#17-010 – CONSIDERATION OF NEW LANDSCAPING AND DOG  
PARKS**

Item 5A on your agenda is a submittal from Marina Harbor Apartments (Applicant), seeking approval for new landscaping and dog parks. The project is located at 4500 Via Marina.

## **PROJECT OVERVIEW**

### Existing Conditions

Marina Harbor is a 48-acre apartment complex and marina with a total of 846 residential units. Marina Harbor consists of three distinct apartment communities, which are The Tides, The Villa, and Waters Edge. Marina Harbor has a roughly 1,400 linear foot landscaped frontage that faces Via Marina and a roughly 1,600 linear foot frontage that faces Bora Bora Way.

### Proposed Project

Applicant proposes to upgrade the landscaping along the length of Via Marina to increase curb appeal, and to create two new gated dog parks within the Waters Edge Apartments to limit the impact of pet waste on the rest of the site.

## **SITE DESIGN**

### Landscaping

Applicant proposes upgrading the roughly 1,400 linear feet of parkway area along Via Marina. The parkway varies from five to ten feet in width. Applicant would remove the ground cover and shrubs, which include turf, roses, Lantana, Dietes, Strelitzia reginae, and Bougainvillea. The new plant palette would consist of Phormium 'Apricot Queen,' Leymus 'Canyon Prince,' Agave Attenuata, and Bouteloua 'Blonde Ambition.' No tree removals are proposed.

### Dog Parks

Applicant proposes two dog parks within the Waters Edge apartment complex. The smaller dog park would be roughly 700 square feet and located within the walkway between the Villa and Waters Edge buildings along Bora Bora Way. The larger dog park





is roughly 1,900 square feet and is located in the landscaped area at the rear of the complex, behind a tennis court.

Both dog parks would use similar materials and design. The sites would use a synthetic turf with geocell mat over compacted aggregate, to allow for drainage. The dog parks would be enclosed by a 6' tall chain link fence, with a black vinyl dipped finish. The fencing would be screened by a Podocarups Gracilior hedge, trimmed to 6' tall. Each site would include bollard lighting and two dog waste stations. The larger dog park at the rear of the property would also include two concrete benches.

The smaller dog park would be accessed from the sidewalk along Bora Bora Way, as well as the open space between the buildings. The larger dog park, located at the rear of the complex, would be accessible by a new concrete walkway that would connect to an existing walkway, and by a new stepped concrete walkway connecting to the existing sidewalk.

#### **STAFF REVIEW**

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

Staff recommends **APPROVAL** of DCB #17-010, 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:te



## MARINA HARBOR APARTMENTS

October 18, 2017

Design Control Board Hard Copy Submission

Prepared by:

Pamela Burton & Company

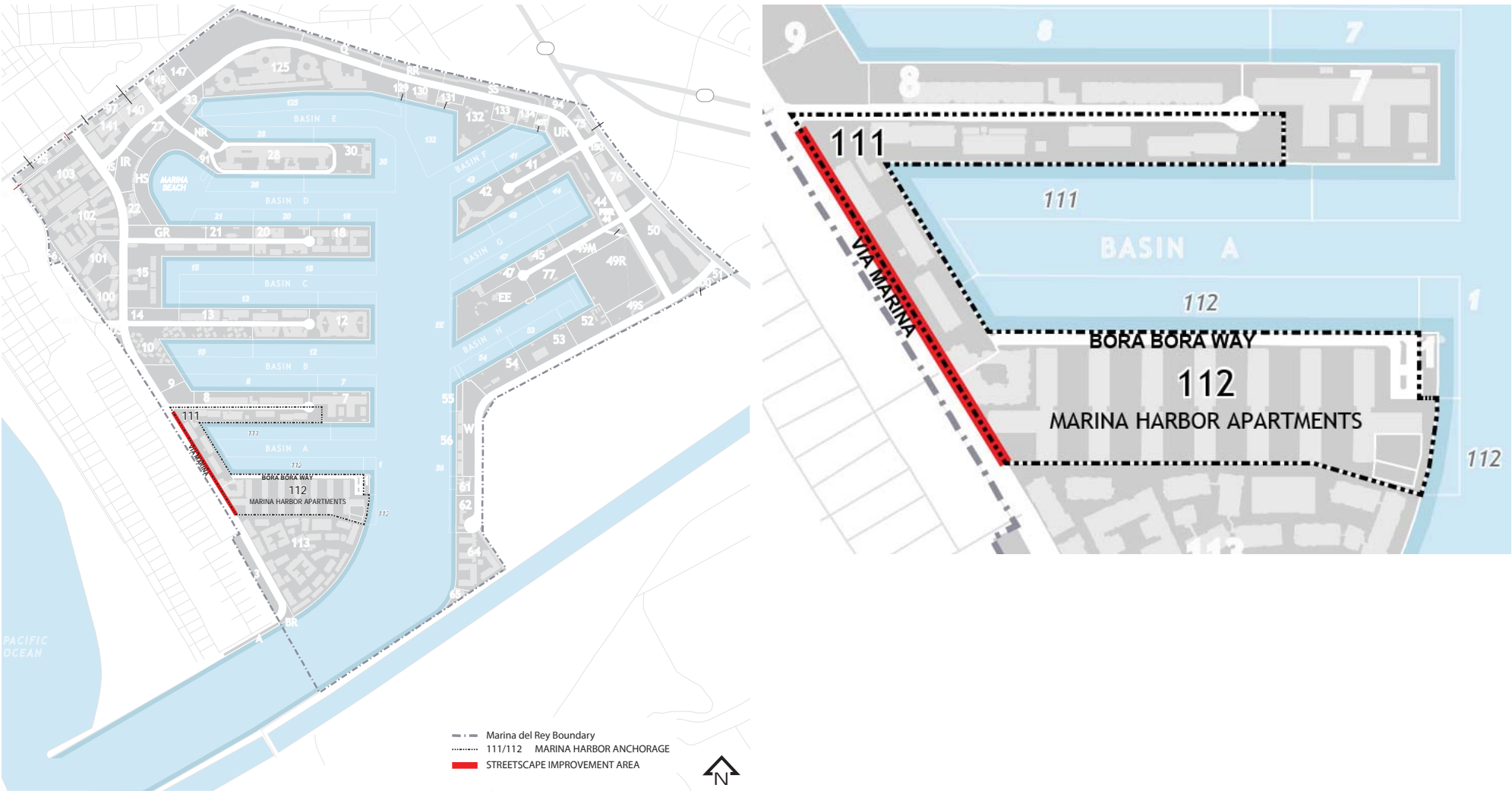
1430 Olympic Blvd.

Santa Monica, CA 90404



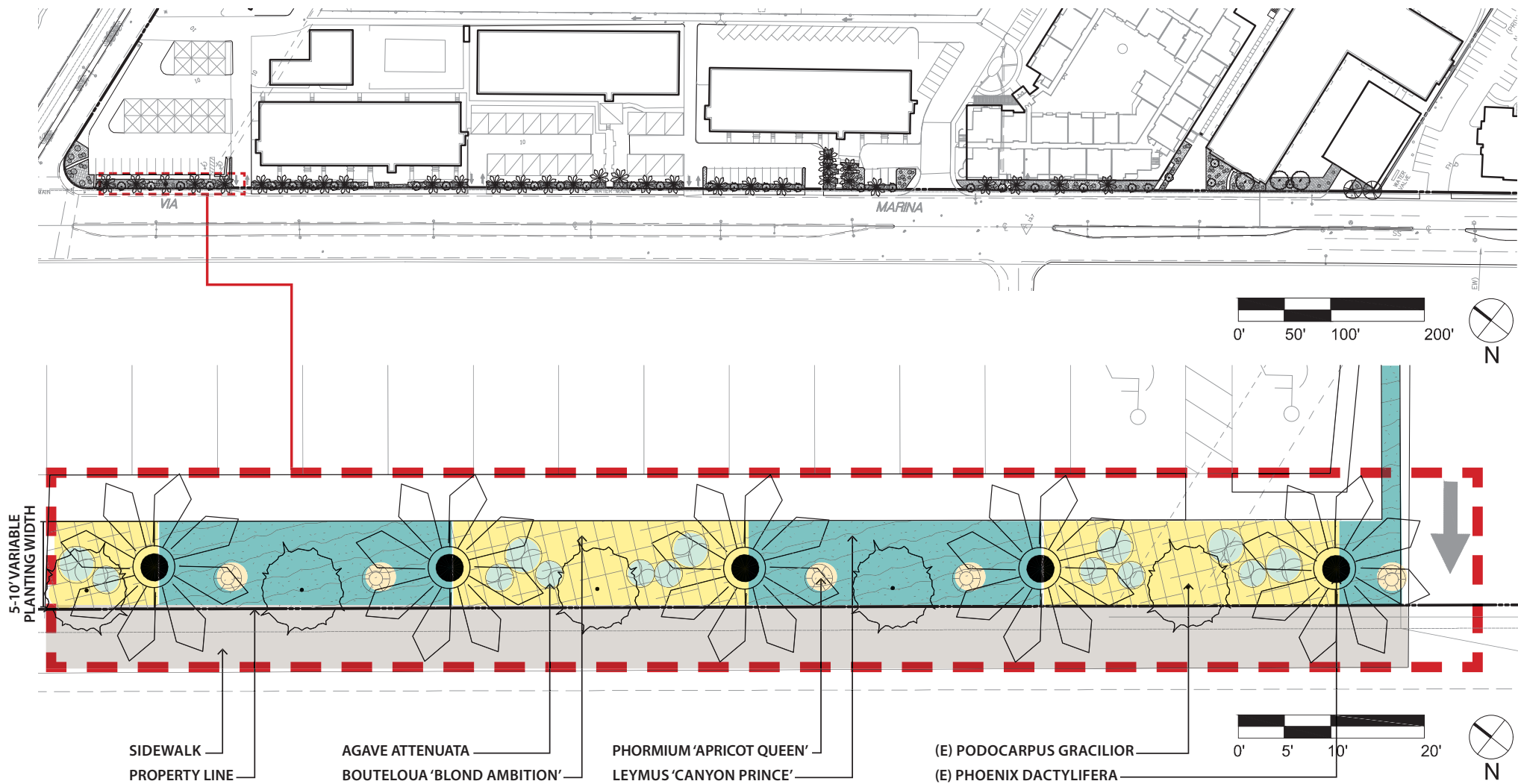
PAMELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

# STREETSCAPE IMPROVEMENTS - LOCATION MAP





# STREETSCAPE IMPROVEMENTS - ENLARGEMENT PLAN



# STREETSCAPE IMPROVEMENTS - COLOR ELEVATION



(E) Streetscape



PHORMIUM 'APRICOT QUEEN'



LEYMUS 'CANYON PRINCE'



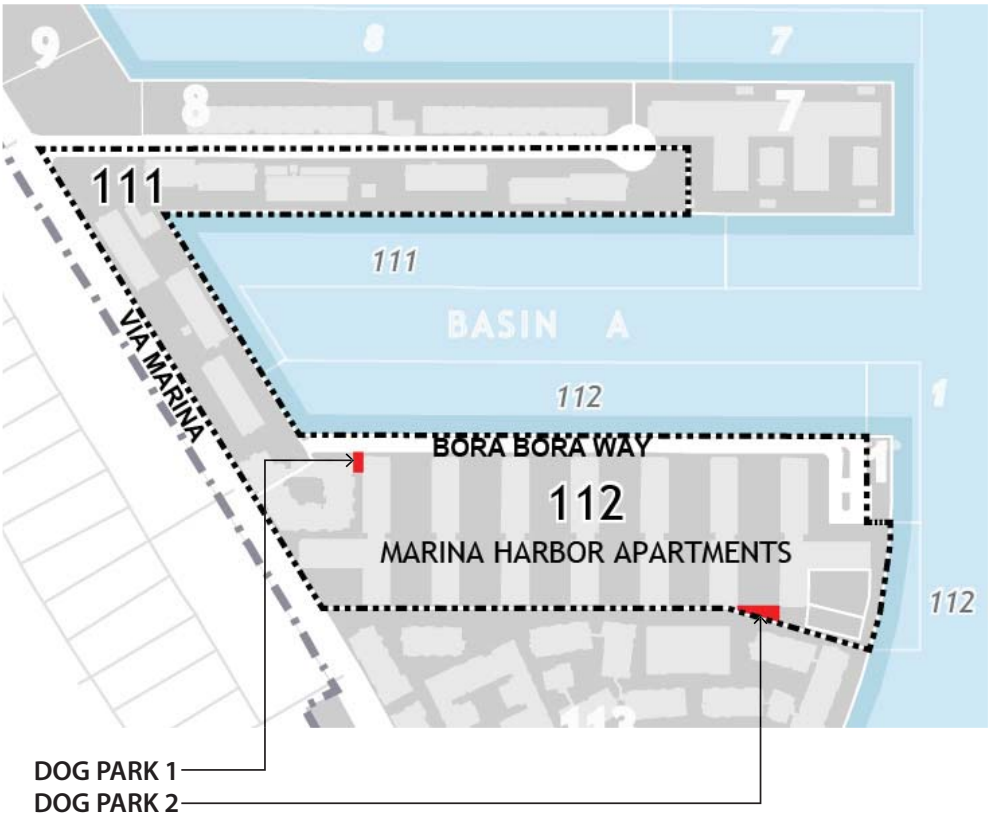
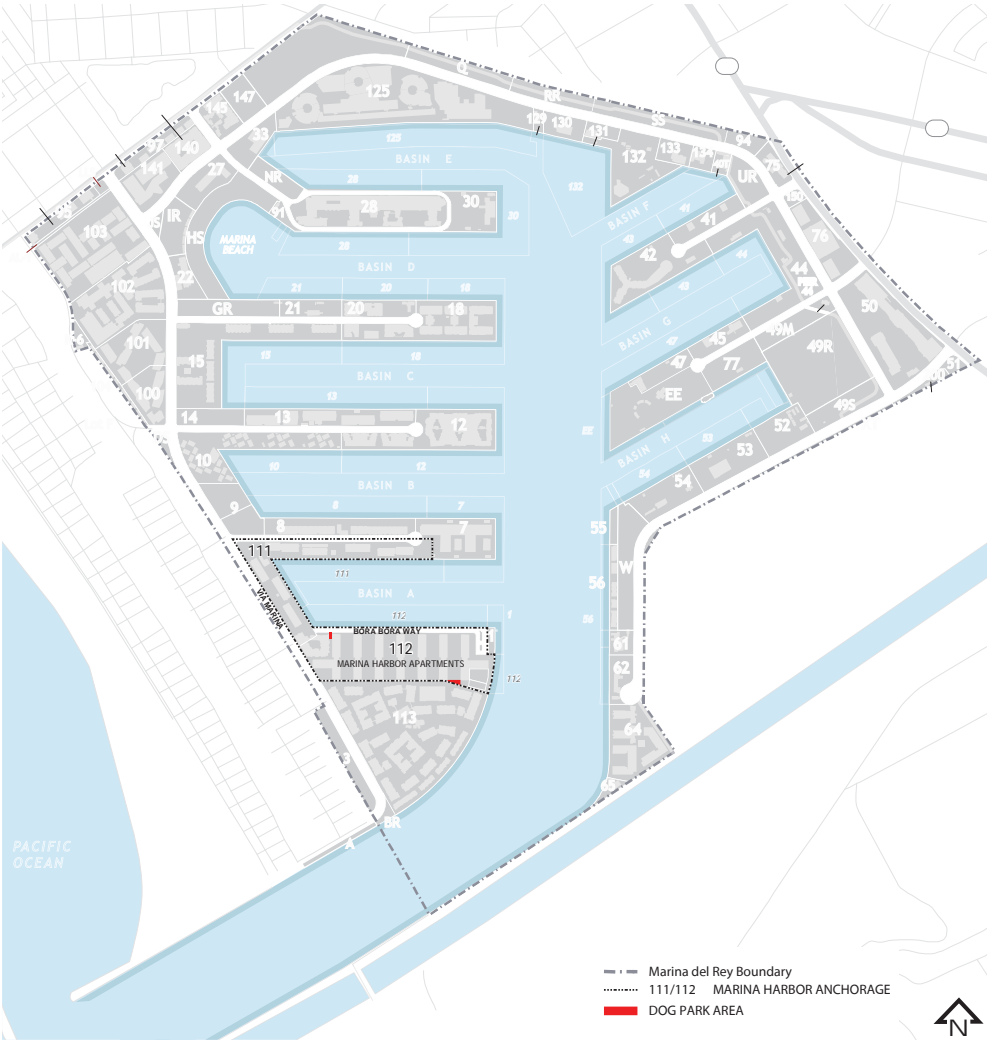
AGAVE ATTENUATA



BOUTELLOUA 'BLONDE AMBITION'



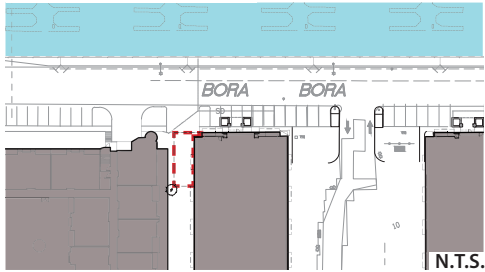
# DOG PARK - LOCATION MAP





# DOG PARK 1 - ENLARGEMENT PLAN

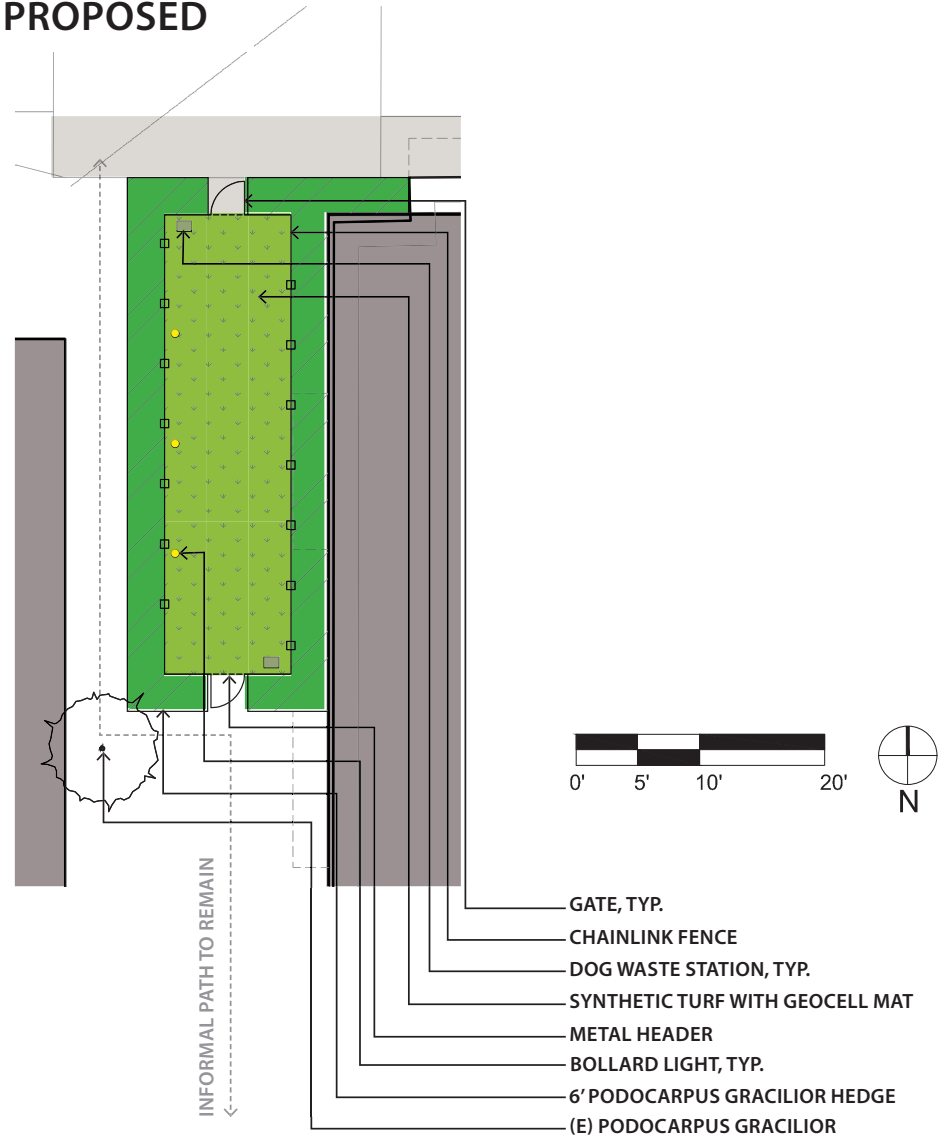
## EXISTING



PB Co

PAMELA BURTON & COMPANY LANDSCAPE ARCHITECTURE

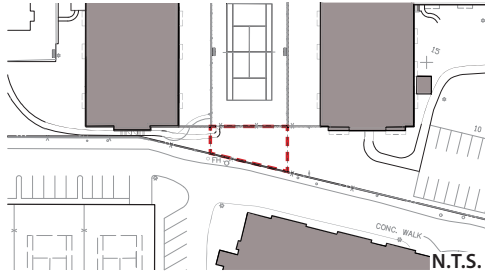
## PROPOSED



MARINA HARBOR APARTMENTS

# DOG PARK 2 - ENLARGEMENT PLAN

## EXISTING



## PROPOSED



# DOG PARK - FURNISHINGS



BEVEL BENCH BY FORMS + SURFACES

## BEVEL™ BENCH

PRODUCT DATA

The **Bevel Bench** is constructed of TENSU Ultra High Performance Concrete (UHPC). Two exquisitely detailed castings, mirrored front and back, join at the bench spine. A thin reveal between the two lightens the look.

### MATERIAL & CONSTRUCTION DETAILS

CONSTRUCTION	INSTALLATION & MAINTENANCE	MAINTENANCE
<ul style="list-style-type: none"><li>Benches are made of TENSU UHPC with an intrinsic UHPC finish in Natural color.</li><li>TENSU surfaces are protected by an invisible hydrophobic treatment.</li></ul>	<ul style="list-style-type: none"><li>Bevel Benches can be freestanding or surface mounted.</li><li>Surface mount models include stainless steel mounting hardware.</li></ul>	<ul style="list-style-type: none"><li>TENSU surfaces can be cleaned as needed using a soft cloth or brush with water and a mild detergent. Surfaces should be thoroughly rinsed and allowed to dry.</li><li>Avoid abrasive cleaners.</li></ul>

### NOMINAL DIMENSIONS



MODEL	OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	WEIGHT
SBBVL-74C	74" (1880 mm)	18" (457 mm)	18" (457 mm)	200 lbs (91 kg)

### UHPC COLOR: NATURAL



### ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Bevel Bench Environmental Data Sheet for detailed environmental impact information.
- Bevel Benches are composed primarily of natural materials local to manufacturing.
- All Bevel Benches use a low energy, resource efficient manufacturing and curing process.
- All bench components disassemble at end of life and are fully recyclable.
- Low maintenance and extremely long service life.
- Manufactured in the USA.

### MODEL NUMBER AND DESCRIPTION

MODEL	DESCRIPTION
SBBVL-74C	Bevel Bench, 6 foot, backless, TENSU UHPC

T 800.451.0410 | [www.forms-surfaces.com](http://www.forms-surfaces.com)

**FORMS+SURFACES®**

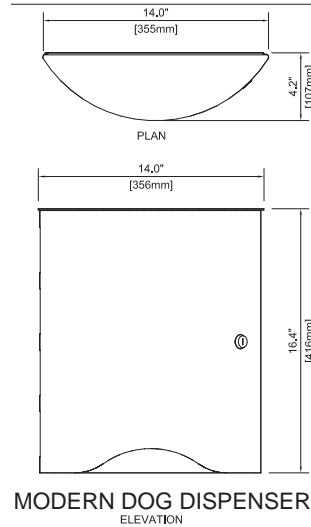
© 2017 Forms+Surfaces® | All dimensions are nominal. Specifications and pricing subject to change without notice. For the most current version of this document, please refer to our website at [www.forms-surfaces.com](http://www.forms-surfaces.com)

### BEVEL BENCH BY FORMS + SURFACES PRODUCT SPECIFICATIONS

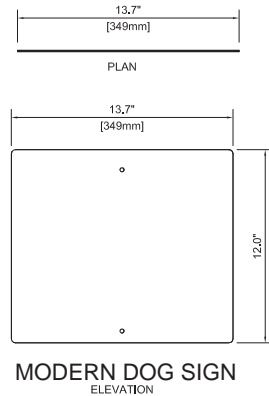
# DOG PARK - FURNISHINGS



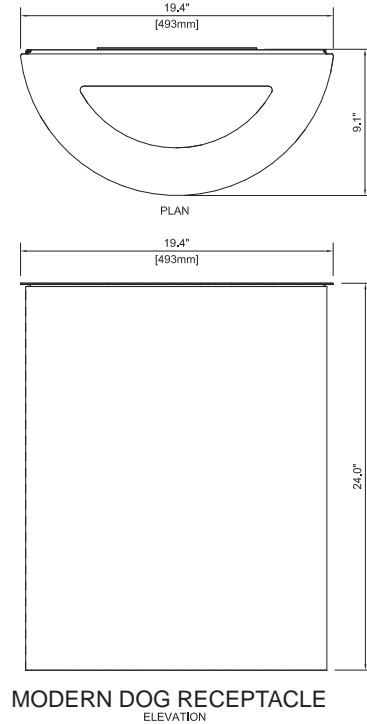
MODERN DOG KIT BY PETPICKUPS.COM IN BLACK



MODERN DOG DISPENSER



MODERN DOG SIGN

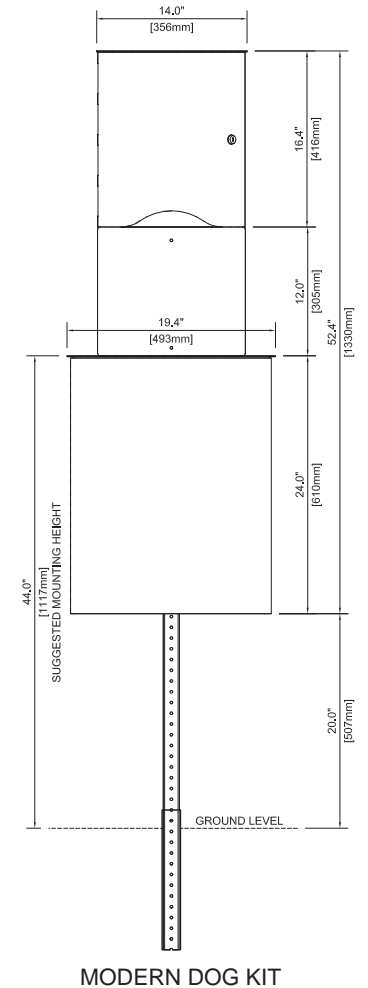


MODERN DOG RECEPTACLE



**Pet Pickups**  
P.O. Box 460547  
Denver, CO 80246

Phone: 303-443-8914  
or 303-972-8111  
Fax: 303-443-0414



MODERN DOG KIT

MODERN DOG KIT BY PETPICKUPS.COM PRODUCT SPECIFICATION-

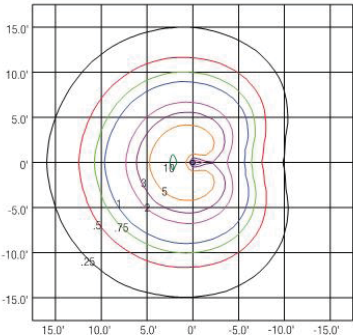


# DOG PARK - FURNISHINGS



TRIO BOLLARD BY FORMS + SURFACES

ISOFOOTCANDLE PLOT (FLUORESCENT)



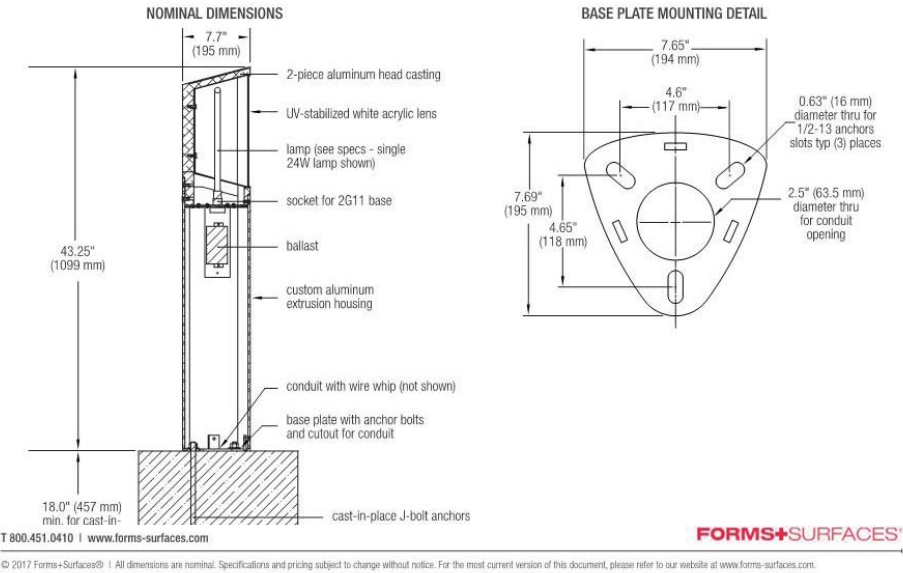
Isofootcandle Plot shows light distribution pattern at ground level with (2) 24W CFL 2G11 base lamps. Readings have been taken assuming the photometric center of the luminaire to be 2.85 feet above ground level. IES files for standard lamps are available on our website.

## TRIO™ BOLLARD

PRODUCT DATA

The **Trio Bollard** is designed to blend seamlessly with our Trio family of products. Inspired by design elements that span the entire Trio product line, we've created a bollard that draws upon the open-angled shape, swept detail and exaggerated void that is seen in our Trio bench. Contemporary in design, Trio's minimalist linear form allows it to be integrated into a myriad of settings while showcasing design in its purist form.

MATERIAL & CONSTRUCTION DETAILS			INSTALLATION & MAINTENANCE
COLUMN	FINISH	LAMP	INSTALLATION
<ul style="list-style-type: none"> <li>Column is made from a formed aluminum extrusion.</li> </ul>	<ul style="list-style-type: none"> <li>See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge.</li> <li>Due to the inherent nature of metal castings, gloss powdercoats are not offered for cast components.</li> </ul>	<ul style="list-style-type: none"> <li>Compact fluorescent (CFL) lamps are 24 Watts. See lamp information on page 2.</li> </ul>	<ul style="list-style-type: none"> <li>Standard mounting is surface mount with 1/2"-13x18" galvanized steel J-bolt anchors and 1/4" thick stainless steel base plate.</li> <li>Installation of a surge protector as part of each units wiring is recommended.</li> <li>Necessary hardware is included. Template is available upon request.</li> </ul>
TOP CAP	WEIGHT	BALLAST	MAINTENANCE
<ul style="list-style-type: none"> <li>Cast aluminum cap is attached with recessed security socket cap screws.</li> </ul>	<ul style="list-style-type: none"> <li>34 lbs (15 kg)</li> </ul>	<ul style="list-style-type: none"> <li>Electronic, thermally protected (universal input voltage) 120/277V for one 24W or two 24W single twin tube 4-pin fluorescent lamp(s), instant start, -20° F starting temperature.</li> </ul>	<ul style="list-style-type: none"> <li>Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.</li> </ul>



### TRIO BOLLARD BY FORMS + SURFACES PRODUCT SPECIFICATIONS



# DOG PARK - MATERIALS



PILE HEIGHT: 1 5/8"  
FACE WEIGHT: 92 OZ.  
GAUGE: 3/8"  
TURFROLL LENGTH: 75 FT  
INFILL OPTION TYPES: SILICA SAND, ENVIROFILL ACRYLIC COATED SAND  
BLADE COLOR: FIELD GREEN/OLIVE GREEN POLYETHYLENE  
THATCH COLOR: 9 ENDS OF OLIVE GREEN THATCH  
DRAINAGE: PROPRIETARY MAXXFLOW™ BACKING DRAINING >250 INCHES PER HOUR  
WARRANTY: 15 YEARS

OLIVE LUSH SYNTHETIC LAWN BY EASYTURF SAMPLE

OLIVE LUSH SYNTHETIC LAWN TURF PRODUCT SPECIFICATIONS



OLIVE LUSH SYNTHETIC LAWN TURF APPLIED



MESH SIZE: 2  
GAUGE: 9  
HEIGHT: 72"  
STEEL CORE: 11 GA.  
TYPE: KXK  
WEIGHT PER 50': 105 LBS.  
COLOR: BLACK  
ROLL LENGTH: 50 FT

BLACK VINYL-DIPPED CHAIN LINK FENCE SAMPLE

BLACK VINYL-DIPPED CHAIN LINK FENCE PRODUCT SPECIFICATIONS



BLACK VINYL-DIPPED CHAIN LINK FENCE APPLIED

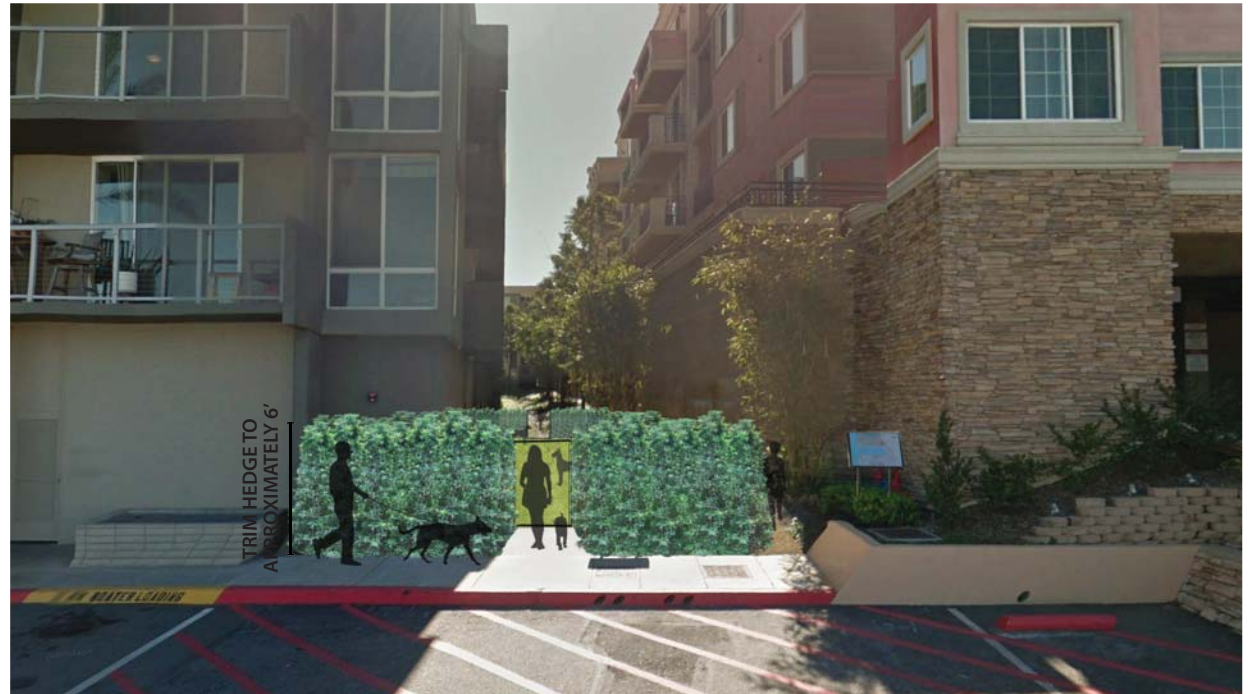
## DOG PARK 1 - COLOR ELEVATION



(E) CONDITIONS



PODCARPUS HEDGE





## DOG PARK 2 - COLOR ELEVATION



(E) CONDITIONS



PODOCARPUS HEDGE





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

November 9, 2017

TO: Design Control Board  
FROM:  Gary Jones, Director

**SUBJECT: ITEM 5B – PARCEL 30 – DEL REY YACHT CLUB – DCB #17-011 –  
CONSIDERATION OF FENCING MODIFICATIONS**

Item 5B on your agenda is a submittal from Del Rey Yacht Club (Applicant), seeking approval for fencing modifications. The project is located at 13900 Palawan Way.

### **PROJECT OVERVIEW**

#### Existing Conditions

The Del Rey Yacht Club is located at the end of Palawan Way (a loop road). The site consists of a large surface parking lot and dry boat storage, the main club house, smaller ancillary buildings, and an anchorage with over 300 slips. The facility has a secured perimeter along Palawan Way, with a combination of a 6' tall white masonry wall, a 6' tall galvanized steel tube fence covered with vegetation, and a 6' tall mechanical gate.

#### Proposed Project

Applicant proposes to raise the height of the existing fence and gates along the perimeter of Palawan Way.

### **SITE DESIGN**

#### Fencing

The new fence topper would be applied to 247 linear feet of fencing along the Palawan Way frontage. Fence height would increase from 6' to 7'-7" tall, with the height of the dock gates increasing from 6' to 8'-3" tall. The fence topper would be made of 3" by 3" galvanized steel tube designed as archways, with 5/8" crossbars. The fence topper would be painted blue to match the existing fence.

### **STAFF REVIEW**

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

Staff recommends APPROVAL of DCB #17-011, subject to the following conditions:

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



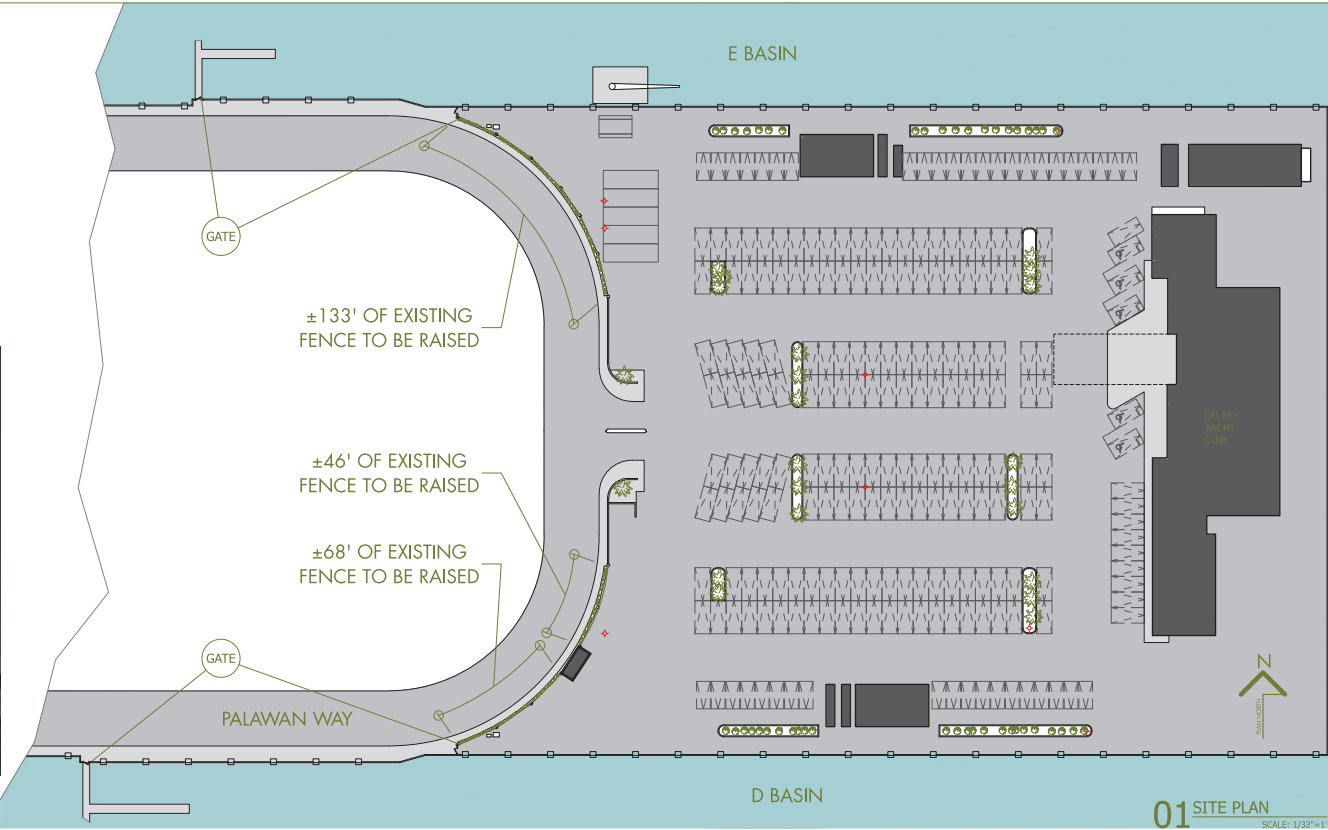
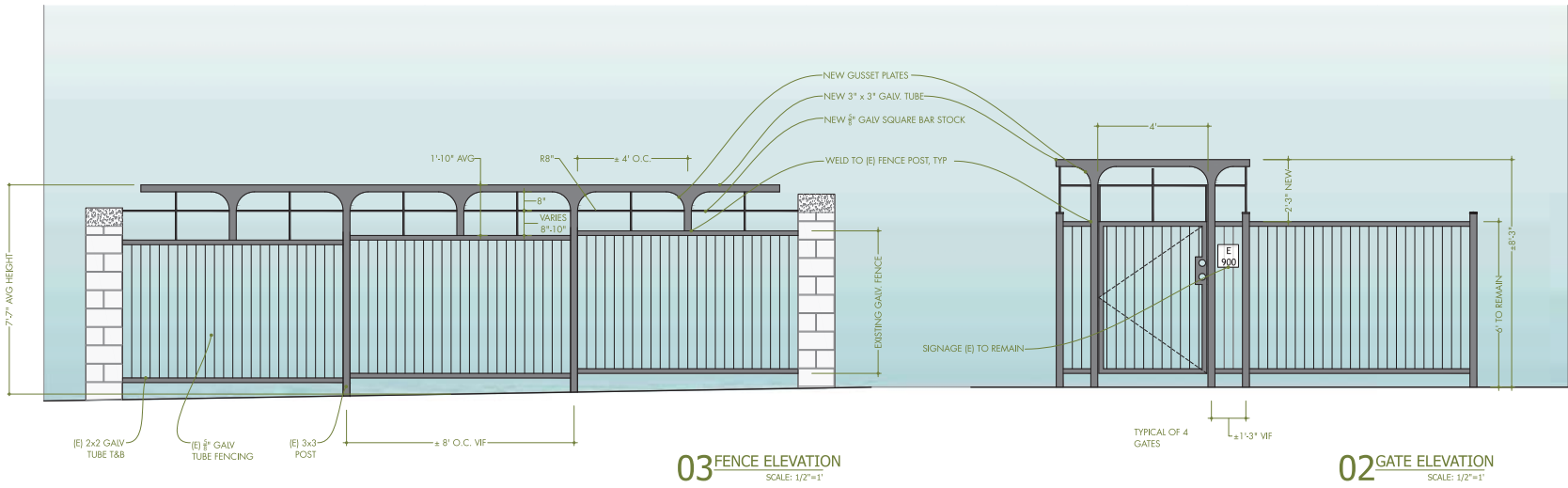
- 2) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 3) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage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

GJ:BL:te



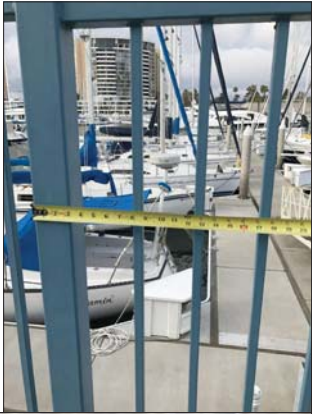
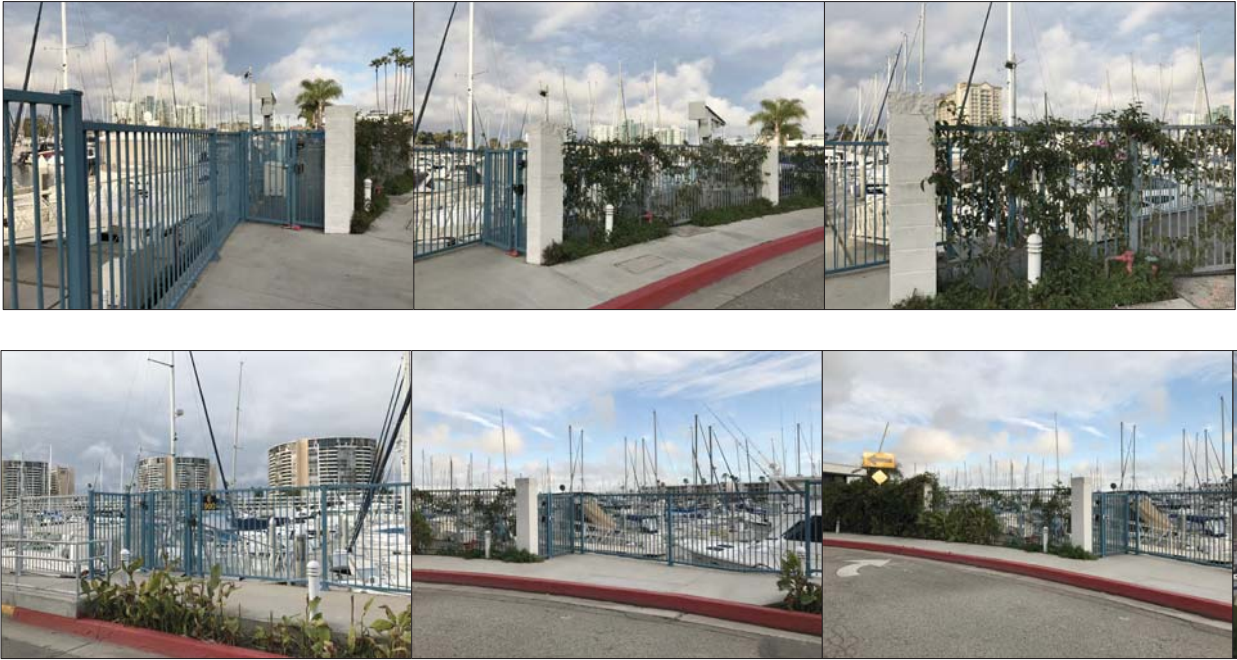


03 YACHT CLUB PHOTO  
SCALE: NTS



01 SITE PLAN  
SCALE: 1/32"=1'

Rev.	Date	Description	By
1	10.18.2017	DB8 Submittal	JBM
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----



Rev.	Date	Description	By
1	10.18.2017	DBB Submittal	JBM
2	----	----	----
3	----	----	----
4	----	----	----
5	----	----	----

**DRYC Fence Improvements**  
13900 Palawan Way  
Marina del Rey, CA 90292

Design: Myer Architects 2017  
Drawn: 10/23/2017

**Jamie B. Myer Architects, Inc.**

1730 3/4 Westwood Blvd  
Los Angeles, CA 90024  
www.MyerArchitects.com  
info@MyerArchitects.com



310.424.9421





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

November 9, 2017

TO: Design Control Board  
FROM:  Gary Jones, Director

**SUBJECT: ITEM 5C – PARCEL 50 – CARUSO AFFILIATED – DCB # 17-012 –  
CONSIDERATION OF FAÇADE MODIFICATIONS**

Item 5C on your agenda is a submittal from Caruso Affiliated (Applicant), seeking approval for façade modifications. The project is located at 4700 Admiralty Way.

## **PROJECT OVERVIEW**

### Existing Conditions

The Waterside Shopping Center is a 10.6 acre site, with over 30 tenant spaces providing a variety of retail and dining options. The project site is the large tenant space located on the eastern end of the property, currently occupied by West Marine. The existing storefront is roughly 110' long and consists of a covered walkway with a colonnade, display windows, storefront entry, and a tower entry feature located in the middle of the façade.

### Proposed Project

Applicant is proposing to convert the large single-tenant façade into two smaller retail spaces.

## **BUILDING DESIGN**

### Overall Design

Applicant proposes to remove the large tower entry feature in order to create two equally-sized retail storefronts, each roughly 55' long. The existing colonnade and covered walkway would remain. Two new storefront entries would be created. The midpoint between the two new tenant storefronts would be delineated with vertical trim.

The northern tenant space, indicated as Retail #1 on the plans, would include two new "Linen" color canvas awnings. The façade would be painted a light blue/grey to match other storefronts in the shopping center. The southern tenant space, indicated as Retail #2 on the plans, would be repainted a dark blue/grey to match the existing color of the building.

## **STAFF REVIEW**

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



Staff recommends APPROVAL of DCB #17-012, subject to the following conditions:

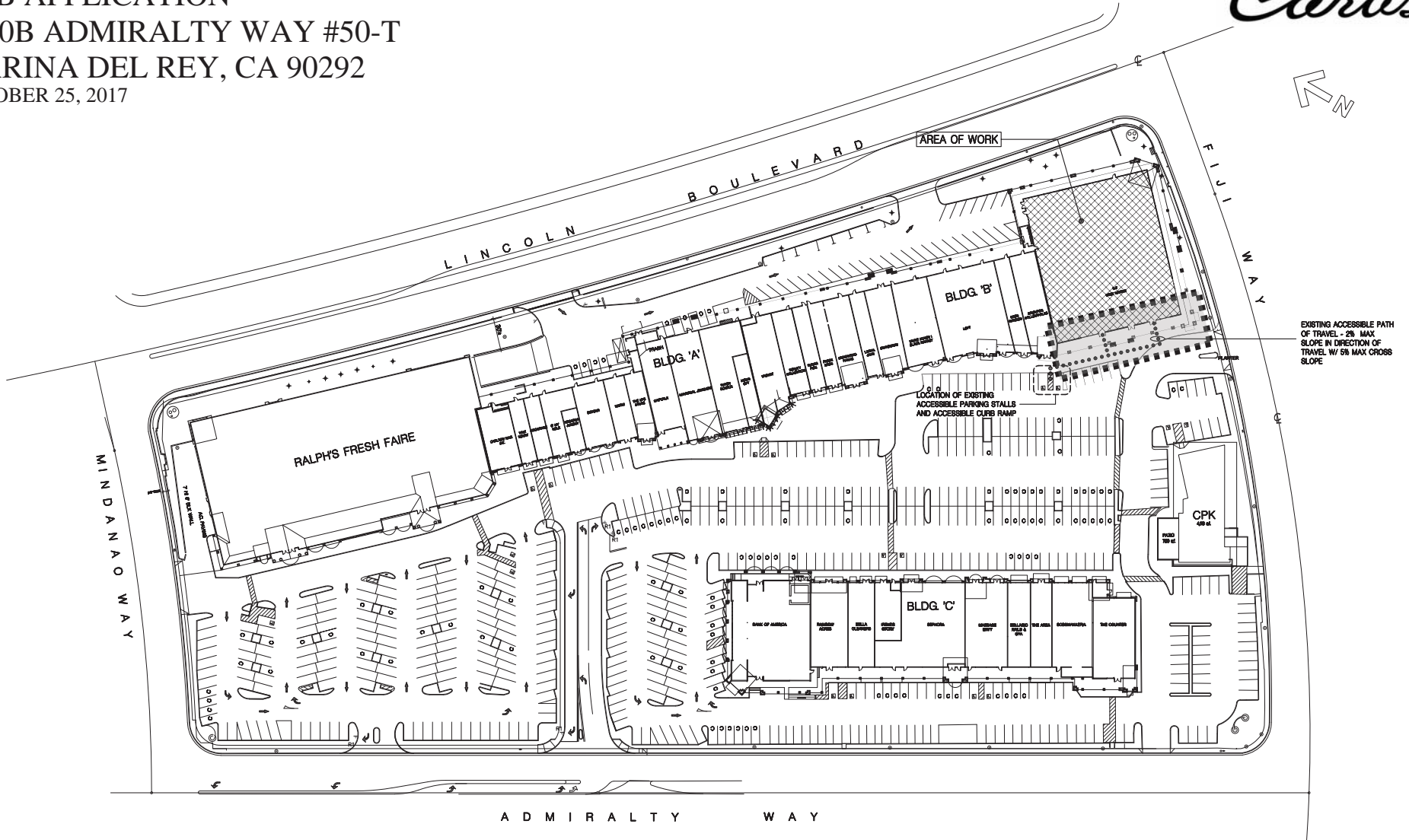
- 1) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.
- 2) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage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

GJ:BL:te



DCB APPLICATION  
4750B ADMIRALTY WAY #50-T  
MARINA DEL REY, CA 90292  
OCTOBER 25, 2017

*Caruso*



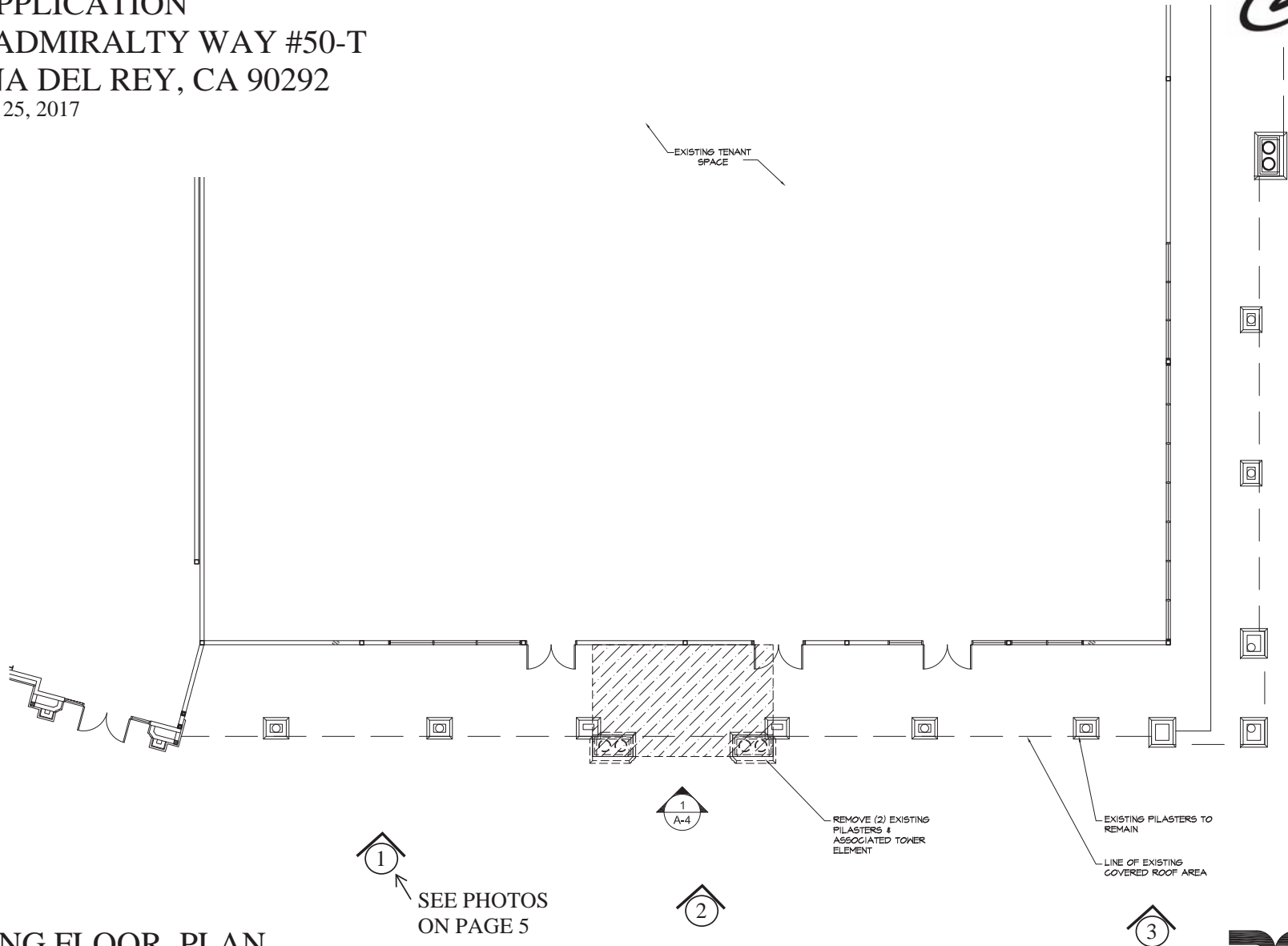
SITE PLAN  
PAGE 1

**RC** ARCHITECTURE



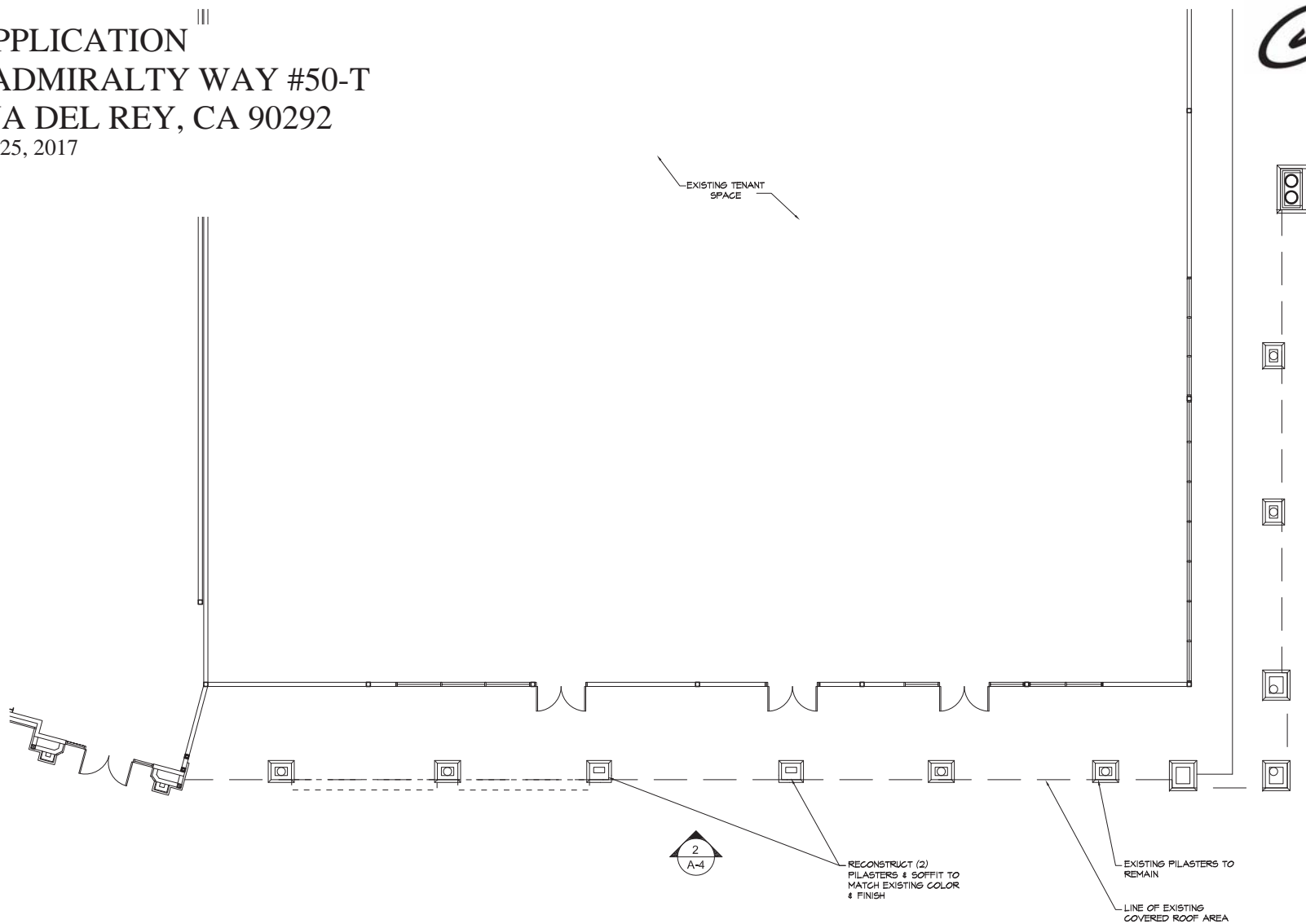
DCB APPLICATION  
4750B ADMIRALTY WAY #50-T  
MARINA DEL REY, CA 90292  
OCTOBER 25, 2017

*Caruso*



EXISTING FLOOR PLAN  
PAGE 2

DCB APPLICATION <sup>III</sup>  
4750B ADMIRALTY WAY #50-T  
MARINA DEL REY, CA 90292  
OCTOBER 25, 2017

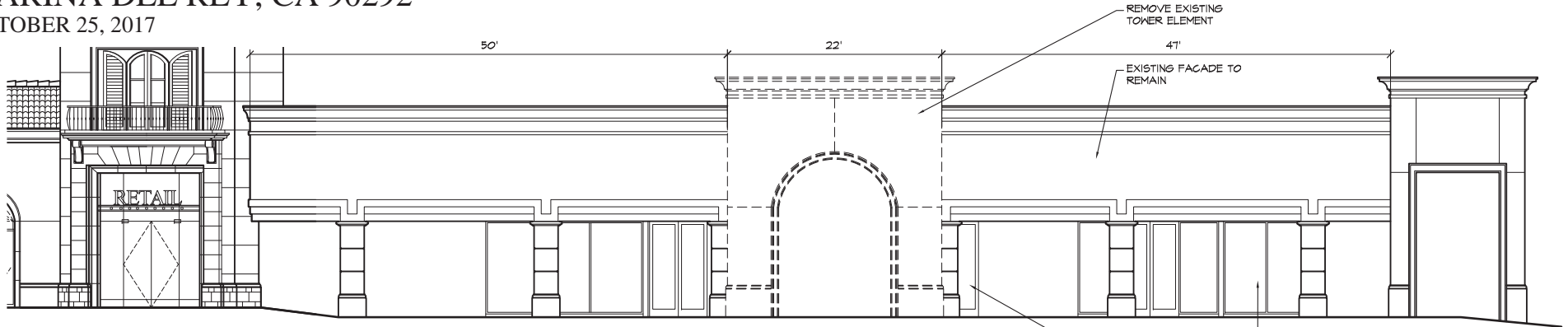


PROPOSED FLOOR PLAN  
PAGE 3

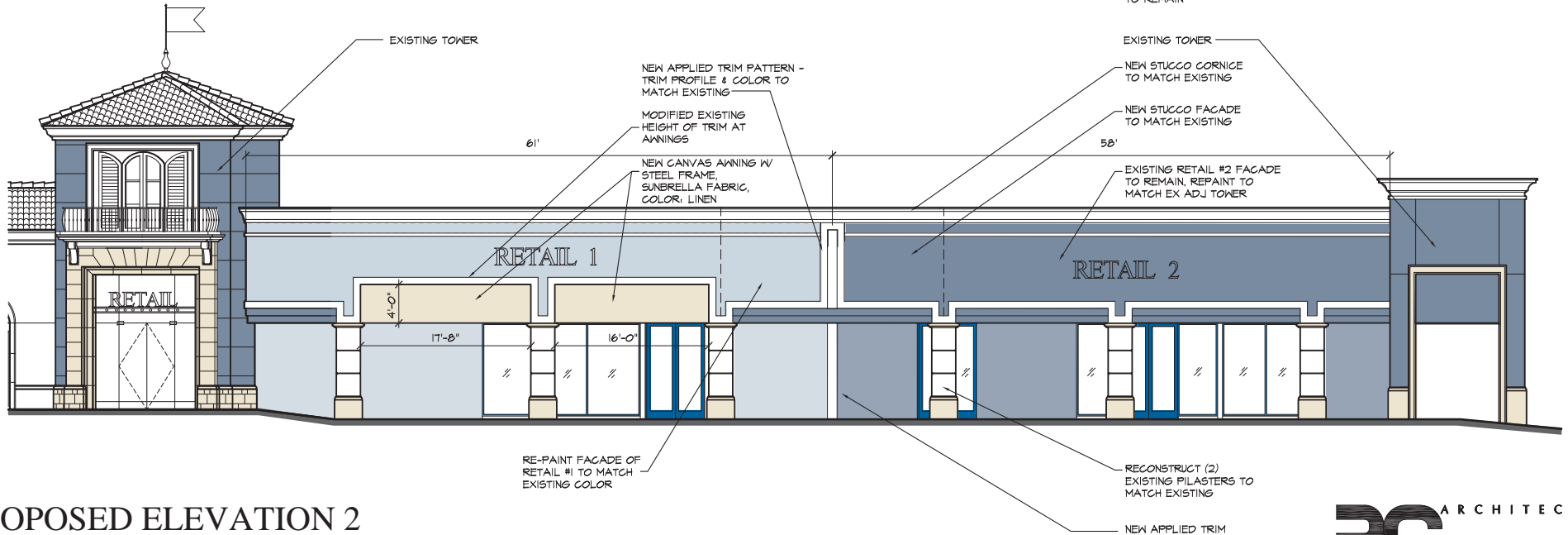
RC ARCHITECTURE

DCB APPLICATION  
 4750B ADMIRALTY WAY #50-T  
 MARINA DEL REY, CA 90292  
 OCTOBER 25, 2017

*Caruso*



EXISTING ELEVATION 1



PROPOSED ELEVATION 2

DCB APPLICATION  
4750B ADMIRALTY WAY #50-T  
MARINA DEL REY, CA 90292  
OCTOBER 25, 2017

*Caruso*

PHOTO 2



REMOVE EXISTING TOWER ELEMENT &  
REPLACE WITH NEW STUCCO FACADE TO  
MATCH FLUSH WITH EXISTING FACADE ON  
EITHER SIDE

PHOTO 1



REPAINT RETAIL #2 FACADE TO  
MATCH EXISTING TOWER COLOR

REPAINT RETAIL #1 FACADE TO  
MATCH EXISTING COLOR

NEW COLUMN BASES TO MATCH  
EXISTING STONE

PHOTO 3



EXISTING PHOTOS  
PAGE 5

**RC** ARCHITECTURE





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

November 9, 2017

TO: Design Control Board  
FROM:  Gary Jones, Director

**SUBJECT: ITEM 5D – PARCEL 50 – CARUSO AFFILIATED / AMAZON BOOKS –  
DCB #17-013 – CONSIDERATION OF NEW SIGNAGE AND FAÇADE  
MODIFICATIONS**

Item 5D on your agenda is a submittal from Amazon Books (Applicant), seeking approval for new signage and façade modifications. The project is located at 4700 Admiralty Way.

## **PROJECT OVERVIEW**

### Existing Conditions

The Waterside Shopping Center is a 10.6 acre site, with over 30 tenant spaces providing a variety of retail and dining options. As discussed in Agenda Item 5C, the Parcel 50 Lessee proposes to convert the large single tenant space currently occupied by West Marine, into two new storefronts. The new storefront on the corner of Lincoln Blvd. and Fiji Way will be occupied by the applicant.

### Proposed Project

Applicant proposes to add new signage and façade modifications to the tenant space. The scope of work includes a new storefront, entry doors, decorative wood panels, and exterior pendant lighting at the underside of the covered walkway. Proposed signage includes three new façade signs, one blade sign, one informational panel sign, and one door entry sign.

## **BUILDING DESIGN**

### Building Façade

The building façade outside of the covered walkway would be kept in its existing condition. The storefront under the walkway would be modified. All existing wood and glass storefront system frames to remain would be sanded down and repainted black. New storefront panels would use long plank teak paneling with natural clear oil finish 3 1/8" reclaimed wood slats with a black metal frame finished in a clear coat.

### Windows

The windows along Fiji Way and Lincoln Boulevard would be covered with a dusted, crystal-frosted white vinyl film placed on the interior side of existing glazing.





### Lighting

Four pendant lights would be installed in the covered walkway in front of the storefront. The lights would use oil rubbed bronze hardware with a clear seeded glass shielding the bulb.

## **SIGNAGE**

### Building Façade

Three identification signs would be placed on the building facades. The two signs placed on the building fronting the parking lot and Lincoln Boulevard would be identical. Each would be 64 square feet in area and measure 18'-5" long by 3'-6" tall, with 1'-9" tall letters. The third sign placed on Fiji Way would be larger with a total area of 132 square feet and measure 26'-3" wide by 5' tall, with 2'-6" tall letters.

All façade signs would use the same design, materials, colors, and fonts. The signs would read "Amazon Books" with the Amazon logo underneath. The material would be fabricated aluminum channel letters, with a black finish and "Amazon Yellow" for the Amazon logo. All signs would be halo lit.

### Blade

The blade sign would be mounted 8' above grade on the outer column in front of the store. It would project 3'-4" out and measure 1'-8" tall. The frame would be 4" thick black aluminum with ½" pushed through white acrylic letters reading "Amazon Books", with the Amazon logo below in "Amazon Yellow".

### Door

White vinyl lettering would be placed on the lower half of the storefront entry door, would be approximately 2.25 square feet in area. The sign would read "Amazon Books" with the hours of operation.

### Informational

An informational sign would be mounted on a black steel panel near the entry doors. The steel panel would measure 10'-2" tall by 3'-3" wide. Letters and pictures would consist of ½" push through white acrylic in white and "Amazon Yellow". The text at the top of the sign would be illuminated and read "pickups & returns" in 6.5" tall letters, with a 7" tall Amazon logo. Other text would be non-illuminated and would read "Order online Pick up here", "Free Returns", and "Free Same-Day Pickup".

### Lighting

Hours of illumination would follow the approved shopping center schedule, which is illuminating from 15 minutes prior to sundown until one hour following the closing of the last restaurant.

## **STAFF REVIEW**

### **Storefront Windows**

The tenant space currently has storefront windows located on all three exterior facades. These windows provide visual interest to the building, visibility into the store, and opportunities for storefront window displays. The proposed white vinyl film proposed in the windows along Fiji Way and Lincoln Boulevard would block visibility into the store, and create a blank continuous wall. The proposed window treatments are inconsistent with the following design guidelines.

- DG.195 – Avoid extended lengths of flat, uniform, or blank surfaces by incorporating façade articulation (such as architectural bays), fenestration, pedestrian-scale breaks, varying façade depths, and varied materials, textures, colors, and roof lines into building facades.
- DG.198 – Enhance the visual interest of the project through variations in building forms, shapes, sizes, heights, color, façade treatments, articulation, and materials interplay.
- DG.203 – Design building exteriors to provide 360° appeal.
- DG.207 – Incorporate large amounts of visually transparent materials.
- DG.210 – Utilize high quality, durable materials (e.g. stone, masonry, tile, wood, steel, etc.) and transparent façade treatments along building frontages that pedestrians interact with.
- DG.213 – Wrap the ground floor façade with active uses, such as building entrances, shop fronts, outdoor cafes, and windows providing unobstructed views in and out of the building.

Applicant states that these portions of the storefront windows would be in front of an egress hallway and the backside of a wall containing fixed merchandise cases, and therefore providing an opaque film would be more appealing from the street as compared to other options for covering the windows.

Staff recommends Applicant follow the design guidelines by including either window displays or unobstructed views into the store, rather than vinyl window coverings.

### **Façade Signage**

For retail spaces with multiple frontages, the Waterside Sign Program permits up to one identification sign per frontage. The size of identification signs on secondary frontages is limited to a ½ square foot of signage for each linear foot of frontage. Applicant is proposing two façade signs along Fiji Way and Lincoln Boulevard that are larger than what the sign program permits.

The sign proposed for the rear facade would have letters measuring 1'-9" tall, which if calculated by itself would meet the maximum square footage requirements of 32 square feet. However, a unique feature of the Amazon Books sign is the Amazon logo located under the letters. While the logo is small, it doubles the overall size of the sign to 64 square feet. While the Waterside Sign Program limits the size of façade signs, your Board has the authority to approve façade signs up to any size you deem "compatible with the scale of the structure." It is staff's opinion that the appearance of the proposed façade signage is in scale with the structure.

#### Informational Sign

The proposed informational sign is a sign type not included within the Waterside Sign Program. Your Board has the authority to approve directional/informational signs you deem to have "refined character, size as small as the purpose permits." Staff finds that the proposed informational sign does provide helpful information to the public and is located in an area that would not be highly visible.

**Staff recommends your Board approve the project, grant exceptions for the proposed signage, and that Applicant follow the design guidelines by including either window displays or unobstructed views into the store, rather than vinyl window coverings. Staff recommends the following standard 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:te

# amazon books

W A T E R S I D E



## TABLE OF CONTENTS

SECTION 1 | SITE

SECTION 2 | DESIGN

SECTION 3 | MATERIALS

SECTION 4 | DRAWINGS

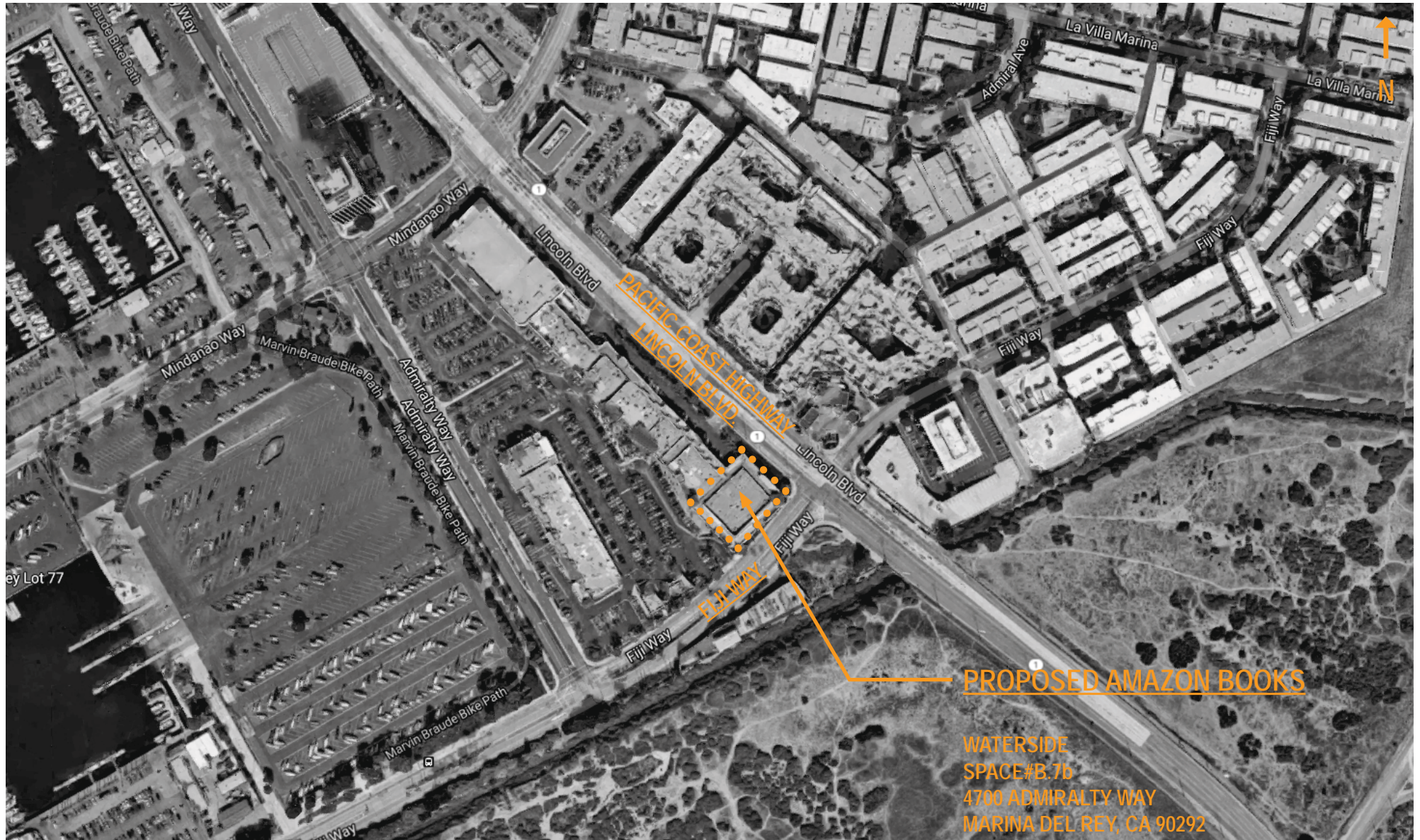
SECTION 5 | SIGNAGE

## SECTION 1 | SITE

LOCATION MAP

AERIAL VIEW

EXISTING CONDITIONS



**PROPOSED AMAZON BOOKS**

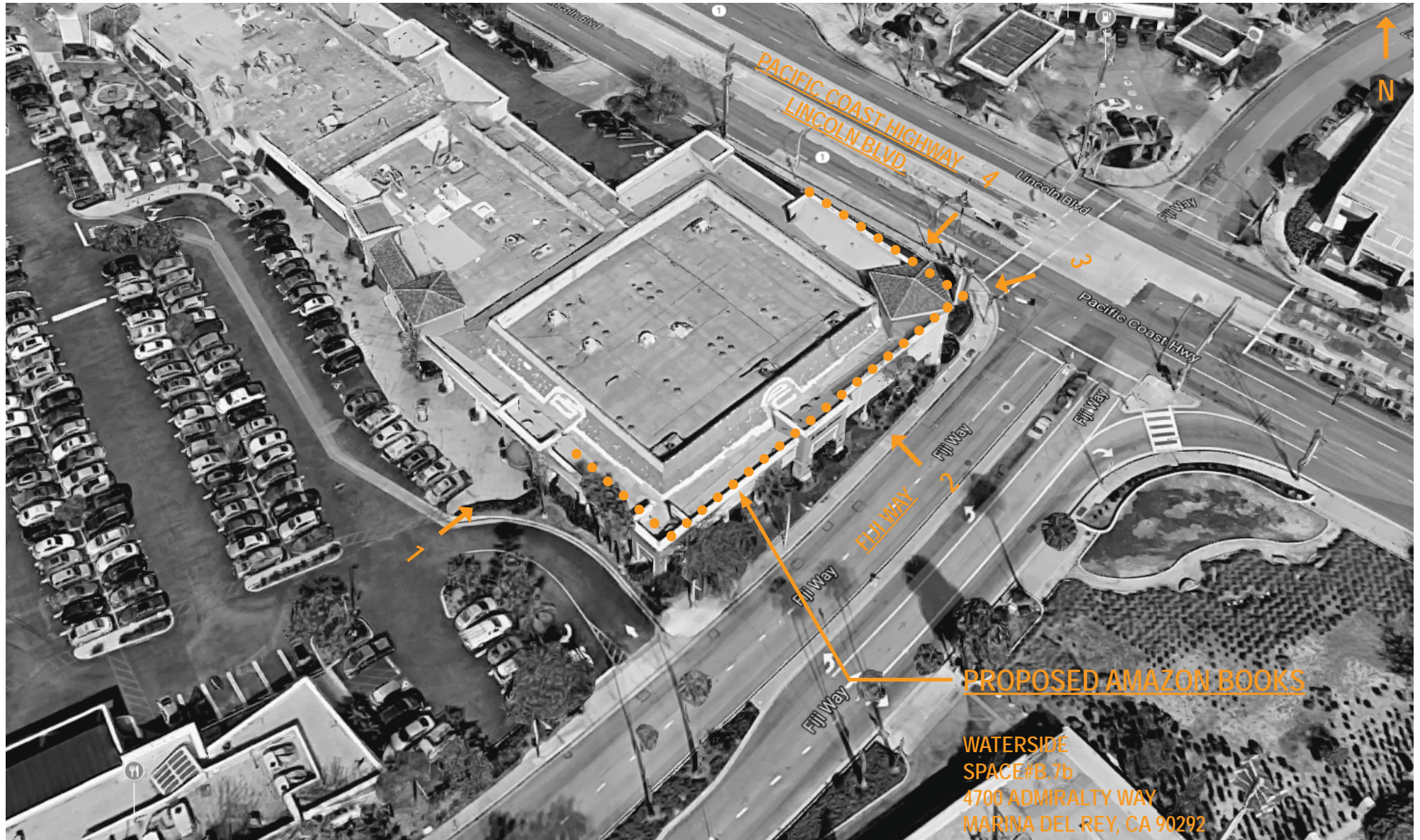
WATERSIDE  
SPACE #B.7b  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

amazon books

SITE | LOCATION MAP  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture









## SECTION 2 | DESIGN

VIEW ONE    main entry

VIEW TWO    main entry

VIEW THREE    main entry + fiji way

VIEW FOUR    fiji way + pacific coast highway

VIEW FIVE    main entry

VIEW SIX    main entry + fiji way

VIEW SEVEN    main entry

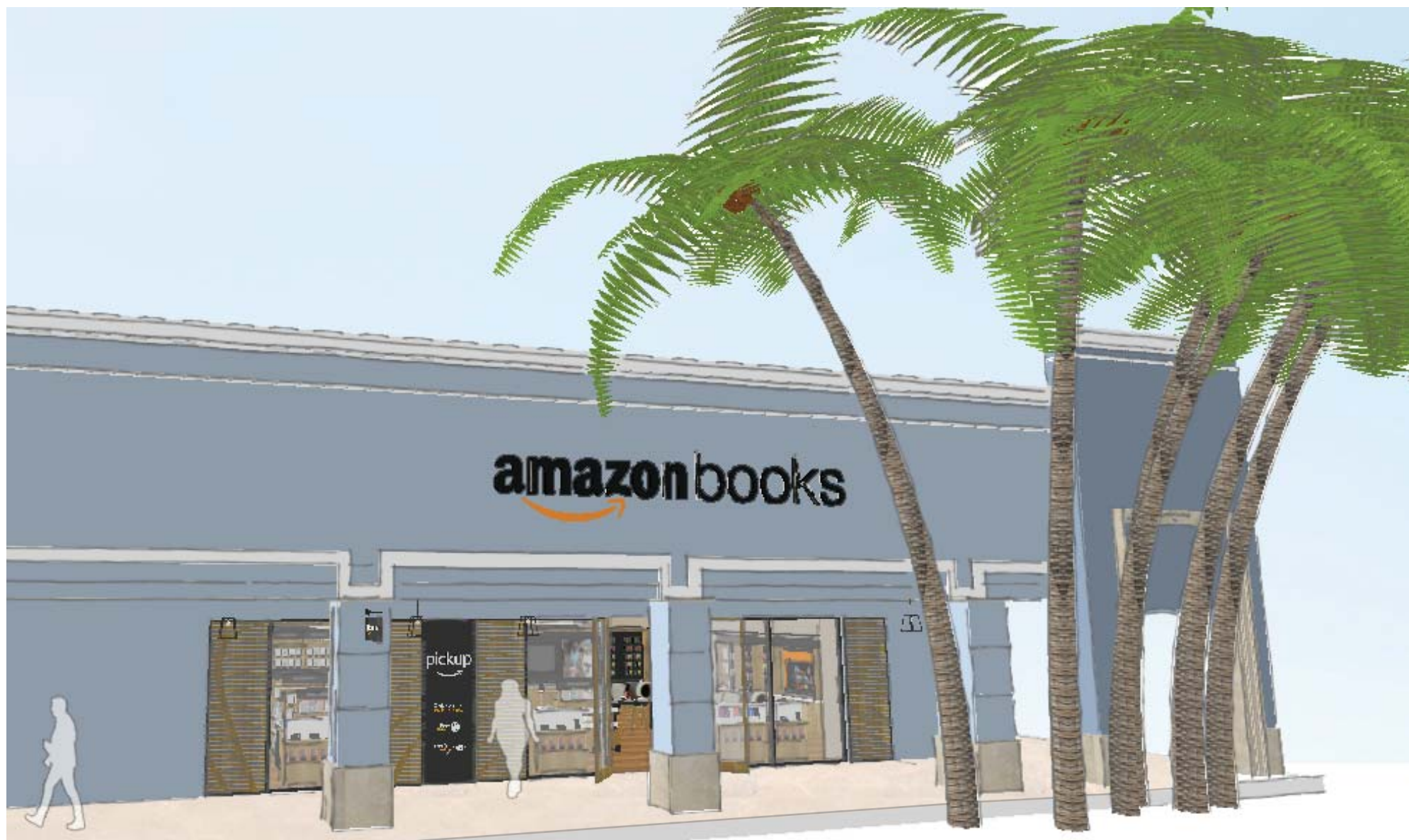




amazon books

DESIGN | VIEW ONE main entry  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture



**amazon**books

DESIGN | VIEW TWO main entry  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

**TPG**Architecture





amazon books

DESIGN | VIEW THREE main entry + fiji way  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture



amazon books

DESIGN | VIEW FOUR fiji way + pch  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture





amazon books

DESIGN | VIEW FIVE main entry  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture



**amazon**books

DESIGN | VIEW SIX main entry + fiji way  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

**TPG**Architecture





amazon books

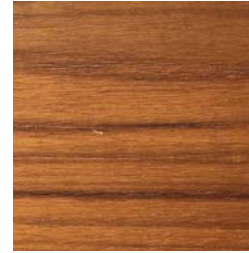
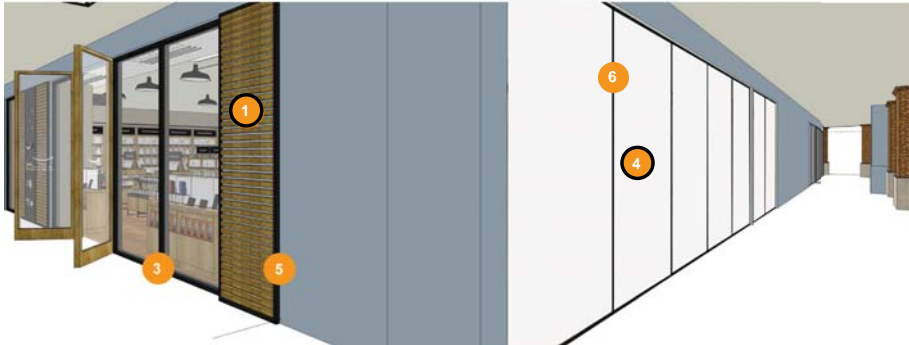
DESIGN | VIEW SEVEN main entry  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture

## SECTION 3 | MATERIALS

FINISH BOARD

SPEC SHEETS



**1 WD-1: WOOD SHUTTER**  
 VENDOR: TERRAMAI  
 PRODUCT: SURFACED LONG PLANK TEAK PANELING WITH NATURAL CLEAR OIL FINISH WITH 3-1/8" WIDTHS



**4 V-1: VINYL FILM**  
 VENDOR: 3M  
 PRODUCT: DUSTED CRYSTAL VINYL COVERING ON INTERIOR SIDE OF GLASS



SPEC / DATA SHEETS  
 PROVIDED FOR MATERIAL



**2 EIFS-1: EIFS SYSTEM**  
 VENDOR: TBD  
 PRODUCT: TO MATCH EXISTING ADJACENT WALL



**5 MT-1: METAL FRAMES**  
 VENDOR: TBD  
 PRODUCT: METAL FRAME FINISH WITH CLEAR COAT AT SHUTTER FRAMES



**6 P-4: REPAINT EXISTING FRAMES**  
 VENDOR: SHERMIN WILLIAMS  
 PRODUCT: SW6258 TRICORN BLACK / SATIN FINISH GC TO SAND DOWN EXISTING FRAMES AND REPAINT BLACK



**3 MT-2: STOREFRONT**  
 VENDOR: KAWNEER OR APPROVED EQUAL  
 PRODUCT: ALUMINUM STOREFRONT WITH MATTE POWDER COAT RAL 7021



**7 EP-1: EXTERIOR PENDANT**  
 VENDOR: HINKLEY  
 PRODUCT: BURKE 27920Z-CL EXTERIOR STOREFRONT LIGHTING (4) TOTAL





HINKLEY LIGHTING, INC.  
10000 PINE GLEN DRIVE, S.W., SUITE 1000, LAKESIDE, OHIO 44040  
(216) 440-8333 FAX (216) 440-8334  
WWW.HINKLEYLIGHTING.COM PRODUCT DRAWING 0004



BURKE 27620Z-CL	
OIL RUBBED BRONZE WITH CLEAR	
WIDTH	8.0"
HEIGHT	13.0"
WEIGHT	3.11 LBS
MATERIAL	ALUMINUM
GLASS	CLEAR REEDED
CANOPY	8" DIA.
SOCKET	1-100W MED
NOTES	NEAL FOR VINTAGE FLUORESCENT BULBS (NOT INCLUDED)
MAX HEIGHT	54.5"
LEADWIRE	120.0"
DOWN ROSE	2.4" - 2.12"
CERTIFICATION	UL LISTED
VOLTAGE	120V
UPC	W000007024
INSTALL	UP: INSTALL ON BLOPED
OPTIONS	CEILING RD

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE,  
ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL, ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL  
STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR LIFE ABLAZE.

## SECTION 4 | D R A W I N G S

WEST ELEVATION

WEST ELEVATION + PLAN

SOUTH ELEVATION A

SOUTH PLAN + ELEVATION A

SOUTH ELEVATION B

SOUTH PLAN + ELEVATION B

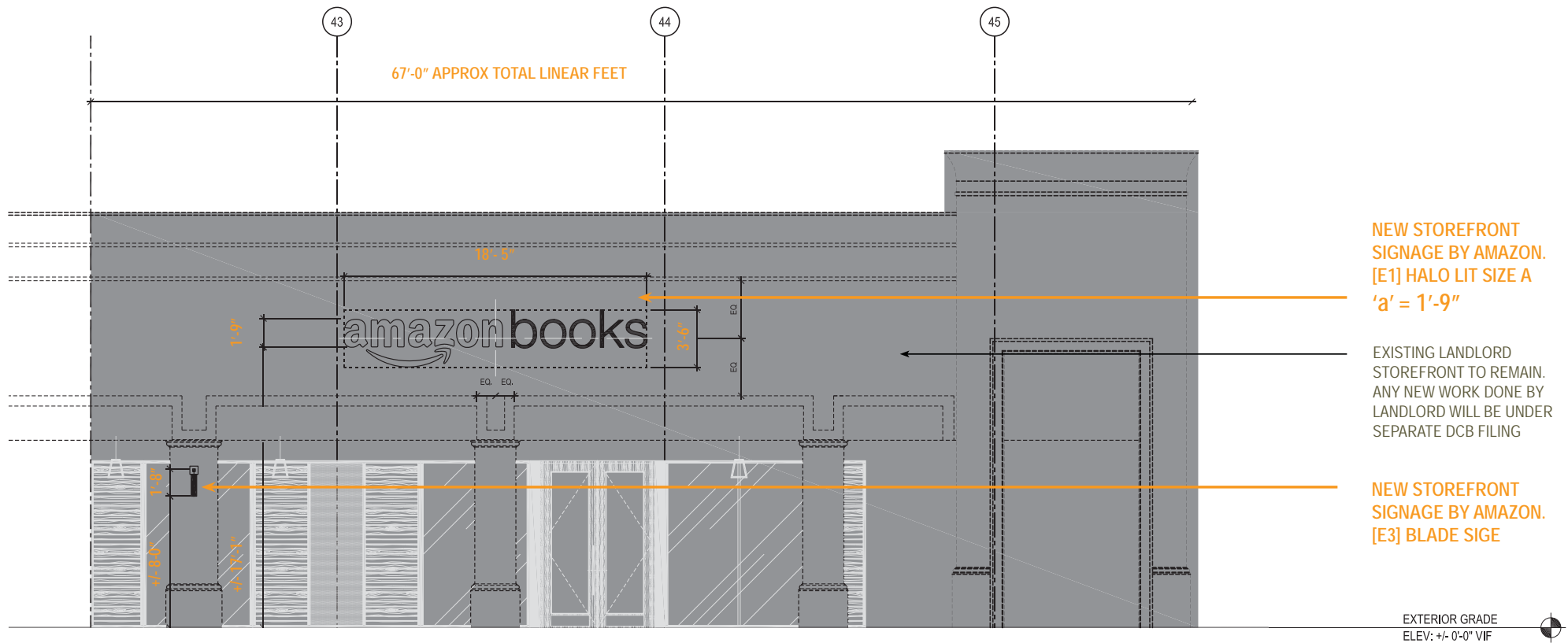
EAST ELEVATION

EAST PLAN + ELEVATION

SIGNAGE CALCULATIONS [1SQFT OF SIGNAGE PER EACH LINEAR FT OF STOREFRONT]

STOREFRONT LINEAR FT				
SIGNAGE BY AMAZON. [E1] HALO LIT SIZE A 'a' = 1'-9"	*3'-6"H x 18'-5"W	=	APPROX.	67 LINEAR FT
SIGNAGE BY AMAZON. [E3] BLADE SIGE	*1'-8"H x 3'-4 3/8"W	=	APPROX.	64 SQFT
	TOTAL SIGN SQFT	=	APPROX.	5 SQFT
				69 SQFT

\* REFER TO SIGNAGE SHOP DRAWINGS FOR ADDITIONAL INFORMATION



PARKING LOT ENTRY



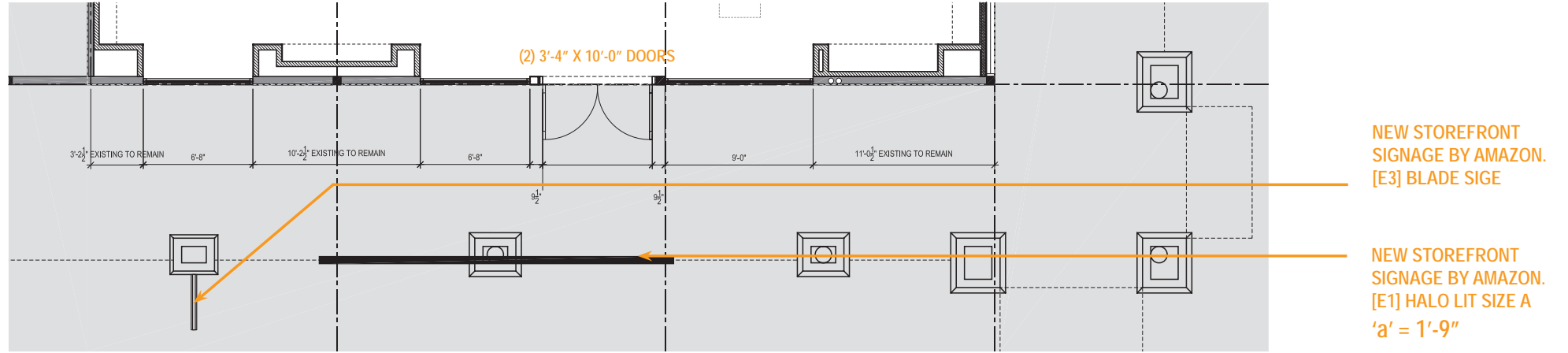
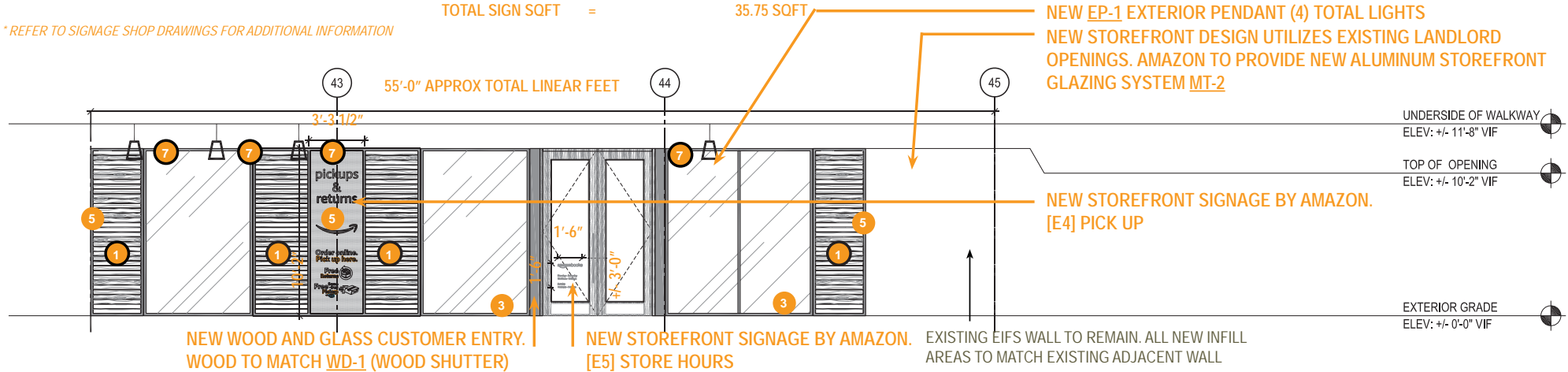
DRAWINGS | WEST ELEVATION  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture

SIGNAGE CALCULATIONS [1SQFT OF SIGNAGE PER EACH LINEAR FT OF STOREFRONT]

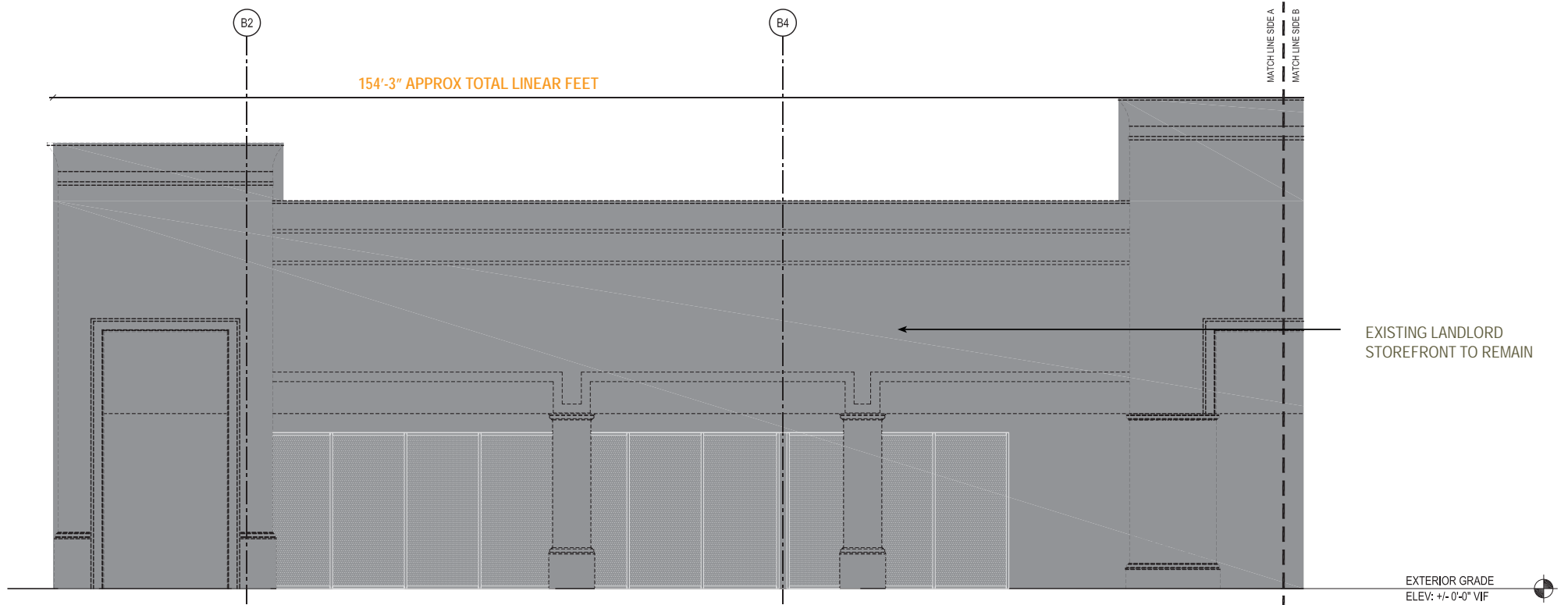
STOREFRONT LINEAR FT  
SIGNAGE BY AMAZON. [E4] PICK UP  
SIGNAGE BY AMAZON. [E5] STORE HOURS  
  
\* REFER TO SIGNAGE SHOP DRAWINGS FOR ADDITIONAL INFORMATION

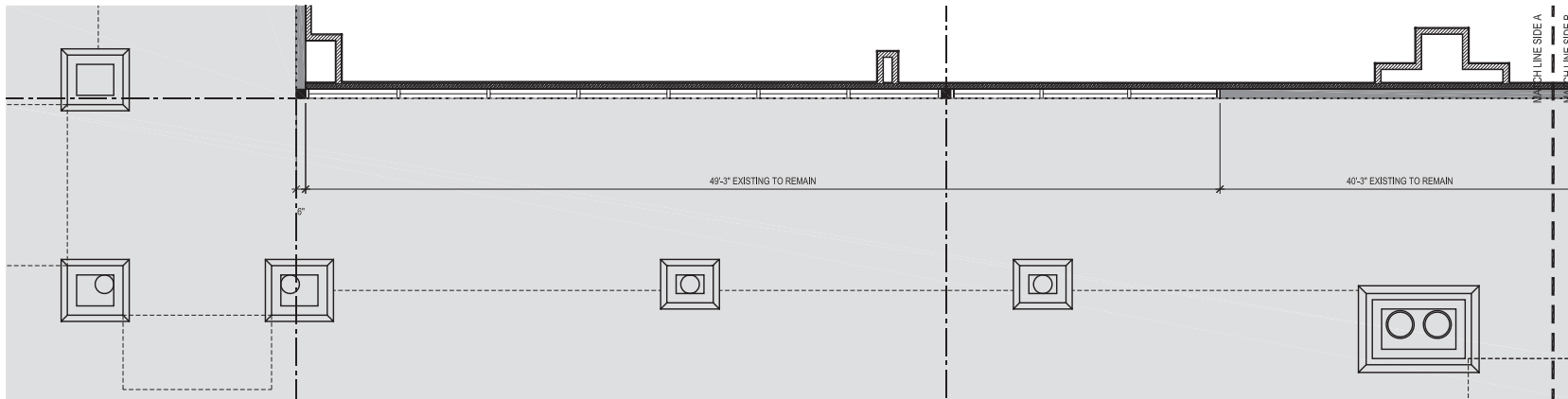
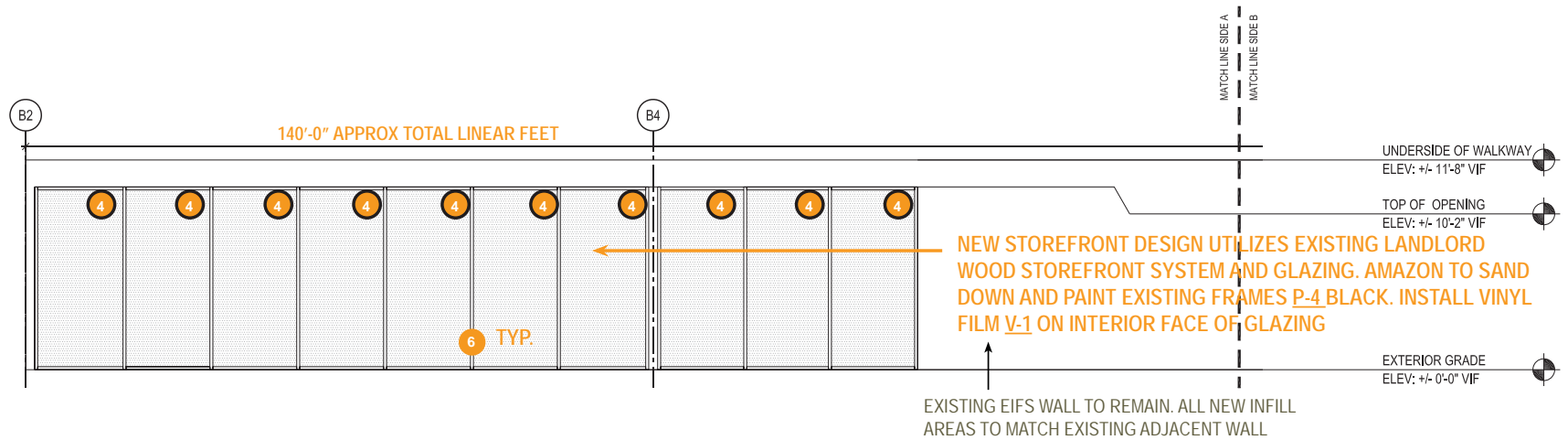
*10'-2"H x 3'-3 1/2"W	=	APPROX.	55 LINEAR FT
*1'-6"H x 1'-6"W	=	APPROX.	33.5 SQFT
TOTAL SIGN SQFT	=	APPROX.	2.25 SQFT
			35.75 SQFT



PARKING LOT ENTRY





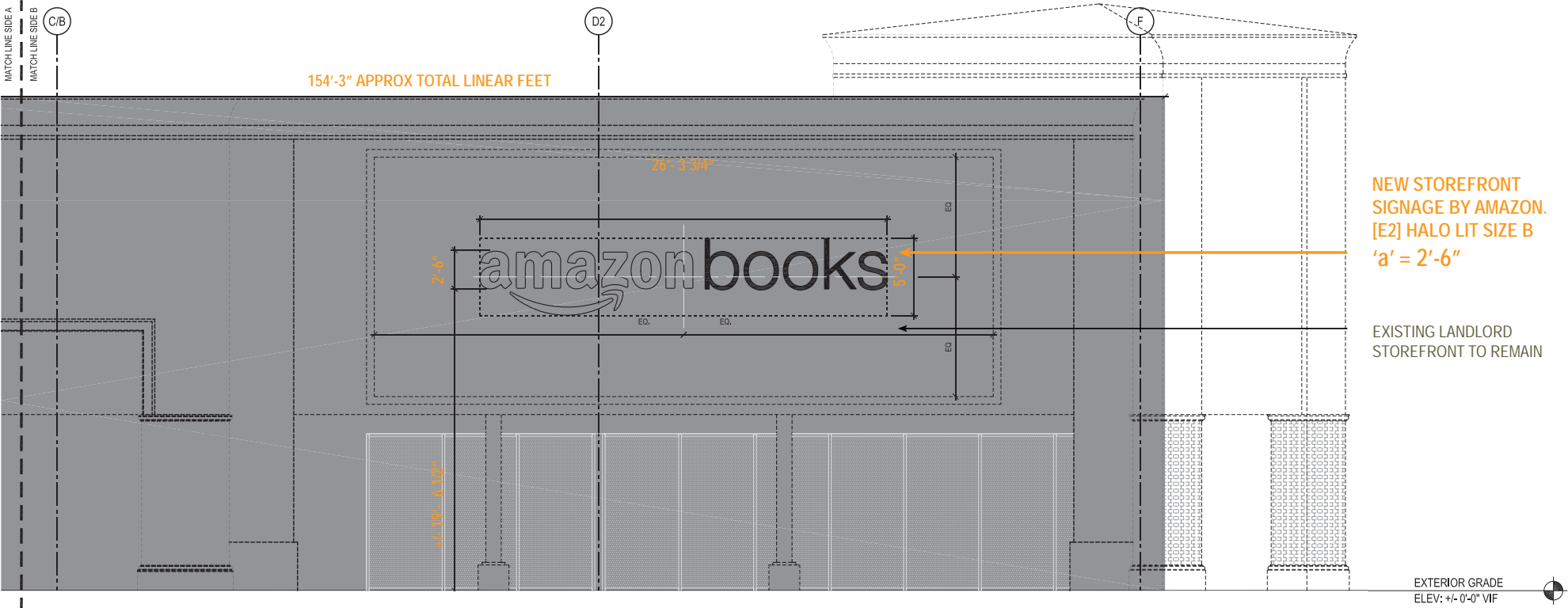


FIJI WAY

SIGNAGE CALCULATIONS [1SQFT OF SIGNAGE PER EACH LINEAR FT OF STOREFRONT]

STOREFRONT LINEAR FT			APPROX.	154.25 LINEAR FT
SIGNAGE BY AMAZON. [E2] HALO LIT SIZE B 'a' = 2'-6"	*5'-0"H x 26'-3 3/4"W =	APPROX.	APPROX.	132 SQFT
	TOTAL SIGN SQFT =			132 SQFT

\* REFER TO SIGNAGE SHOP DRAWINGS FOR ADDITIONAL INFORMATION



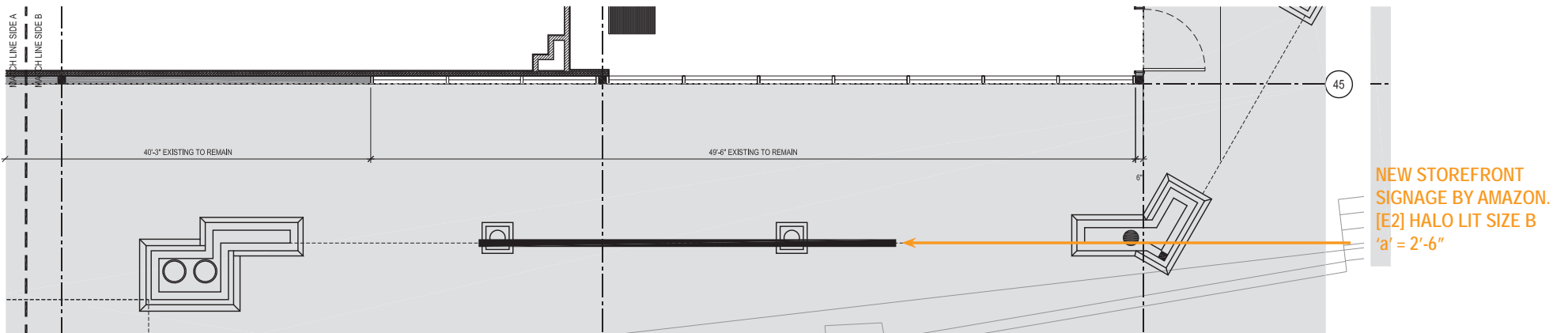
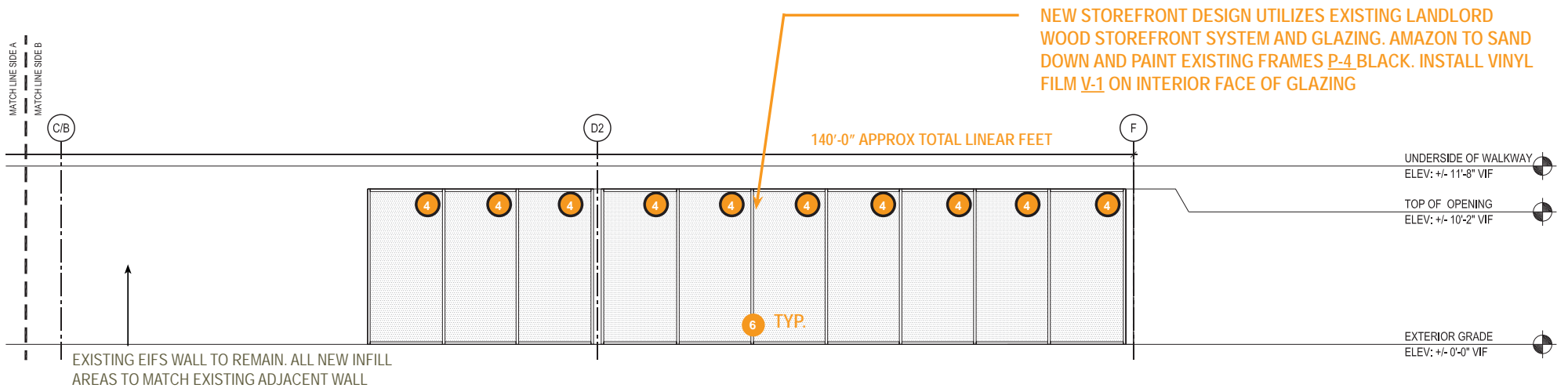
FUJI WAY



DRAWINGS | SOUTH ELEVATION B  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture



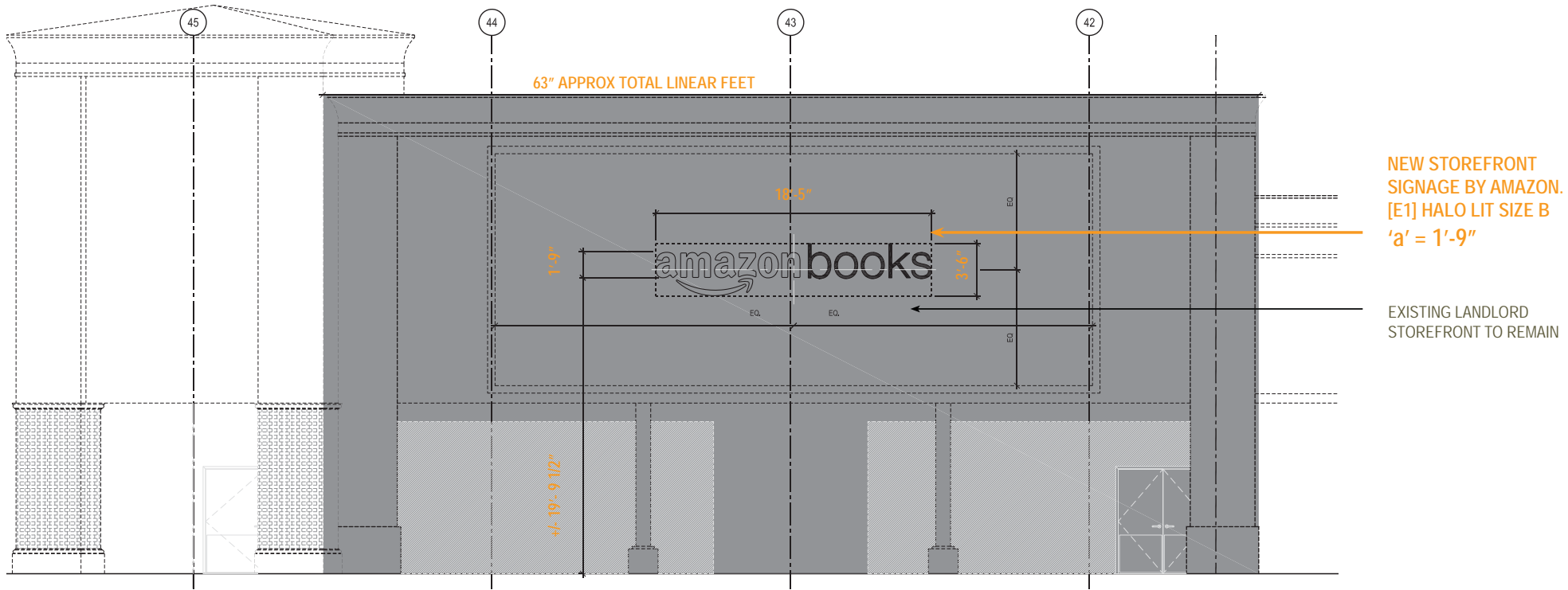


FUJI WAY

SIGNAGE CALCULATIONS [1SQFT OF SIGNAGE PER EACH LINEAR FT OF STOREFRONT]

STOREFRONT LINEAR FT			APPROX.	63 LINEAR FT
SIGNAGE BY AMAZON. [E1] HALO LIT SIZE A 'a' = 1'-9"	*3'-6"H x 18'-5"W	=	APPROX.	64 SQFT
	TOTAL SIGN SQFT	=		64 SQFT

\* REFER TO SIGNAGE SHOP DRAWINGS FOR ADDITIONAL INFORMATION

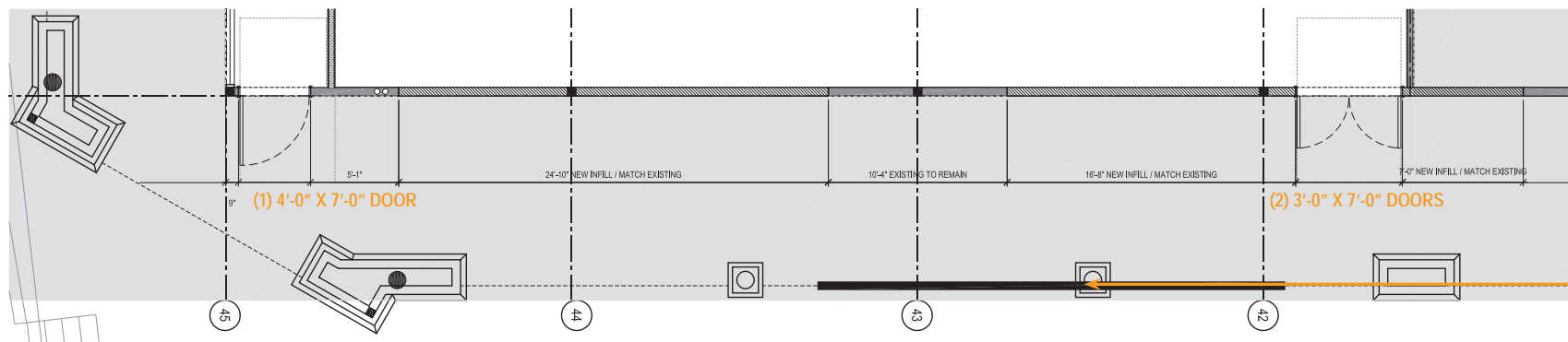
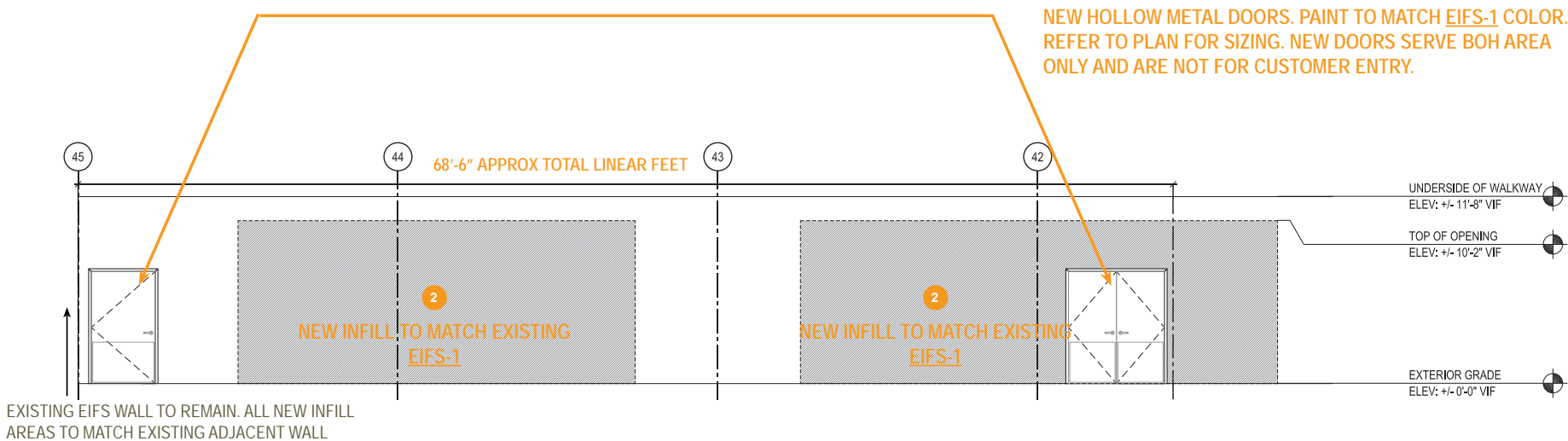


PACIFIC COAST HIGHWAY / LINCOLN ROAD



DRAWINGS | EAST ELEVATION  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA

TPGArchitecture



NEW STOREFRONT  
SIGNAGE BY AMAZON.  
[E1] HALO LIT SIZE B  
'a' = 1'-9"

PACIFIC COAST HIGHWAY / LINCOLN ROAD



# SECTION 5 | S I G N A G E

*\*HILTON DISPLAY SIGNAGE SHOP DRAWING PACKAGE INCLUDED* WITH LANDLORD COMMENTS

[E1] SHOP DRAWINGS    amazon books    SIZE A:    'a' = 1'-9"

[E2] SHOP DRAWINGS    amazon books    SIZE B:    'a' = 2'-6"

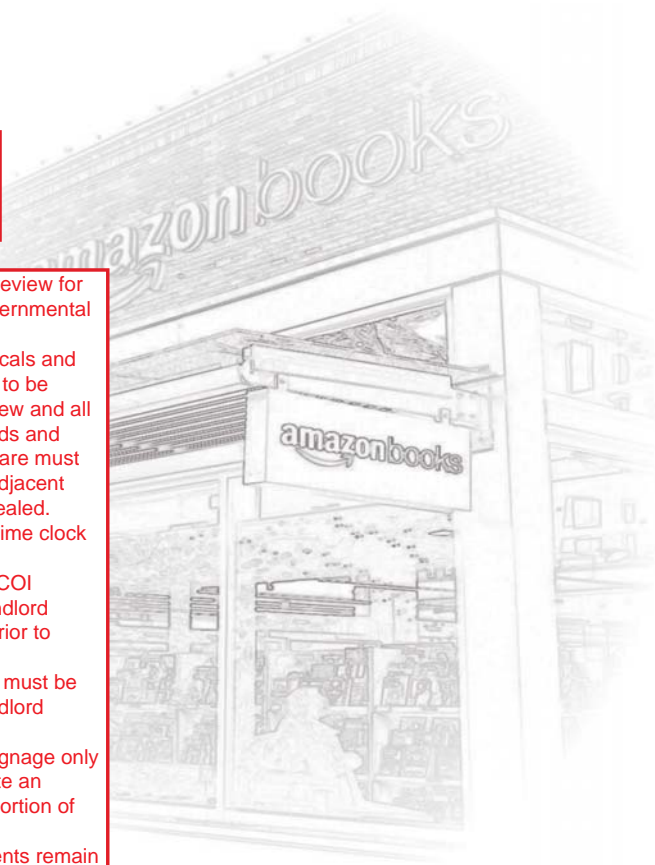
[E3] SHOP DRAWINGS    BLADE SIGN

[E4] SHOP DRAWINGS    PICK-UP

[E5] SHOP DRAWINGS    STORE HOURS

Approved as Noted  
Caruso  
Cameron Hildreth  
10/13/2017

1. Landlord does not review for code or any other governmental requirement.
2. Any sign vendor decals and UL listed decals need to be placed out of public view and all associated screw heads and other mounting hardware must be painted to match adjacent sign surface/ be concealed.
3. Sign must be on a time clock set to center hours.
4. Vendor must have COI meeting minimum Landlord requirements on file prior to installation.
5. All installation work must be completed during Landlord approved hours.
6. This review is for signage only and does not constitute an approval on another portion of the project.
7. All previous comments remain until cured.



# amazon books

## Standard Recommendation Book

Amazon Books  
4700 Admiralty Way  
Marina Del Ray CA 90292  
QID# 17-39257

**Designer**  
Brian Sowder

**Date**  
10-6-17  
Rev. 10-12-17 BS  
Rev. 10-17 17 BS



125 Hillside Drive Greenville, South Carolina 29607

Phone: 864-233-0401

National Toll Free: (800) 353-9132

[www.hiltondisplays.com](http://www.hiltondisplays.com)

amazon books

4700 ADMIRALTY WAY  
MARINA DEL REY, CA

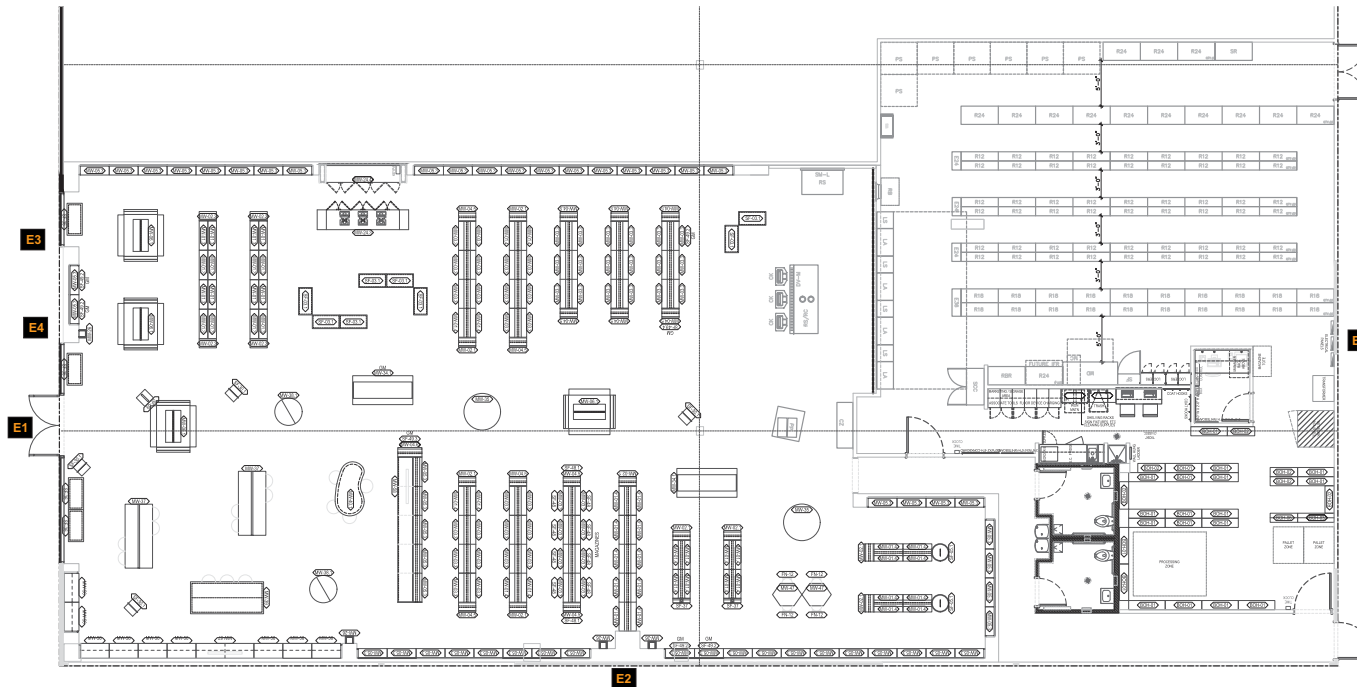
TPGArchitecture

## SITE PLAN



### MARINA DEL RAY CA - SIGN LEGEND

- E1** HALO LIT CHANNEL LETTERS
- E2** HALO LIT CHANNEL LETTERS
- E3** D/F ILLUM. BLADE SIGN
- E4** PICK UP SIGN
- E5** DOOR VINYL



125 HILLSIDE DRIVE • GREENVILLE SC 29607  
P 800 353 9132 • F 864 242 2204  
www.hiltondisplays.com

**QID 17-39257**

JOB NAME

Amazon Books

LOCATION

4700 Admiralty Way  
Marina Del Ray CA 90292

CUSTOMER CONTACT

SALESMAN / PM

Joe Nolasco

DESIGNER

Brian Sowder

DWG. DATE

10-6-17

REV. DATE / REVISION

SCALE

As Noted

FILE

2017/Amazon Books/  
Marina Del Ray CA/17-39257/  
AMB Marina Del Ray CA 17-39257

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



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4700 ADMIRALTY WAY  
MARINA DEL RAY, CA

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# ELEVATION



amazonbooks

## MARINA DEL RAY CA - SIGN LEGEND

- E1** HALO LIT CHANNEL LETTERS
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4700 ADMIRALTY WAY  
MARINA DEL REY, CA

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## ELEVATION



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### MARINA DEL RAY CA - SIGN LEGEND

- E1** HALO LIT CHANNEL LETTERS
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Joe Nolasco

DESIGNER

Brian Sowder

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Underwriters  
Laboratories Inc.



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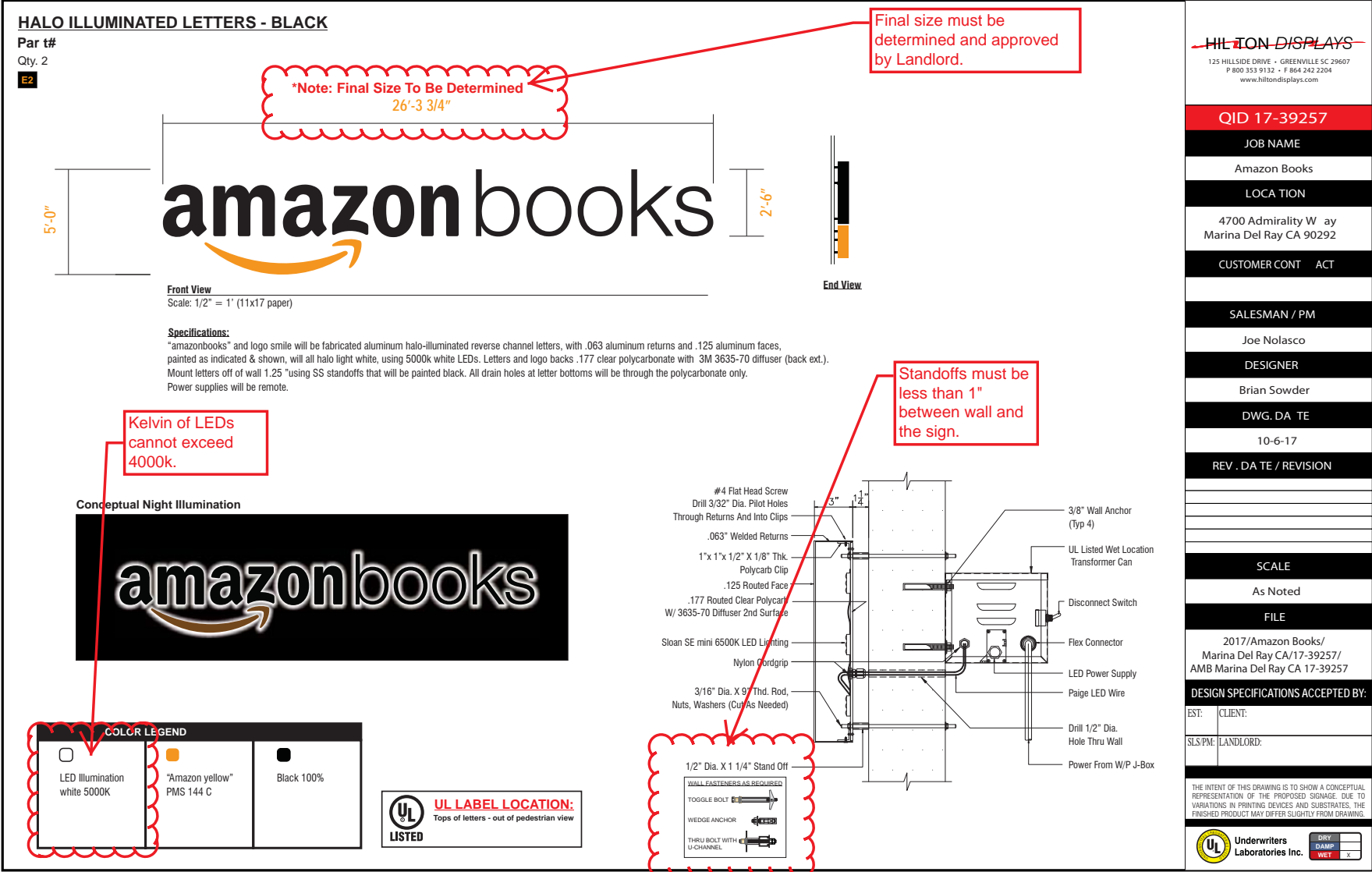
amazonbooks

4700 ADMIRALTY WAY  
MARINA DEL REY, CA

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64 SQFT

## TPGArchitecture







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Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

November 9, 2017

TO: Design Control Board

FROM:   
Gary Jones, Director

**SUBJECT: ITEM 6A – TEMPORARY PERMITS ISSUED BY THE DEPARTMENT**

Item 6A 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 October 2017 report, the Department has not issued any temporary sign permits.

GJ:BL:mw





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

November 9, 2017

TO: Design Control Board

FROM:  Gary Jones, Director

SUBJECT: ITEM 6B - ONGOING ACTIVITIES REPORT

**BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

No items relating to Marina del Rey were on the October 2017 Board of Supervisors agendas.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

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

**CALIFORNIA COASTAL COMMISSION CALENDAR**

No items relating to Marina del Rey were on the October 2017 Coastal Commission agenda.

**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.

**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 November 6, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>9</b> -- 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><b>Massing</b> -- Revised project will be resubmitted at a later date.</p> <p><b>Parking</b> -- plan will be resubmitted at a later date.</p>	<p><b>Proprietary</b> -- Option was approved by BOS on 10/6/15.</p> <p><b>Regulatory</b> -- 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.</p>
<b>10/14 (FF)</b> -- 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><b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p><b>Parking</b> -- 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><b>Proprietary</b> -- 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><b>Regulatory</b> -- 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 November 6, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>43</b> -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	<b>Massing</b> -- <b>Parking</b> --163 spaces for boaters	<p><b>Proprietary</b> -- 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><b>Regulatory</b> -- Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016.</p> <p><b>Regulatory Matter:</b> Parking Permit for reduced Parking.</p>
<b>44</b> - 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><b>Massing</b> -- 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><b>Parking</b> -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p><b>Proprietary</b> -- 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.</p> <p><b>Regulatory</b> -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p><b>Regulatory Matter:</b> Shared Parking Agreement. No Variance proposed</p>

**Marina del Rey Redevelopment Projects Report  
As of November 6, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>52</b> -- 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	<b>Massing</b> -- 81.5' high boat storage building partially over water.  <b>Parking</b> with view corridor parking. All parking required of the project to be located on site.	<b>Proprietary</b> -- 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.  <b>Regulatory</b> -- 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.
<b>53</b> -- 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.	<b>Massing</b> -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall.  <b>Parking</b> -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	<b>Proprietary</b> -- 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.  <b>Regulatory</b> -- 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  <b>Regulatory Matter:</b> Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead.



**Marina del Rey Redevelopment Projects Report  
As of November 6, 2017**

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

**Marina del Rey Redevelopment Projects Report  
As of November 6, 2017**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>15</b> -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> <li>* Demolish existing facilities and build 585 apartments</li> <li>* New 8,000 s.f. commercial space</li> <li>* New 241 boat slip marina</li> <li>* New 1,271-Parking space garage</li> </ul>	<p><b>Massing</b> -- Six buildings up to 5 stories and 70' high</p> <p><b>Parking</b> -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p><b>Proprietary</b> -- The lease was executed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is May 2018.</p> <p><b>Regulatory</b> -- June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway.</p>
<b>28</b> -- Wayfarer	Tim O'Brien	<ul style="list-style-type: none"> <li>* Complete leasehold refurbishment of 379 apartments</li> <li>* New bicycle depot for public use</li> <li>* Improvements to existing promenade and dock gates and public amenities</li> <li>* Replacement of existing docks within 6 months of completed of landside renovation</li> </ul>	<p><b>Massing</b> -- Seven buildings up to 3 stories high</p> <p><b>Parking</b> -- Existing subterranean Parking structure contains 947 Parking spaces.</p>	<p><b>Proprietary</b> -- 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><b>Regulatory</b> -- On July 15, 2015, the DCB approved the final design of the project. Construction commenced in December 2015.</p>



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Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

November 9, 2017

TO: Design Control Board  
FROM:  Gary Jones, Director  
SUBJECT: **ITEM 6C – 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, November 18th  
Jimbo Ross & The Bodacious Blues Band (Blues/Zydeco)

Sunday, November 19th  
Floyd & The Fly Boys (Blues/Funk)

Saturday, November 25th  
Charangoa (Salsa/Latin)

Sunday, November 26th  
2Azz1 (Jazz/Funk)



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

**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

**55<sup>TH</sup> 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](http://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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