



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, December 20, 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 November 15, 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. Marina Wide – Department of Beaches and Harbors – DCB # 17-014 – Conceptual Design Review, consideration of Marina del Rey Signage and Gateways Master Plan
 -  B. Marina del Rey Design Control Board 2017 Annual Report
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.

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 December 20, 2017 DCB Items



New Business

5A – Marina Wide – Marina del Rey Sign and Gateway Master Plan

5B – NA – Design Control Board Annual Report

DESIGN CONTROL BOARD MINUTES
November 15, 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: Michael Tripp, Division Chief; Troy Evangelho, Planner; Kandyce Newton, Secretary

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

Guests Testifying: David Levine, Marina Harbor Apartments; Rachel Vassar, Pamela Burton & Company; Jamie Myer, Myer Architects; Robert Calnon, RC Architecture; David M. Johnson, Amazon Books; Matt Ramos, Amazon Books

1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 1:40 p.m.

Mr. Wong led the Pledge of Allegiance.

Moved by 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 October 18, 2017 Minutes

Moved by Mr. Wong, seconded by Mr. Stanley, the October 18, 2017 minutes were approved.

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

3. Public Comment

None

4. Consent Agenda

None

5. New Business

A. Parcels 111/112 – Marina Harbor Apartments – DCB #17-010 – Consideration of New Landscaping and Dog Parks

Troy Evangelho presented the staff report.

Mr. Wong asked if other departments required approval of the applicant's project.

Mr. Evangelho replied that the applicant also needed approval from the Department of Regional Planning.

Kevin Finkel stated that Regional Planning had entitlement requirements for this project and would approve entitlement for land use in compliance with development standards.

Mr. Wong asked Mr. Finkel if he was aware of the Clean Water Act requirements and how storm water contamination would be handled in reference to the project. Mr. Finkel replied that he was not, and explained that the applicant would also require approval at the plan check phase with the Department of Public Works' Building and Safety Office. Mr. Finkel stated that the Clean Water Act requirements would likely be addressed at that time.

Mr. Wong shared his concern regarding storm water contamination and the need to ensure that the project is compliant with LID requirements [i.e., "low impact development" re urban storm water runoff].

Mr. Evangelho stated that the artificial turf outlined for use within the project was permeable and reiterated that grading and LID requirements would be reviewed at the Building and Safety's plan check phase.

David Levine, the Marina Harbor Lessees representative, and Rachel Vassar, the landscape architect, introduced themselves.

Mr. Levine stated that the intent of the lessee was to add amenities for residents and prospective residents while mitigating against the unattractive conditions that existed along Via Marina due to ongoing construction.

Public Comment

None

Board Comment

Mr. Wong asked Ms. Vassar about the LID requirements in reference to the project.

Ms. Vassar replied that her office was very familiar with the LID requirements and has previously designed other dog parks. Ms. Vassar also stated that the project would have a sub-aggregate base to assist with drainage and that her office would work closely with Planning Staff to ensure that all drainage concerns are addressed.

Vice Chair Jubany asked about the type of dense shrubbery that would cover the chain-linked fences around the parks, the impact on the park size and why those materials were chosen.

Ms. Vassar pointed out the tree type in the plan submittals, explained that the texture of the tree would result in minimal impact on space, and stated that the selected materials were chosen with the elements (e.g., salty sea air) and overall esthetics in mind.

Mr. Stanley shared his concerns about the first dog park's smaller size, proximity to the two residential buildings, and overall dog park maintenance.

Mr. Levine responded by stating that the dog parks needed to be close enough to the buildings for dogs to make it inside. He further stated that the proposed size of the park was appropriate because it would usually only be a couple of dogs in the park at any given time and the parks would be maintained once or twice a day.

Mr. Stanley recommended that the park use be determined by the size of the dog. Smaller, timid dogs would utilize the smaller park and larger, more aggressive dogs would utilize the larger park.

Mr. Levine replied that many options were considered in relation to the best use of the two dog parks and clarified that the locations of each park would be on opposite ends of Bora Bora Way to have the least impact on residents while also remaining accessible to residents with dogs.

Moved by Mr. Wong, seconded by Mr. Stanley this item was approved as submitted, with conditions. The Applicant's project shall be consistent with Low Impact Development (LID) compliance measures.

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

Nays: 0

B. Parcel 30 – Del Rey Yacht Club – DCB #17-011 – Consideration of Fencing Modifications

Troy Evangelho presented the staff report.

The architect on the project, Jamie Myer, introduced himself and further explained that the design of the fence topper was an homage reference to the design of the original building.

Public Comment

None

Board Comment

Vice Chair Jubany stated that she appreciated Mr. Myer's explanation of architectural reference.

Moved by Mr. Wong, seconded by Mr. Stanley, this item was approved as submitted.

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

Nays: 0

C. Parcel 50 – Caruso Affiliated – DCB #17-012 – Consideration of Façade Modifications

Troy Evangelho presented the staff report.

The architect on the project, Robert Calnon, introduced himself and provided photographs of the existing façade and the proposed modifications and explained the modifications in detail.

Public Comment

None

Board Comment

None

Moved by Mr. Wong, seconded by Mr. Stanley, this item was approved as submitted, with conditions.

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

Nays: 0

D. Parcel 50 – Caruso Affiliated / Amazon Books – DCB #17-013 – Consideration of New Signage and Façade Modifications

Troy Evangelho presented the staff report.

Vice Chair Jubany asked if the Amazon order pick-up sign fell within the Marina del Rey Design Guidelines signage requirements.

Mr. Evangelho replied that because the shopping center had a more rigid sign program, the signage would fall outside of that program, but was still under the Board's purview. The Board could grant an exception to allow the applicant to have the sign.

Vice Chair Jubany also asked if there were any other tenants that have similar signs.

Mr. Evangelho answered that he could not recall any other stores in the shopping center that possessed informational signage such as those.

Mr. Tripp added that the store was a little different from the others in the shopping center because it would have an area where customers were able to pick up or return items ordered online. The signage was intended to explain the functionality, since customers may not be familiar with that type of store.

Vice Chair Jubany questioned if granting the exception would set a precedent for other stores to request approval for similar signage.

Mr. Tripp replied that it would set a precedent, but requesting an exception would fall under the Board's purview and be subject to the Board's approval.

Mr. Wong asked if the size of the letters on the proposed signs was comparable to other signs within the shopping center.

Mr. Evangelho responded that the proposed sign for the front of the store met the shopping center's sign program standards. The signs proposed for the side and the back of the store were slightly bigger than what the sign program allowed and the applicant was requesting an exception.

Mr. Stanley expressed concern regarding the impact on parking as a result of the restructuring of the one larger space into two spaces and agreed with Staff regarding the denial of the proposed white vinyl window coverings.

Mr. Finkel added in response to Mr. Stanley's parking concern that the County zoning code had specific parking requirements based on certain groupings of land uses. The current tenant, West Marine, fell under the retail/commercial category and the applicant, Amazon Books, would fall under the same category. Following the approval by the Design Control Board, the applicant would verify with Regional Planning what parking would be required to accommodate their business.

David Johnson and Matt Ramos of Amazon Books introduced themselves.

Mr. Johnson provided a detailed explanation of the store design and addressed the proposed vinyl window coverings. Mr. Johnson stated that the covering is more of an opaque frosted film that had some visibility, but was not completely transparent.

Public Comment

None

Board Comment

Mr. Stanley commented that he would not be comfortable approving the window coverings based on the rendered designs.

Mr. Johnson offered an alternative window design that would remove the opaque film completely. The left window would display an artwork mural and the window in front of the finished hallway would be left open to improve visibility.

Moved by Mr. Stanley, seconded by Mr. Wong, the exceptions to the proposed signage were approved, with conditions. The proposed vinyl window coverings were denied. The alternatively proposed window display was approved, with the condition that Staff approve the final window display design.

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

Nays: 0

7. Staff Reports

The reports were received and filed.

Public Comment

None

8. Adjournment

Vice Chair Jubany adjourned the meeting at 2:56 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

December 14, 2017

TO: Design Control Board
FROM:  Gary Jones, Director

SUBJECT: ITEM 5A – MARINA-WIDE – DEPARTMENT OF BEACHES AND HARBORS – DCB # 17-014 – CONCEPTUAL DESIGN REVIEW, CONSIDERATION OF MARINA DEL REY SIGNAGE AND GATEWAYS MASTER PLAN

Item 5A on your agenda is a submittal from the Department of Beaches and Harbors (DBH), seeking conceptual design approval for the Marina del Rey Signage and Gateways Master Plan. The project is located Marina-wide.

PROJECT OVERVIEW

Existing Conditions

Marina del Rey currently has a system of gateways and wayfinding signs that were originally designed by the Department of Public Works in the 1980's, and most recently updated in 2005. The gateways are located at all major street entrances to the Marina. The gateway design consists of three cylindrical poles at differing heights and widths, with the tallest pole standing 24' above grade. The poles are painted lime green, dark blue, and sky blue, with vertical text that reads "Los Angeles County" and "Marina del Rey."

Wayfinding signs are located throughout the Marina and at all mole roads. Other signage found throughout the Marina includes facility-identification, informational, and regulatory. The existing signage in the Marina has a nautical theme, with white "mast" hardware holding blue sign panels, meant to resemble ship sails.

There are two gateway park locations identified as part of this project, one on the southwest corner of Fiji Way and Lincoln Boulevard, and the second at the southwest corner of Washington Boulevard and Via Marina. The Fiji gateway park location is 0.5 acres and is currently developed as a passive park with trees along the rear perimeter, landscaping with large unplanted areas, and a decomposed granite walking path. The Washington gateway park location is 0.25 acres and is currently developed as an underutilized parking lot with sparse perimeter landscaping.

Proposed Project

The goal of the subject master plan is to enhance the experience of Marina del Rey visitors by making the community more easily navigable, creating awareness, and highlighting water-oriented activities and community features, all while creating an identity



and sense of place for the Marina. This project will fulfill a number of the implementation actions identified in the "Marina del Rey Design Guidelines," including the following:

- DG.1 – Develop a Marina-wide gateway plan that includes vehicular, boating, pedestrian, and bicycling gateways;
- DG.6 – Develop a Marina-wide marker plan; and
- DG.9 – Develop a comprehensive Marina-wide wayfinding sign program that is oriented to all Marina users (motorists, pedestrians, cyclists, and boaters).

The Signage and Gateway Master Plan proposes new gateway monuments at all entry streets, two gateway parks, and a comprehensive sign plan covering wayfinding, regulatory, informational, and interpretive signs. The signage and gateways would be designed for all users of the Marina, including pedestrians, cyclists, motorists, and boaters.

GATEWAYS

Horizontal Gateways

The horizontal gateways would be located at each of the two proposed gateway parks. These gateways would measure roughly 8'-6" tall by 52' wide. The design would use large freestanding letters on top a faux-wood base. The letters would consist of a blue direct embed glass or acrylic face, with white aluminum returns and read "MARINA DEL REY." The faux-wood base would be made of either manufactured wood or direct embed aluminum. The letters would be internally illuminated and the entire sign would be uplit.

Vertical Gateways

The vertical gateways would be mounted at the street corners or medians of all major entrances into the Marina along Lincoln and Washington Boulevards. These gateways would stand at a maximum of 16'-10" tall and 9' wide. The design would consist of a vertical structure made of faux-wood panels mounted offset from each other and at different heights, with channel letters mounted on the front reading "MARINA DEL REY." The letters would consist of a blue direct embed glass or acrylic face, with white aluminum returns. The faux-wood base would be made of either manufactured wood or direct embed aluminum. The letters would be internally illuminated and uplit.

Bike Path Gateway

A bike path gateway would be installed at the Marvin Braude Bike Trail entrance at Washington Boulevard. This monument style gateway would measure 4'-7" tall by 12'-5" wide, and consist of a faux-wood base with channel letters on front and freestanding letters on top. The freestanding letters would read "MARINA DEL REY" and be made of aluminum painted with a white finish. The channel letters would read "Marvin Braude Bike Path" and be made of aluminum with a silver metal finish and mounted onto the base of the monument. This sign would be uplit.

Jetty Gateway

A jetty gateway would be installed near the railing along Aubrey Austin Jr. Park, overlooking the main channel. This gateway would be 5' tall by 3' wide and read "MARINA DEL REY" in free standing white aluminum letters. This sign would be uplit.

Boater Gateway

A boater gateway is proposed along the rock slope at the Breakwater Apartments. This gateway would read "MARINA DEL REY" in 10' tall by 5' wide free standing white aluminum letters. This sign would be uplit.

Illumination

All gateways equipped with lighting would be illuminated nightly from dusk until dawn.

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GATEWAY PARKS

Fiji Gateway Park

The Fiji Gateway Park would be 0.5 acre and feature a prominent gateway monument at the corner (as described earlier in this report), backed by a grove of California Fan Palm trees. A decomposed granite walking path would run through the site providing access to giant pebble seating and berms with California native landscaping. A bioswale would meander through the rear of the site, and a variety of trees would be planted along the perimeter. Landscaping would be as follows:

Fiji Gateway Park Trees

Common Name	Scientific Name
Toyon	Heteromeles arbutifolia
Arroyo Willow	Salix lasiolepis
Hollyleaf Cherry	Prunus ilicifolia
California Bay Tree	Umbellularia californica
Western Sycamore	Plantanus racemosa
California Fan Palm	Washingtonia filifera

Fiji Gateway Park Shrubs and Groundcover

Common Name	Scientific Name
California Sagebrush	Artemisia californica
Pigeon Point Coyote Brush	Baccharis pulularis
Lanceleaf Liveforever	Dudleya lanceolata
California Bush Sunflower	Encelia californica
Canyon Prince Wild Rye	Elymus condensatus
Great Valley Burnweed	Grindelia camporum
Our Lord's Candle	Hesperoyucca whipplei
Chaparral Bushmallow	Malacothamnus fasciculatus
Lemonadeberry	Bhus integrifolia
White Sage	Salvia apiana
Purple needlegrass	Stipa pulchra
California Vervain	Verbena lasiostachys

Washington Gateway Park

The Washington Gateway Park would be 0.25 acre and feature a prominent gateway monument at the corner (as described earlier in this report). The center of the park would feature a grove of palm trees planted in a decomposed granite area with giant pebble seating and a tactile water feature. The perimeter of the site would be lined with various tree types and a bioswale planter on the north end. Site amenities would include a drinking fountain, trash receptacles, Marina bulletin board / informational signage, and a potential bike-share and bike-repair station. Lighting would include bollard and pole lighting. Landscaping would be as follows:

Washington Gateway Park Trees

Common Name	Scientific Name
Date Palm	Phoenix dactylifera
Desert Museum	Cercidium
Pink Trumpet	Tabebuia impetiginosa
Australian Willow	Geijera parviflora

Washington Gateway Park Shrubs and Groundcover

Common Name	Scientific Name
Yarrow	Achillea millifolium
Aeonium	Aeonium spp.
Agave	Agave spp.
Aloe	Aloe spp.
Coral Aloe	Aloe striata
Manzanita	Artostaphylos spp.
Pigeon Point Coyote Brush	Baccharis pilularis
Little John	Callistemon citrinus
Sundrops	Calyophus berlandieri
Small Cape Rush	Chondropetalum tectorum
Little Rev	Dianella revolute
Atlas Fescue	Festuca mairei
Red Yucca	Hesperaloe parviflora
New Gold Lantana	Lantana New Gold
Breeze Dwarf Mat Rush	Lomandra longifolia
Deergrass	Muhlenbergia rigens
Putah Creek	Myoporum parvifolium
Jack Spratt	Phormium tenax
Roman Beauty	Rosmarinus officinalis
Blue Chalksticks	Senecio mandraliscae
Morning Light Coast Rosemary	Westringia fruticosa
Holly-leaf Cherry	Prunus illicifolium

SIGNAGE

Mole Road Identity Signs

Mole Road Identity Signs are proposed at the entrance of each mole road along Via Marina and Admiralty Way, within the medians. The signs would be mounted on 34' tall poles, with an 11'-9" tall by 5' wide panel. The panels would be made of aluminum painted dark blue with a white reflective vinyl font. The bottom of the panel would feature an aqua colored wave and read "MARINA DEL REY." The sign panels would identify all of the destinations located along the mole roads, using smaller changeable panels. These signs would be down-lit from a light mounted on top.

Primary Vehicle Direction and Parking Signs

These signs would use a similar design as the mole road identity signs; however, the size of the pole and panel would be smaller. The pole heights would vary from 29' to 19'-10" tall, and the panel sizes used would be 7'-9" tall by 2'-1" wide, and 4'-10" tall by 2'-5" wide.

Facility Signs

Proposed facility signs would be located at various County facility locations throughout the Marina, including the parks, beach, launch ramp, and administration offices. This monument sign would measure 3' tall by 8'-3" wide, and consist of a faux-wood base with channel letters on the front and freestanding letters on top. The freestanding letters would feature the name of the facility and would be made of aluminum with a white finish. The channel letters would read "County of Los Angeles," be made of aluminum with a silver metal finish and mounted onto the base of the monument. The facility signs would be uplit.

Digital Information Sign

A digital monument sign would be installed at the Marina del Rey Visitors Center. The sign would measure 6'-9" tall by 15' wide and consist of a faux-wood metal base, a digital display, and channel letters on top. The channel letters would consist of a blue direct embed glass or acrylic face with white aluminum returns. The faux-wood base would be made of either manufactured wood or direct embed aluminum. The digital display would be used to promote local County-sponsored events in the Marina. This sign would be internally illuminated and uplit.

Street Signs

The street signs in the Marina currently have a white text on a green background, which would be changed to white text on a blue background to match the colors of the wayfinding signage. A secondary line of text would be added, reading "Marina del Rey."

Directional / Regulatory / Interpretive

A variety of smaller informational signs would be provided throughout the Marina. These signs would stand 5'-6" tall and vary in width from 1'-6" to 2'-6." The signs would consist of a dark blue panel with white text, and would feature an aqua-colored wave at the top with the text "MARINA DEL REY." The content of the signs would change depending on the purpose.

Boater Wayfinding

The outer concrete dock piles of every basin would be wrapped with informational signage, roughly 5'-9" tall by 2'-5" wide, with white text on a dark blue background, and featuring the aqua-colored wave with the text "MARINA DEL REY." The signs would be used to identify each basin and public boater amenities, such as dinghy docks, transient slips, launch ramp, etc.

Banners

Decorative banners would be placed on the street lights in the Marina. These banners would feature images from the Marina. The design and content of the banners would be changed periodically.

Illumination

All signs equipped with lighting would be illuminated nightly from dusk until dawn.

SITE DESIGN

Crosswalks

Enhanced crosswalks would be provided at two locations -- the intersection of Mindanao Way and Admiralty Way, and the pedestrian crossing between the Lloyd Taber Marina del Rey Library and Burke Park. These crosswalks would feature subtle nautical designs.

STAFF REVIEW

Staff finds that this project is consistent with the Marina del Rey Revised Permanent Sign Controls, section one, which states that the Department of Beaches and Harbors will arrange for the design and installation of:

- (a) signs at major entrances to the Marina, which will identify the harbor;
- (b) a central directory sign, which will identify and locate all leased premises by name and function; and
- (c) smaller supplementary directories at the entrance to each mole road, which will identify the principal facilities and businesses occupying the public and leased premises thereon.

Staff finds that the signs proposed for this project are classified as "directional signs," and are allowed in any location, in quantities as needed, and with a design refined in character and as small as the purpose permits.

Staff finds that the proposed project is consistent with the Marina del Rey Vision Statement, Design Guidelines, and the Revised Permanent Sign Controls and Regulations.

Staff recommends APPROVAL of DCB #17-014, subject to the following conditions:

- 1) Applicant shall obtain approval from the Department of Regional Planning.**
- 2) Applicant shall return to the DCB for Final Design approval.**



COUNTY OF LOS ANGELES
DEPARTMENT OF
**BEACHES
& HARBORS**
Caring for Your Coast

MARINA DEL REY

SIGNAGE AND GATEWAYS MASTER PLAN

GATEWAY PARKS CONCEPTUAL PLAN

CONCEPT PRESENTATION-DCB

December 20, 2017

GRUENASSOCIATES
ARCHITECTURE PLANNING INTERIORS LANDSCAPE



PROJECT OVERVIEW

Signage and Gateway Master Plan

OVERVIEW

The Signage and Gateway Master Plan is a comprehensive vision for gateways, wayfinding signage and placemaking features for Marina del Rey. Both aesthetic and functional goals were established at the project onset to further reflect Marina del Rey's culture as a premier waterfront destination. The established project goals are as follows:

Aesthetic Goals

- Establish a high-quality and creative design befitting of a world-class waterfront that complements its unique environment and serves a multitude of visitors
- Create a sense of place and identity for Marina del Rey
- Design distinct, highly-visible and iconic gateways which work with and complement their immediate surroundings
- Incorporate contemporary and timeless designs that invoke marine and nautical themes

Functional Goals

- Create signage and gateways that clearly announce that one is in Marina del Rey and distinguish it from surrounding communities
- Improve and expand wayfinding signage to clearly direct vehicles, pedestrians and boaters to Marina del Rey's destinations and highlights

The following sign types make up the components of the Signage and Wayfinding Master Plan:

- Gateways
- Directional signage for vehicles, pedestrians, bicyclists and boaters
- Regulation Signs
- Visitor Center Digital/LCD Information Sign
- Information Signs
- Interpretive Signs



EXISTING CONDITIONS

EXISTING SIGNAGE AND WAYFINDING

Marina del Rey currently has a system of gateways and wayfinding signs designed by Selbert Perkins Design in 2005. The condition of many of the signs is poor with peeling and faded paint. However, the structural supports for the signs are still in good condition, warranting design explorations to retrofit these supports.

The County Design Teams met with a group of stakeholders from the community to present and discuss precedents and issues with the existing wayfinding signage and gateways.

The biggest issue that was brought up at the Wayfinding Table was the lack of signage and wayfinding from Lincoln Boulevard to the Marina. Waterside business owners complained that visitors often get lost trying to find the Marina from Lincoln Boulevard due to insufficient direction signs at the intersections of Lincoln with feeder roads Fiji, Mindanao and Bali. The current cylindrical corner monuments were seen as insufficient in letting visitors know that they had arrived in the Marina.

Once one arrives on the feeder roads, there is little room before arriving at Admiralty to provide direction to destinations within the Marina.

There was also discussion of providing more general “zone based” destination messages such as “Boater Services”, “Hotels”, “Restaurants”, etc.

Stakeholders were very supportive of the idea of Gateways into Marina del Rey. The park at Fiji and Lincoln was seen as a key gateway statement that should focus on the view for cars coming from the airport.

An identity statement for boats entering from the channel and additional directional signage for fuel stations were requested improvements to assist in identifying Marina del Rey and



Gateway



Vehicle Direction



Mole Road Identity



Parking Lot Identity and Information



Rules and Regulations



Promenade Identity





BACKGROUND INFORMATION

Visitors Who Frequently Use Marina Del Rey

BOATERS



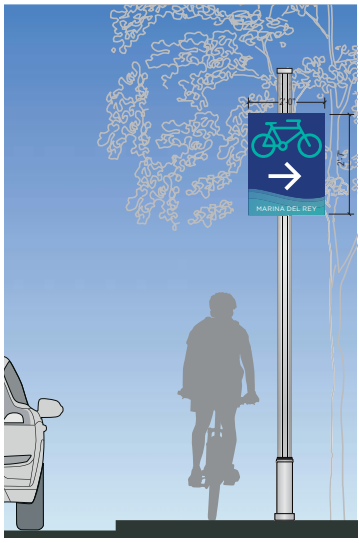
MOTORISTS

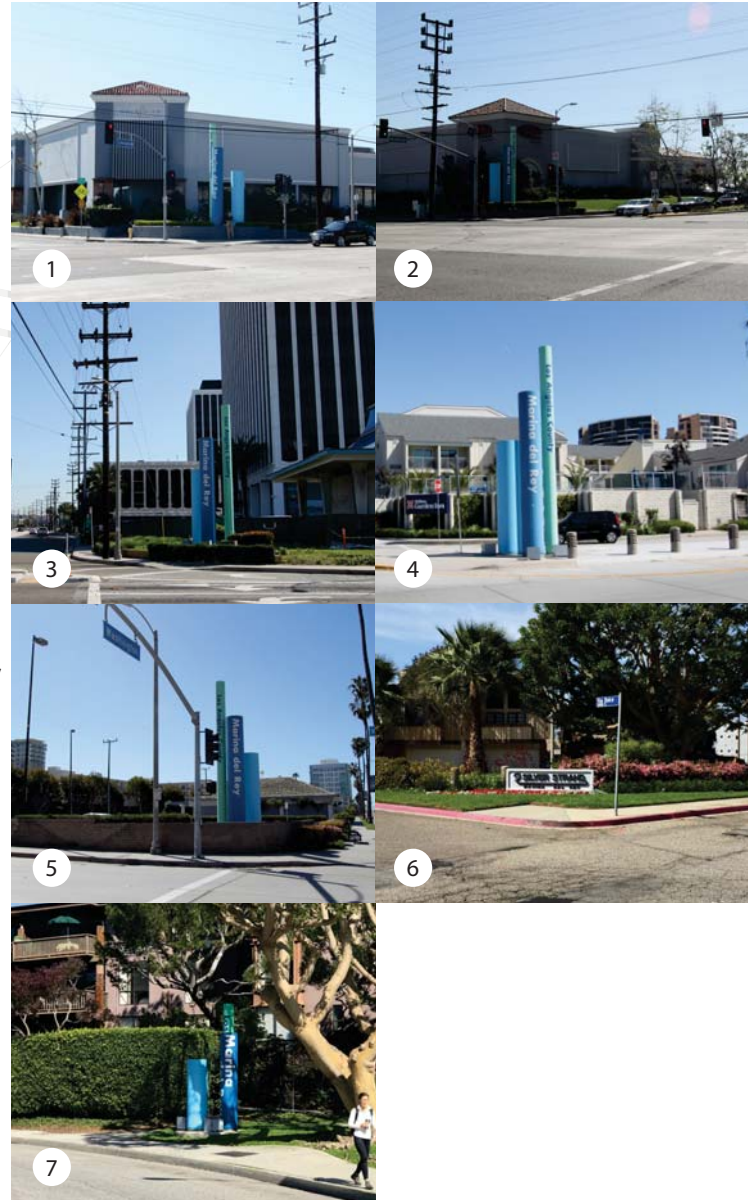
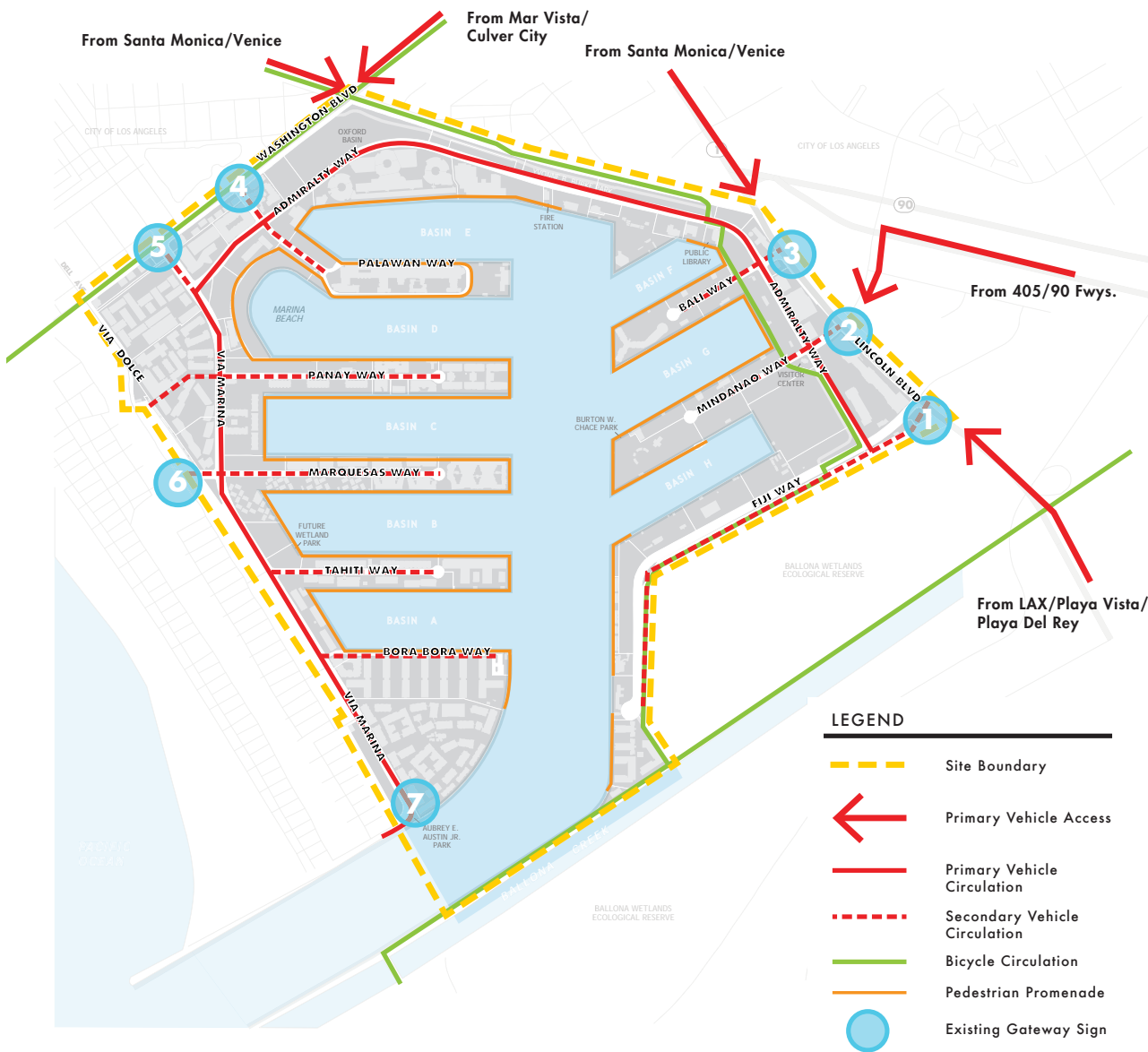


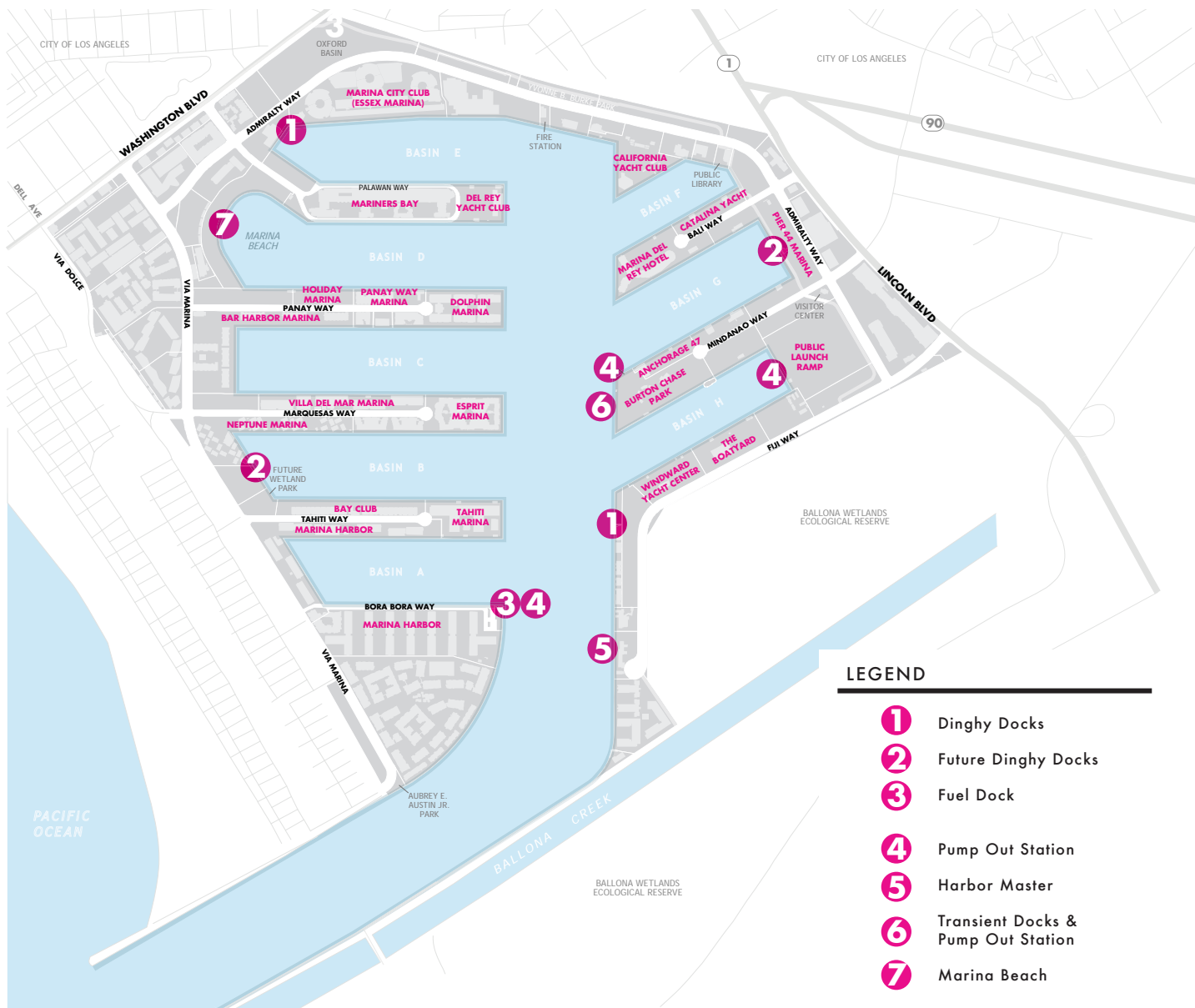
PEDESTRIANS



CYCLISTS







LEGEND

- 1** Dinghy Docks
- 2** Future Dinghy Docks
- 3** Fuel Dock
- 4** Pump Out Station
- 5** Harbor Master
- 6** Transient Docks & Pump Out Station
- 7** Marina Beach

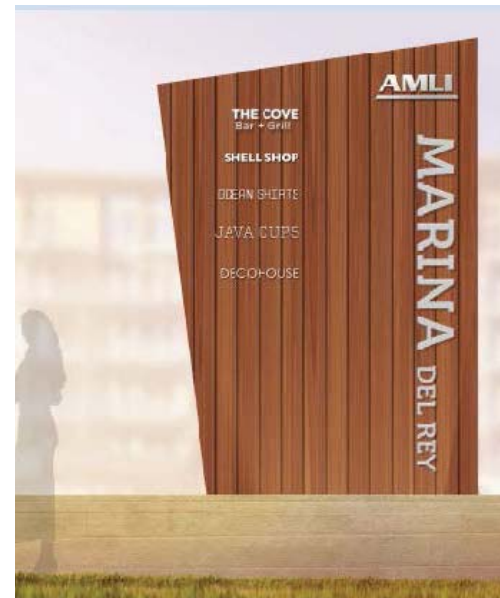


DESIGN VISION/CONCEPTS

Design Vision

Design concepts were developed for the Signage and Wayfinding Master Plan. The Marina del Rey Design Guidelines completed by the County of Los Angeles Department of Beaches and Harbors served as a framework for the development of the concepts.

The concept abstracts elements of marine life in its systems of gateways and signage. The color palette features deep blues accented with aquamarine tones of green in the translucent elements of the signage. Letterforms are extruded dimensional letters with blue to aqua green gradient faces to stand out against the backdrop of buildings and landscaping along Lincoln Blvd. and Admiralty Way. The returns of the letters reinforce the color palette and are painted white, which gives the signage an updated, modern look and to also be reminiscent of the boats that are plentiful in the marina. The wayfinding signs feature a dark blue panel with abstracted wave accent at the bottom.



MARINA DEL REY

Proposed Identity



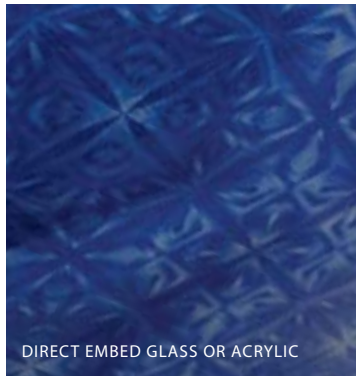
GATEWAYS



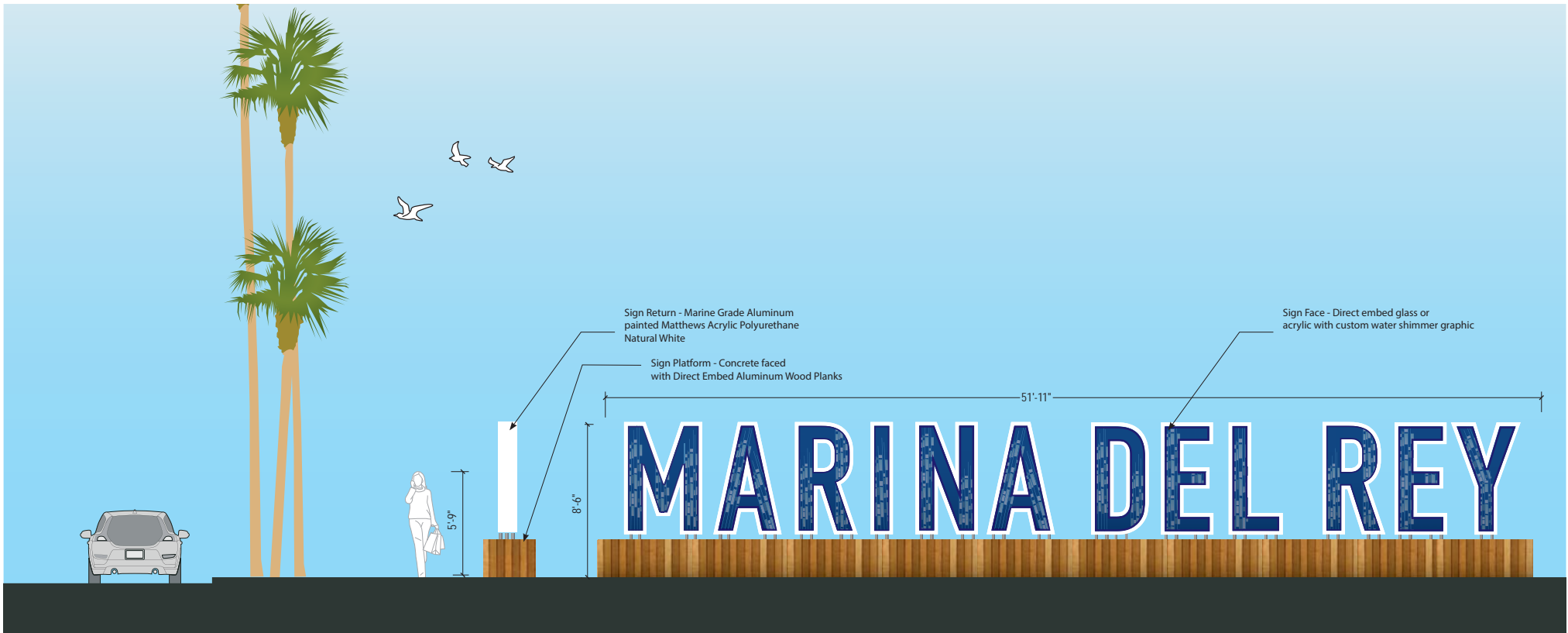
NON-WOOD OPTIONS

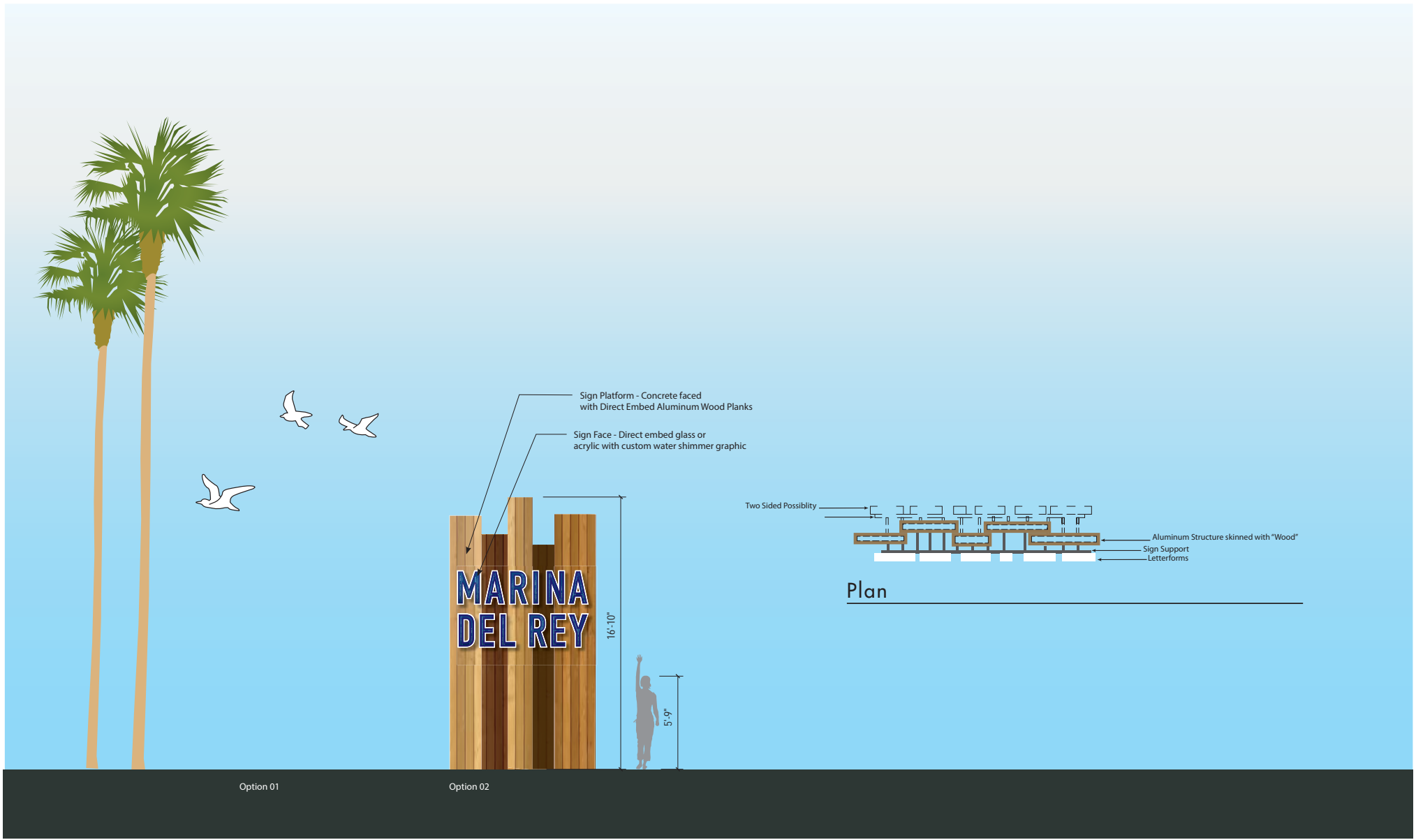


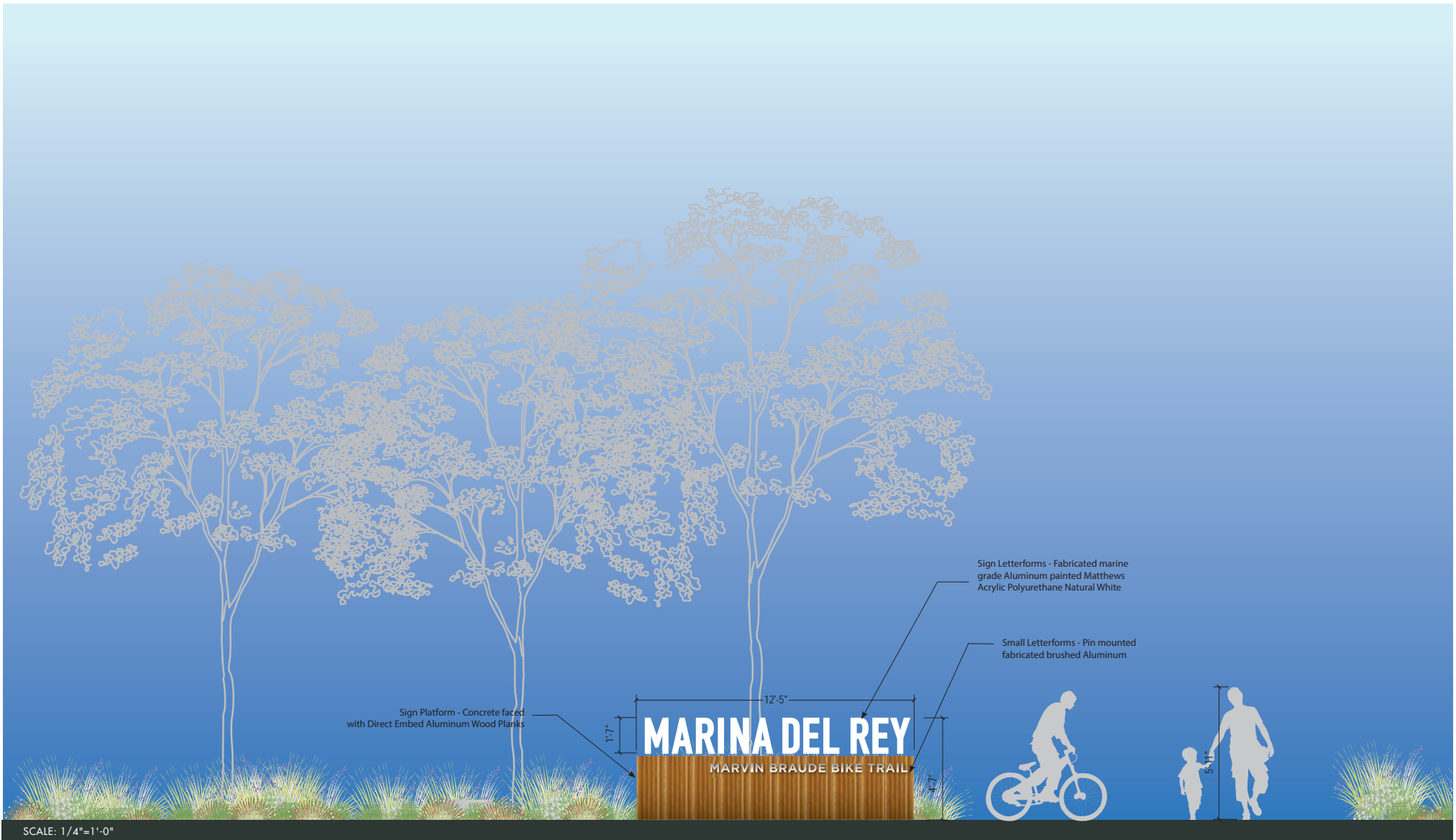
DIRECT EMBED ALUMINUM



DIRECT EMBED GLASS OR ACRYLIC









10' X 5' Letterforms
Fabricated from
Marine Grade Aluminum
Painted White
Acrylic Polyurethane



GATEWAY PARKS

Gateway Parks

OVERVIEW

Two Gateway Parks were identified:

Fiji Gateway Park (Parcel 51) - An existing 0.5-acre open space area located at the southwest corner of Fiji Way and Lincoln Boulevard

Via Marina Gateway Park (Parcel LLS) - An existing 0.25-acre parking lot located at the southwest corner of Washington Boulevard and Via Marina

Improvements at both sites will include new landscape designs that complement the entrance gateways into the Marina. These landscape projects provide the opportunity to create dramatic and impactful landscape statements at the Marina's major entries. Gateway elements incorporate natural elements and create opportunities for engaging people. Two (2) conceptual designs were created for each parcel and are on the following pages.

The Fiji Gateway Park is a corner park that currently does not have connecting sidewalks on Lincoln Avenue or on Fiji Way. A crosswalk that connects to the sidewalk on the westbound side of Fiji Way is the sole connection to this parcel. A passive resting area for cyclist and pedestrians was considered in this site as well as Gateway and public art features that are compatible with the surrounding context. Gateway features and all the design elements are sensitive to the wildlife habitat in the Marina, especially the adjacent Ballona Wetlands natural area.

Plantings are to be drought-tolerant, non-invasive, mostly California natives and other compatible plantings. The new plantings are compatible with the adjacent Ballona Wetlands wildlife habitat in accordance with the "Conservation Management Plan for Marina del Rey" by Hamilton, R.A., D.S. Cooper, 2010.

Via Marina Gateway Park is a corner park that currently has gateway wayfinding elements and a surface parking lot with limited landscaping. The landscape and site design should ensure that a seating area is provided for pedestrians and cyclists and remain visually open for safety. There was a desire to integrate the new landscape with the existing corner park located across the street on the southeast corner of Via Marina and Washington Boulevard. Semi-arid, drought-tolerant plantings are to be used that require limited water and maintenance. In addition, contemporary uses of plants in simple masses and of interesting textures and colors were explored.

The possibility of a future Metro Bikeshare station on this site, with dimensions of 50' long by 6.5' wide was studied and incorporated into the conceptual design.



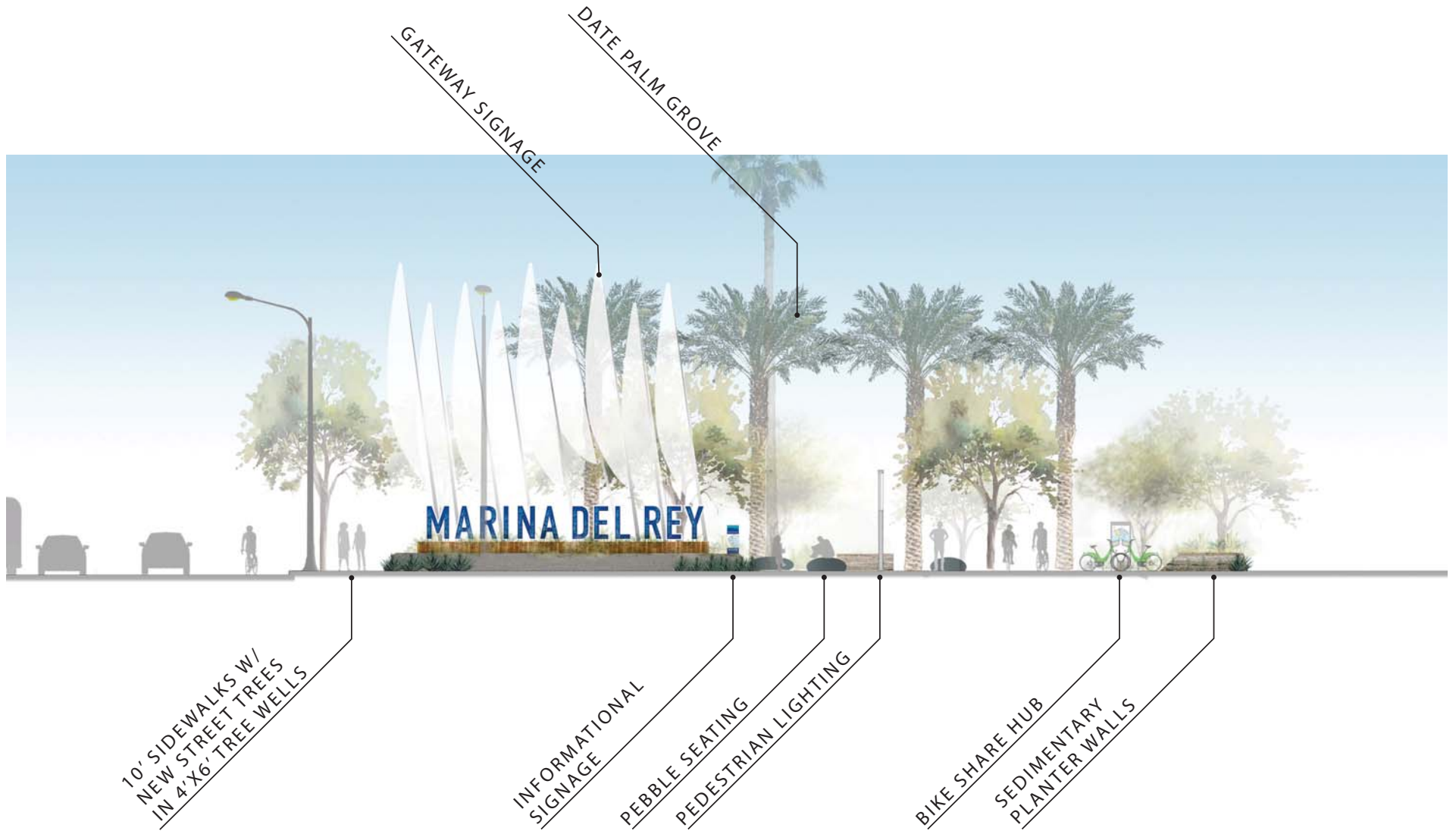
FIJI WAY/LINCOLN BLVD LOCATION- PARCEL 51



VIA MARINA/ WASHINGTON BLVD LOCATION- PARCEL LLS







10' SIDEWALKS W/
NEW STREET TREES
IN 4'X6' TREE WELLS

INFORMATIONAL
SIGNAGE

PEBBLE SEATING
PEDESTRIAN LIGHTING

BIKE SHARE HUB
SEDIMENTARY
PLANTER WALLS





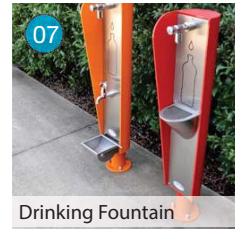
Lithocrete Sedimentary Wall



Tactile Water Feature



Gateway Signage



Drinking Fountain



Café Kiosk Staging Area



Pebble Bench



Decomposed Granite Gathering Space



LandscapeForms "Trio" Pedestrian Lighting



Bike Fix-it Station



Integral Color Concrete Accent



"Trio" Bollard Lights



Bioswale Planting



Bike Share Station

The vision is to create a peaceful, sustainable landscape that brings a positive connection between the built and planted environment, and encourage users to be in and enjoy the new Gateway Park. Designed with predominately native and water-wise drought-tolerant plants, the landscape setting reflects the Department's environmental awareness to work within our unique climate.

California adapted species are emphasized in the planting plan to help preserve our limited water. The focus is to minimize maintenance and eliminate use of chemicals while providing beauty and aesthetic quality to the Via Marina Gateway Park landscape.



PHOENIX dactylifera (Date Palm, It has a large blue-green coloration of the pinnate leaves which are typically 18-20 feet long, and a very tall, ornamental 'woven' trunk look to it. It can grow up to about 80 feet of trunk and it loves hot, dry climates.



CERCIDIUM 'Desert Museum' (This thornless hybrid makes a fine, upright shade tree. Large yellow blossoms give a dazzling display of color in the spring, lasting longer than any other in the species. May re-bloom in summer if given supplemental water. After the foliage falls, the trunk and stems remain green, providing year-round interest. Produces very few seedpods.)



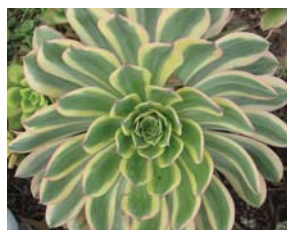
TABEBUIA impetiginosa (Pink Trumpet Tree, It loses its leaves in the winter and then the flowers emerge soon after that. Plant in a sunny spot and give it an occasional soaking through the hotter months. Very little trimming is needed, only for looks or shape.)



GEUJERA parviflora (Australian Willow, an evergreen tree, typically growing 30 to 35 feet tall and 20 feet wide. It has an upright, oval silhouette and rough dark gray bark. The weeping habit characteristic, combined with the thin, narrow, three to six-inch-long, aromatic olive-green leaves that droop from the branches, gives the tree much the same effect as a Weeping Willow. Short panicles of small, creamy-white flowers that appear in early spring and sometimes again in early fall are not very showy and have a mild musky odor. Plant in full sun and irrigate occasionally to little.)



ACHILLEA millifolium (Yarrow, This rhizomic, mat-forming and aggressive perennial grows to 2 feet tall and wide with ferny, finely-textured, green foliage.)



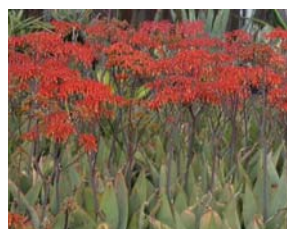
AEONIUM spp. (Aeonium, evergreen succulent, 2 feet by 1-2 feet wide, tolerates sun and shade conditions, water occasionally to infrequently)



AGAVE spp.(Agave, succulent with rosettes of a few wide green or green-blue pliable leaves, full sun to light shade in well-drained soil and irrigate little to regularly.)



ALOE spp.(Aloe, succulent with rosettes of a few flat broad pale gray-green leaves, flowering winter through spring, full sun to light shade in well-drained soil and irrigate little to regularly.)



ALOE striata (Coral Aloe, succulent to about 18 inches tall by 2 feet wide with rosettes of a few flat broad pale gray-green leaves, full sun to light shade in well-drained soil and irrigate little to regularly.)



ARCTOSTAPHYLOS spp. (Manzanita, California native evergreen shrub, ranging in size from creepers to full-size shrubs to small trees with waxy, bell-like flowers and fruit, drought tolerant once established)



BACCHARIS pilularis 'Pigeon Point' (Pigeon Point Coyote Brush, Adaptable and dependable low growing form of the native coyote bush. Forms a mound of bright green leaves with an undulating habit 2 ft. tall and 6-8 ft. wide. Extremely drought tolerant along the coast.)



CALLISTEMON citrinus 'Little John' (Dwarf Bottlebrush, evergreen small shrub that forms a 3 foot high and 3 foot wide rounded mound with narrow 3 inch long bluish gray-green leaves and has flowers of blood-red bristle-like stamens that appear throughout the year, full sun to light shade, drought



CALYOPHUS berlandieri (Sundrops, evergreen, low-growing woody-based perennial (technically a subshrub) that grows to 1 foot tall and spreads to nearly 3 feet wide with dark green narrow fine-textured foliage and bright yellow 1 to 2 inch wide flowers in spring and early summer, low water)



CHONDROPETALUM tectorum (Small Cape Rush, clumping form with 2-3 foot tall dark green unbranched stems, low water use)



DIANELLA revoluta 'Little Rev' (Little Rev Flax Lily, compact clumping rhizomatous evergreen perennial growing to 2-3 feet tall and spreading, full sun to moderate shade in most any well-draining soil and irrigate regularly to only occasionally once established)



FESTUCA mairei (Atlas Fescue, evergreen, clumping grass that forms fountain-like mounds to 18 to 24 inches tall and wide with yellowish gray-green foliage, full sun or part shade in a well-drained soil with occasional to regular irrigation)



HESPERALOE parviflora (Red Yucca, stemless succulent with clumps of arching and spreading grass-like foliage to 3 to 4 feet tall. Very drought tolerant and tough.)



LANTANA x 'New Gold' (New Gold Lantana, evergreen, trailing growth is excellent for use as groundcover, Moderate grower to 12 to 15 in. tall, 18 to 24 in. wide, once established, needs only occasional watering)



LOMANDRA longifolia 'Breeze' (Dwarf Mat Rush, evergreen perennial with narrow deep green strap-shaped leaves, full sun to moderate shade. It is drought tolerant once established but can also tolerate regular irrigation or even wet soils)



MUHLENBERGIA rigens (Deergrass, California native forms dense, tight clumps of narrow bright green leaves to 3 feet tall, tolerates moist to dry conditions)



MYOPORUM parvifolium 'Putah Creek' (Creeping Myoporum, fast growing plant to 2 feet tall and will spread up to 15 feet. It has bright green leaves held close to the stem and small white flowers in summer. Plant in full sun to light shade. Irrigate regularly to occasionally.)



PHORMIUM tenax 'Jack Spratt' (Jack Spratt New Zealand Flax, clumps of burgundy-bronze sword-like leaves, can tolerate fairly dry conditions, sun or shade conditions)



ROSMARINUS officinalis 'Roman Beauty' (Roman Beauty Rosemary, evergreen shrub that grows to 24 inches tall with arching stems with aromatic foliage. Once established needs only occasional water. Plant in full sun to light shade)



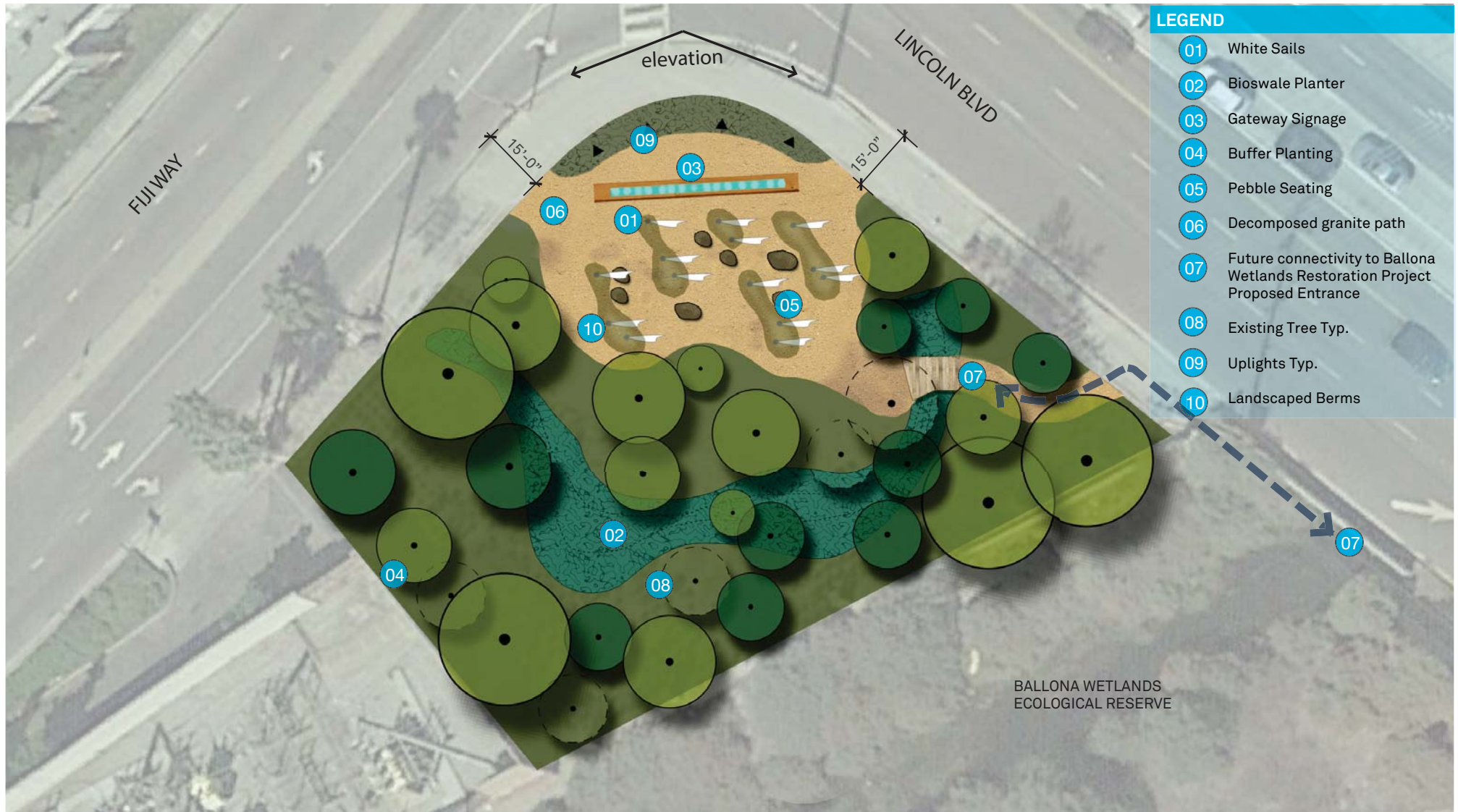
SENECIO mandraliscae (Blue Chalksticks, succulent that grows to 12 to 18 inches tall with 3 to 4 inch long blue gray pencil-like fleshy leaves. Forms a dense mat with leaves angled upward from the ground, Drought tolerant but tolerates regular irrigation. Plant in full sun to light shade)



WESTRINGIA fruticosa 'Morning Light' (Morning Light Coast Rosemary, An evergreen subshrub with a mounding habit 2 to 3 feet wide with cream colored variegation and green foliage and clusters of white flowers in spring, full to part sun, low water needs)



PRUNUS ilicifolium (Holly-leaf Cherry, an evergreen shrub to tree, average 14 ft. high and in the fall is very showy, covered with large red cherries. The leaves are holly-like and native to the California coast ranges from Mexico north to above San Francisco Bay. Prunus ilicifolia likes full sun, has low water requirements after established, and needs good drainage.)







Due to the close proximity of the Ballona Creek wetlands, the plant palette of this park should be sensitive to the indigenous plants of the Ballona Creek area. Following the "Conservation Management Plan for Marina del Rey" and the planned restoration of the Ballona Wetlands Ecological Reserve we have an opportunity to re-introduce some of the historically native flora of the area. A California native plant palette will offer a vibrant landscape background to the gateway park, provide habitat restoration and create a holistic relationship to this important resource adjacent to the Fiji Gateway Park.



HETEROMELES arbutifolia (Toyon) - A native evergreen shrub 10 feet tall and 8 feet wide but can become taller and wider and trained into small trees. It has leathery 2-4 inch long oblong leaves and many small white mildly fragrant flowers in late spring to early summer that produce bright red pea sized berries in the winter.



SALIX lasiolepis (Arroyo Willow), A short-lived, fast-growing multi-stemmed shrub or small tree growing 10-30 feet. with smooth bark and yellowish to dark brown twigs.)



PRUNUS ilicifolia (Hollyleaf Cherry), Large evergreen native shrub 10 - 25 feet tall and wide. Often used for background or screen plantings. Glossy holly-like leaves with showy displays of creamy white flowers in narrow spikes late spring to early summer.)



UMBELLULARIA californica (California Bay Tree) - A shrubby tree that usually develops multiple trunks and slowly grows to 30 to 40 feet tall. It has aromatic medium green, narrow, pointed leaves and small yellow-green flowers held in umbels that appear in later winter to early spring.



PLATANUS racemosa (Western Sycamore) - A fast-growing deciduous tree to 40-80' tall x 30-50' wide with age, often seen with multiple leaning trunks and large, twisting branches that create a majestic, naturally sculptured appearance. This handsome, vigorous-growing variety features large, maple-like bright-green leaves that turn shades of pale-orange and dusty-brown in the fall.



WASHINGTONIA filifera (California Fan Palm) - The only palm native to the Western United States. It is primarily found in desert riparian habitats that are mostly spring fed or stream fed. It measures 60' tall and 20' wide. The fronds measure 10-13' in length. Trees can live anywhere from 80 to 250 years.



ARTEMISIA californica (California Sagebrush, A evergreen subshrub that grows to 3 to 4 feet tall with finely divided light gray-green leaves that have 1 to 2 inch long threadlike lobes. Little or no irrigation is required once established.)



BACCHARIS pilularis 'Pigeon Point' (Pigeon Point Coyote Brush, Adaptable and dependable low growing form of the native coyote bush. Forms a mound of bright green leaves with an undulating habit 2 ft. tall and 6-8 ft. wide. Extremely drought tolerant along the coast.)



DUDLEYA lanceolata (Lanceleaf Liveforever, This dudleya has fleshy, pointed leaves of variable shape and size, from a basal rosette of flat, spade-shaped leaves to bunches of longer, thicker leaves. It is generally 1 foot tall and wide.)



ENCELIA californica 'Paleo Yellow' (California Bush Sunflower, A fast growing semi-evergreen bushy subshrub that grows to 3 to 4 feet tall, spreading up to 5 feet wide. It has medium green ovate leaves with slightly serrated margins and 2 inch wide daisy-like composite inflorescences, in late winter and spring.)



ELYMUS condensatus 'Canyon Prince' (Canyon Prince Wild Rye, medium-sized powdery gray-blue rhizomatous evergreen grass, grows 2-3 feet tall in a drier location, larger, up to 5 feet tall, if given regular watering. The erect flower stalks rise 1-2 feet above the foliage in late summer.)



GRINDELIA camporum (Great Valley Gumweed, A fast growing, hardy, super drought tolerant, evergreen shrub 1-3 feet tall that will grow to 4 feet with water, this plant produces abundant 2-inch wide, bright yellow daisy-like blooms from spring well into summer.



HESPEROYUCCA whipplei (Our Lord's Candle, a stemless plant with a rosette of many thin leaves, on the order of 2 to 2 1/2 feet long. The leaf color varies from green to blue-green. The flower stalk is up to 10 feet tall.)



MALACOTHAMNUS fasciculatus 'Casitas' (Chaparral Bushmallow, Fast growing shrub recommended for informal hedge. Beautiful small holly-hock like flowers.)



RHUS integrifolia (Lemonadeberry, Great for slopes or hedge. Nearly indestructible once established. Fruit is sour just like lemons. It is 3.3–26.2 feet in height, with a sprawling form



SALVIA apiana (White Sage, a five foot evergreen perennial. The flowers emerge in summer and are white with a little lavender. It likes sunny dry slopes, almost gravelly soil and no extra water after first year.)



STIPA pulchra (Purple needlegrass, grows 3.3 feet tall and 1.5 feet wide. The extensive root system can reach 20 feet deep into the soil, making the grass more tolerant of drought.)

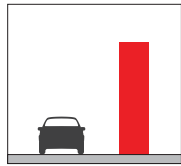


VERBENA lasiostachys (California Vervain, grow to 2-3 ft. tall and be covered with small blue verbena flowers. Native to most of California to Oregon. It tolerates sand, clay, no drainage and seasonal flooding.)

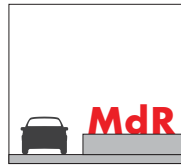
SIGNAGE

Summary of Sign Types

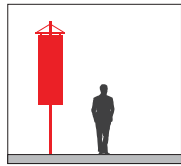
Identification Signs



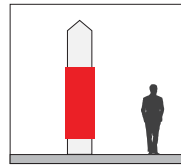
A1 ENTRY GATEWAY - FREESTANDING



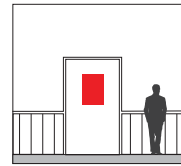
A2 SCULPTURAL GATEWAY



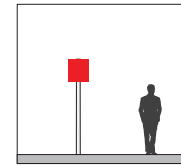
A5 MOLE ROAD IDENTITY



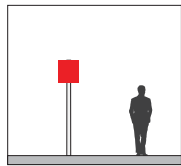
A6 DOCK IDENTITY - BOATER



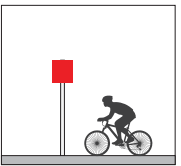
A7 DOCK IDENTITY - PEDESTRIAN



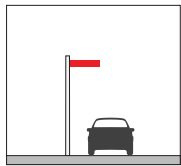
A8 PROMENADE IDENTITY



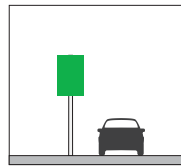
A9 WATER TAXI IDENTITY



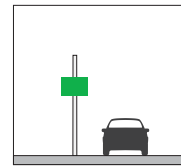
A10 BIKE PATH IDENTITY



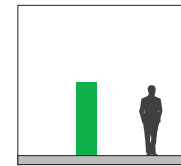
A11 STREET IDENTITY



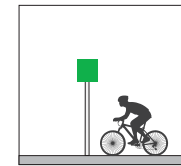
B1 VEHICLE DIRECTION



B2 VEHICLE DIRECTION - COASTAL ACCESS



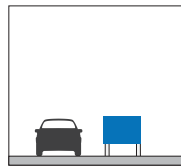
B3 PEDESTRIAN DIRECTION



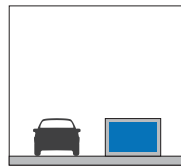
B4 BIKE PATH DIRECTION

Direction Signs

Information Signs

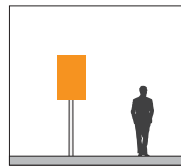


C1 PARKING INFORMATION

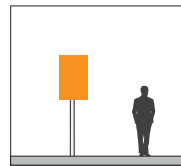


C2 VISITOR INFORMATION (DIGITAL)

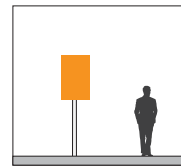
Regulation Signs



D1 BEACH REGULATIONS

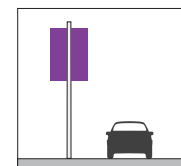


D2 PARK REGULATIONS

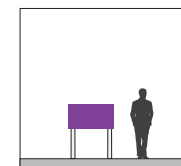


D3 PUBLIC AREA REGULATIONS

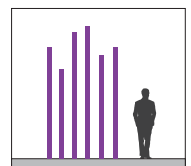
Amenities



E1 BANNERS

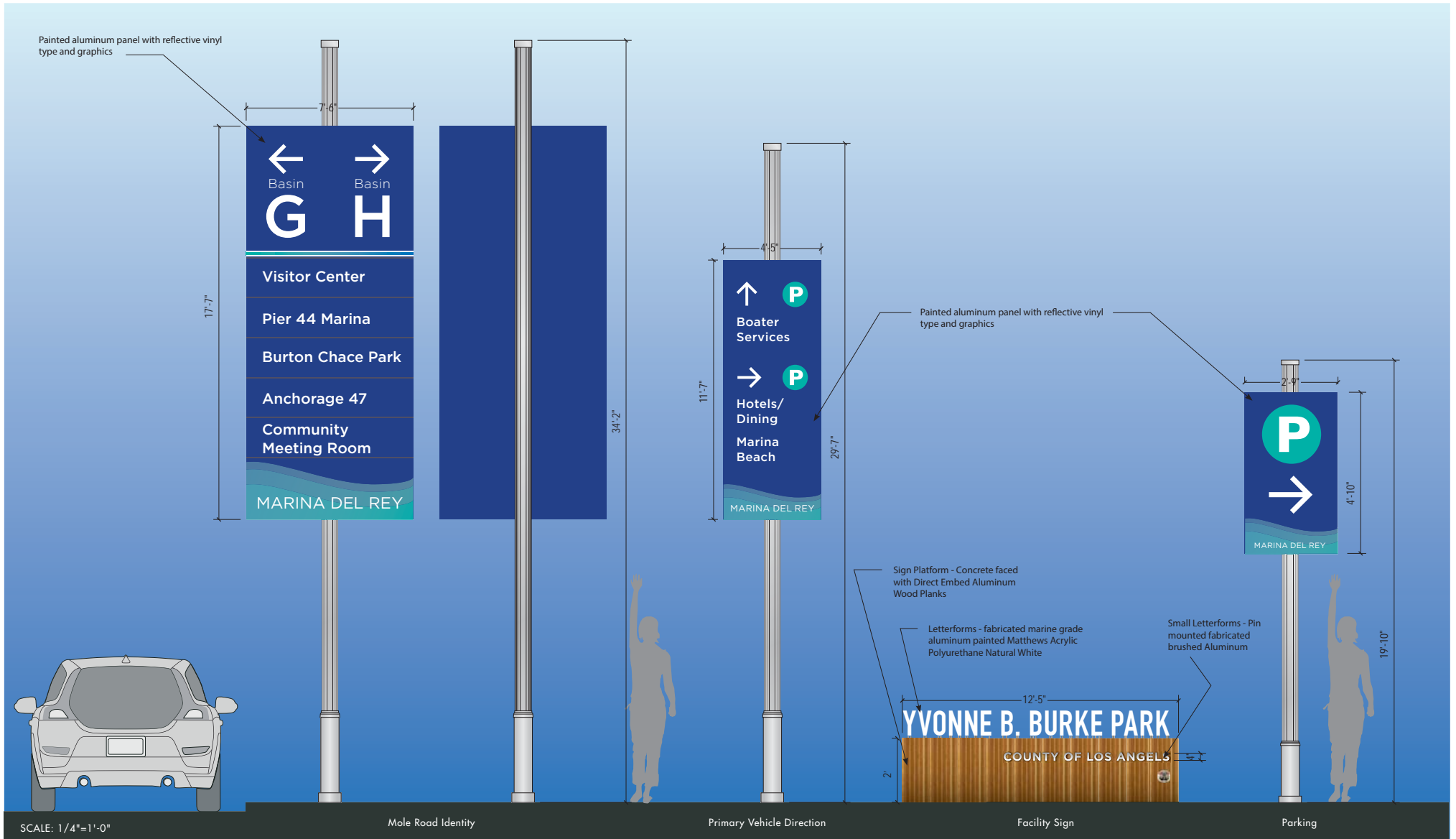


E2 INTERPRETIVE SIGN



E3 SCULPTURE

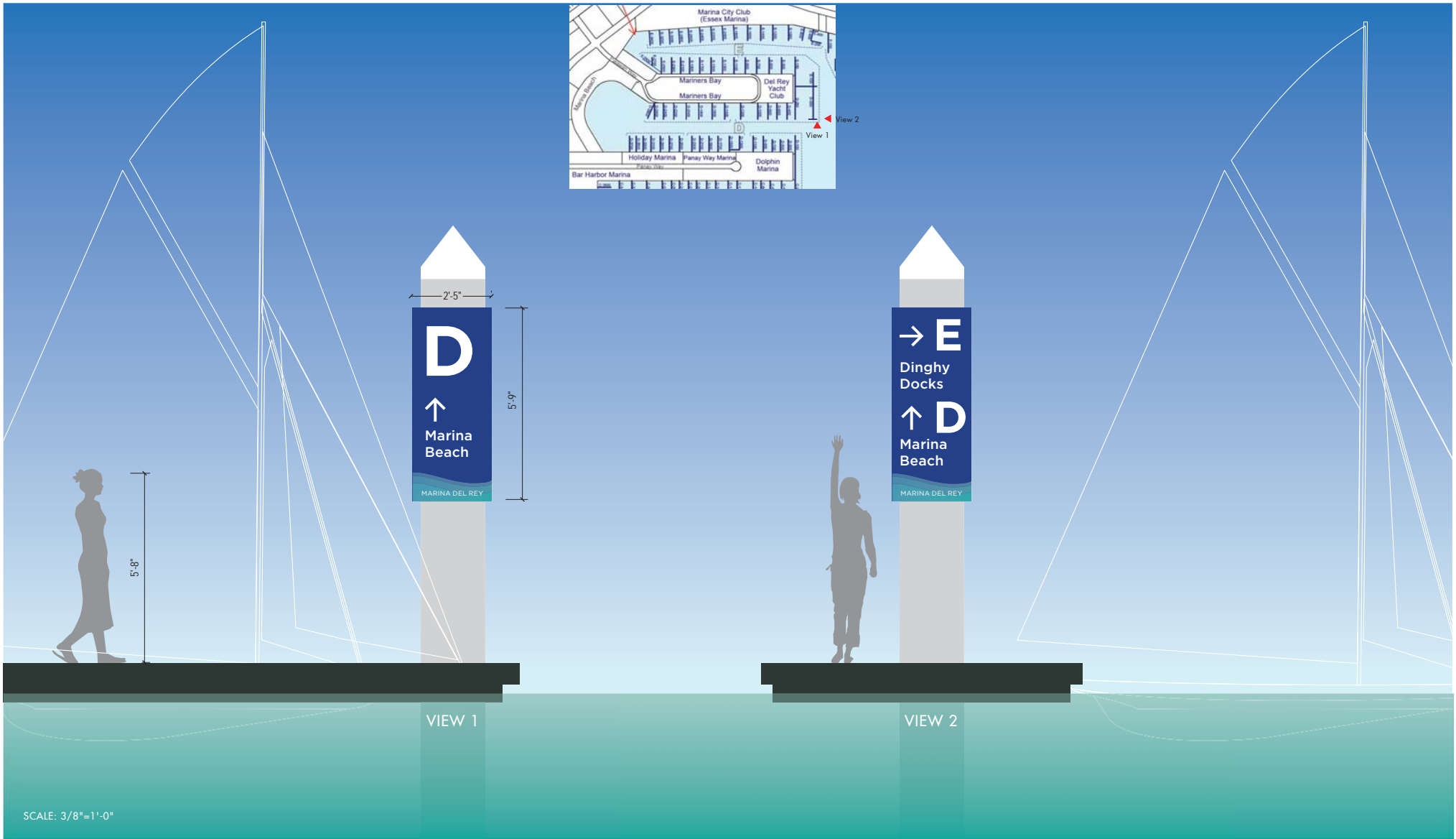
● IDENTIFICATION ● DIRECTION ● INFORMATION ● REGULATION ● AMENITY















Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

December 14, 2017

TO: Design Control Board

FROM:  Gary Jones, Director

SUBJECT: ITEM 5B – Design Control Board Annual Report

Item 5B on your agenda is the 2017 Design Control Board Annual Report. The report is prepared subject to the standards of the Los Angeles County Commission Manual and will be submitted to the Board of Supervisors following your Board's approval.

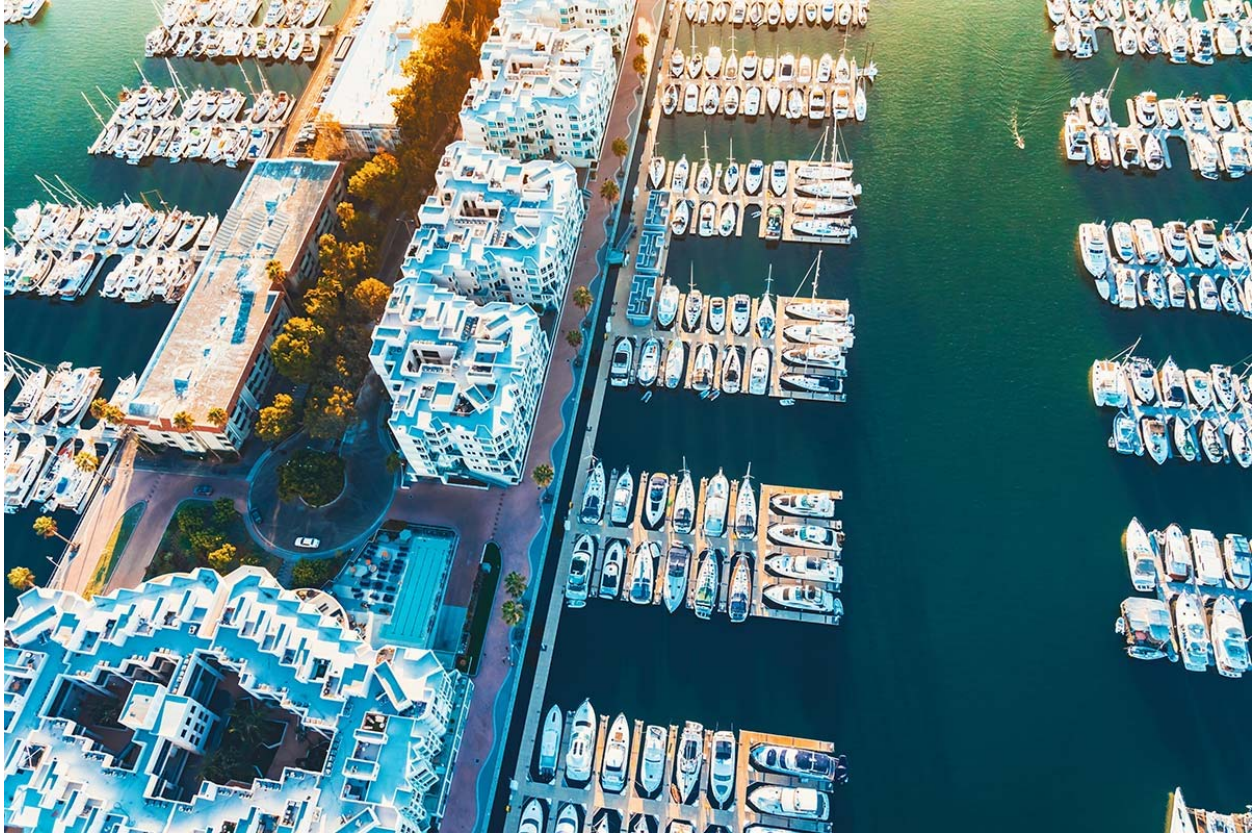
Staff recommends APPROVAL of the Design Control Board Annual Report.

GJ:BL:mw

Attachment (1)



Los Angeles County
Marina del Rey Design Control Board
2017 Annual Report



January – December 2017

13837 Fiji Way
Marina del Rey, CA 90292
(424) 526-7777

<http://beaches.lacounty.gov/design-control-board>

First District (Solis)

Helena Jubany, FAIA (Vice-chair)

Second District (Ridley-Thomas)

Jerome Stanley

Third District (Kuehl)

Simon Pastucha

Fourth District (Hahn)

Vacant

Fifth District (Barger)

Tony K. Wong, P.E.

Mission Statement

The mission of the Marina del Rey Design Control Board (DCB) is to ensure that all new improvements and developments in Marina del Rey maintain a high quality of design that complements the water and boating, distinguishes the Marina as a premier waterfront visitor-serving destination, improves the perception of the Marina as a functioning harbor, embraces the right of the public to enjoy this recreational resource, and enhances opportunities for boating and recreation in the Marina.

Design Control Board Authority

The Design Control Board (DCB) reviews all projects that involve exterior modifications or improvements to properties in Marina del Rey. This includes new development, renovations, repainting, signage, landscaping, and other related activities. The DCB reviews a project's site planning, architecture, landscaping, hardscape, and signage to ensure that Marina del Rey is maintained as a desirable location for County residents and visitors alike. Maintaining the Marina supports the County's Strategic Plan Goal III under Strategy III.3.2: Manage and Maximize County Assets. Marina del Rey is owned and overseen by the County, and the DCB's oversight protects the County's asset by enforcing architectural and design standards.

The responsibilities of the DCB are to: (a) review and approve the architectural design and landscaping of improvements to be constructed in Marina del Rey; (b) advise the Department of Beaches and Harbors (Department) concerning the implementation of architectural design regulations and policies and related matters; and (c) perform such other duties as may be requested by the Board.

Makeup of the Design Control Board

The Design Control Board is made up of five members, each of whom is selected by a member of the Board of Supervisors (BOS) and appointed by the full BOS. The DCB is composed of two architects, one landscape architect, one land developer, and one member in the field of business management. Currently, the board is lacking an architect and a landscape architect from its membership.

Historical Background

On February 23, 1960, the Board of Supervisors (BOS) adopted an order appointing the DCB "to assure conformity on the part of successful bidders who may construct improvements within the Small Craft Harbor." This was followed in 1961 with the Board of Supervisors approving and adopting the original "Specifications and Minimum Standards of Architectural Treatment and Construction for Marina del Rey." In this document, the DCB was defined as "the Board appointed by the Board of Supervisors to review and approve the architectural design and arrangement of facilities constructed in Marina del Rey." That document was revised in 1971, and remains in use to this day. Today the DCB reviews projects based on the parameters established in the 2012 Marina del Rey Local Coastal Program and the 2016 Marina del Rey Design Guidelines.

The DCB has reviewed all projects that occurred in the Marina since 1961, when the harbor was first constructed. Some of the recent projects reviewed by the DCB include various apartment and hotel renovation and redevelopment projects. The DCB also reviewed park and public facility improvements conducted by the Department, such as Marina Beach, the Visitors Center, Burke Park, and the Boathouse. Other notable projects reviewed and approved over the last two years include:

- The “Marina del Rey Design Guidelines,” which provide guidance and standards for renovation and new development proposals.
- The development of Pier 44, a new, ground-up waterfront shopping center and boater-focused development.
- The Wetland Park restoration project, which will restore a degraded wetland, add public walking paths and observation areas, and provide educational signage to aid the public in enjoying this ecological resource.

Annual Work Plan

The DCB’s objective for the coming year is to continue to review architectural design and landscaping improvement projects for Marina del Rey properties. The DCB will continue to have scheduled monthly meetings to provide timely project reviews for applicants.

Prior Year Accomplishment

The DCB held nine (9) meetings from January to December 2017. Each meeting held was attended by three board members. During this period, the DCB reviewed and made recommendations on 21 improvement projects, including signage, landscaping, and building renovations. For example, the DCB recommended approval of several landscaping and public promenade improvements to enhance the access to and enjoyment of the Marina del Rey waterfront area. Additionally, the Board approved numerous new façade improvements and signage requests from new commercial tenants.

Ongoing Long-Term Projects

The DCB will continue to review the Marina del Rey Signage and Gateways Master Plan, which aims to replace all County gateways and signage within the Marina to help create a better sense of place for the community.



Caring for Your Coast

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John Kelly
Deputy Director

Brock Ladewig
Deputy Director

December 14, 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 November 2017 report, one temporary sign permit was issued by the Department.

1. The Marina del Rey Holiday Boat Parade was permitted the following temporary signage for the event that took place in Marina del Rey on December 9, 2017, as follows:
 - a. Seven (7) vinyl banners measuring 2' wide by 6' long, consisting of a small graphic next to text that reads "Marina del Rey, Holiday Boat Parade, 2nd Saturday of December, www.mdrboatparade.org."
 - b. One (1) banner placed at each of the following locations.
 - i. The Visitors Center (Parcel 49M)
 - ii. Harold L. Edgington Park (Park in front of Marina Beach, Parcel JS)
 - iii. Fuel Dock (Parcel 1)
 - iv. Pier 44 (Parcel 44)
 - v. Fisherman's Village (Parcel 56/W)
 - vi. Fiji Gateway Park (Corner of Fiji and Admiralty, Parcel 51)
 - vii. Aubrey E. Austin Park (Parcel BR)

The temporary banners and signs were permitted from November 22 through December 10, 2017.

GJ:BL:mw





Caring for Your Coast

• • •
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

December 14, 2017

TO: Design Control Board

FROM: 
Gary Jones, Director

SUBJECT: **ITEM 6B - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On November 7, 2017, the Board of Supervisors approved a request for the Sheriff, in coordination with Beaches and Harbors, to conduct a security evaluation of bike paths, walking trails, and promenades under the County's jurisdiction to ensure the safety of pedestrians and bicyclists using them.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the November 2017 Regional Planning Commission agendas. On December 19th, the Hearing Officer will be reviewing a Conditional Use Permit for the continued use of a wireless telecommunications facility at the Marina Medical Building (Parcel 75).

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the November 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

The July and October 2017 Small Craft Harbor Commission minutes are attached.

REDEVELOPMENT PROJECT STATUS REPORT

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

MARINA DEL REY SIGNAGE AND GATEWAYS MASTER PLAN

The Signage and Gateways Master Plan concept design is being presented to the DCB. Once approved, staff will submit a Coastal Development Permit application to the Department of Regional Planning.

GJ:BL:kn

Attachments (3)

SMALL CRAFT HARBOR COMMISSION MINUTES

July 12, 2017

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

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

County: Christina Angeles, County Counsel

Item 1- Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 10:11 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Deputy Sheriff Barrios.

Chair Rifkin introduced the newly appointed Commissioner, Richard Montgomery, who was appointed by Supervisor Janice Hahn.

Richard Montgomery introduced himself and gave a brief overview of his career and mentioned that he resides in Manhattan Beach.

Steve Penn asked County Counsel for direction regarding the Commissioners voting on the May 10th meeting minutes.

Christina Angeles replied that the Commissioners could vote on the May 10th meeting minutes.

Chair Rifkin stated that he was uncomfortable voting on the May 10th meeting minutes as he was the only Commissioner present from that meeting. Chair Rifkin requested to postpone the voting until the following meeting.

Item 2- Approval of Minutes

Chair Rifkin requested to continue the approval of May 10, 2017 meeting minutes to the following meeting.

Motion to approve June 14, 2017, Meeting Minutes by Commissioner Alfieri, seconded by Commissioner Rifkin, approved.

Ayes: 2 – Chair Rifkin and Mr. Alfieri

Abstained: 1- Mr. Montgomery

Item 3 – Communication from the Public

Captain Alex Bailan expressed concern about vacation rentals and illegal chartering in the Marina.

Elliot Zimmerman spoke about boat chartering and requested that the Commissioners examine the ground leases' language to determine whether or not boat chartering is permissible.

Peter Beale spoke about the Wayfarer development and requested an update on the project's status.

Bob Atkins spoke about the benefits of chartering in the Marina and requested that the requirements of becoming a legal charter be published on DBH's website.

Denise George spoke about her role at Blue Pacific Boating, and expressed concern about the short-term solution at Anchorage 47. She requested assistance in finding a permanent home for her business.

Chair Rifkin asked staff for a status report on the charter boat issues.

Steve Penn replied that the topic of boat chartering has many areas of focus, and that DBH has been working on addressing these concerns. For instance, in the May 2017 meeting, there was a joint presentation by the Sheriff's Department, Coast Guard, and DBH which addressed the enforcement mechanism used by the three agencies, along with their collaboration in tackling illegal charters. In the June 2017 meeting, there was a presentation on "how to legalize illegal charters". He also mentioned that this item has been placed under item 8 "Staff Reports" for regular updates.

Mr. Montgomery inquired about the Wayfarer project construction as it relates to the boat slips.

Steve Penn replied that some of the empty slips may not be available because they are reserved for the relocation of the existing tenants to allow the project to move to the next phase of construction. He added that individuals in need of finding slips are encouraged to ask DBH for assistance.

Chair Rifkin asked staff if they could provide assistance to Denise George.

Steve Penn replied affirmatively.

Mr. Alfieri requested that the County's policies regarding boat chartering be published on the website.

Steve Penn explained that there is a list of legal boat charters under the "Ongoing Activities Report," and added that Michael Rodriguez gave a detailed presentation on steps to becoming a legal boat charter at a previous meeting. He also stated that said information will be published on the Department's website.

Item 4 – Communication with the Commissioners

None

Item 5a – Marina Sheriff

Deputy Sheriff Barrios presented the crime statistics and liveaboard report.

Item 5b – MdR and Beach Special Events

Carol Baker reported on the Fourth of July event and the traffic control issues. She mentioned the Farmers' Market was relocated back to its original home, the Summer Concert series began with the Opera at the Shores production, and announced the huge upcoming R&B concert.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 is currently below 4% vacancy. He also reported that the dry storage at pier 77 is full and has a waitlist, and the mast-up storage has 59 spaces available. He also added that the dinghy storage is completely full.

Item 6a – The Parcel 43 New Dock Extension into Channel Update

Michael Tripp provided the report.

Elliott Zimmerman stated that the diagram displayed at this presentation is not the same diagram displayed at the developer's site and expressed concern about the project.

Peter Beale followed-up on his suggestion at the last meeting about paddle boarding lanes in Basin D.

Bob Atkins inquired about the amount of commercial slips available in the Marina and spoke about the importance for a solution to legalizing boat charters.

Mr. Alfieri inquired about the Parcel 43's diagram display and the County's awareness of the difference between the two.

Michael Tripp replied that he had not been in the office to see their display; however, the display shown on the presentation is what has been approved by the California Coastal Commission and the County's Department of Regional Planning.

Chair Rifkin asked if the Commissioners could revisit the plans in terms of additional policy.

Michael Tripp replied that it's not possible because the permits have been issued and the project is already underway.

Mr. Montgomery asked how many slips are under construction and which are commercial and non-commercial.

Michael Tripp replied that 301 slips are under construction and that staff would have to further research how many of them are commercial.

Steve Penn replied that staff will research the particular leases to see if commercial uses are allowed.

Mr. Alfieri requested a breakdown of the 301 slips into a size category report.

Michael Tripp stated that the report will be included in next month's meeting packet.

Chair Rifkin agreed with the idea of paddle boarding lane designation; however, it seemed too late to amend the construction plan.

Michael Tripp stated that the proposed paddle boarding lane designation is for basin D, not the construction project, which is something that can be further discussed with the U.S. Coast Guard and the Harbor Patrol.

Item 7a – Consent to Assignment of Leasehold Interests for Parcels 133 (Commodore Club) and 134 (Warehouse), and option for assignment of lease for Parcel 131 (Café del Rey)

Don Geisinger presented the staff report.

Mr. Montgomery inquired about the transfer fees.

Don Geisinger explained that there are no participation fee clauses in the current terms of the leases.

Chair Rifkin asked about Parcel 40T.

Don Geisinger replied that Parcel 40T is the library.

Motion to approve the endorsement of Consent to Assignment of Leasehold Interests for Parcels 133 (Commodore Club) and 134 (Warehouse), and option for assignment of lease for Parcel 131 (Café del Rey) by Commissioner Alfieri, seconded by Commissioner Rifkin, approved.

Ayes: 3 – Chair Rifkin, Mr. Alfieri and Mr. Montgomery

Item 8 – Staff Reports

Steve Penn provided the staff report and announced that the updated legal boat chartering list has been published on DBH's and the Marina del Rey Convention and Visitors Bureau's website, as requested by the Commission.

Bob Atkins requested an ongoing agenda item regarding boat chartering to cover a wide range of issues and spoke about the importance of allowing boat chartering in the Marina.

Peter Beale stated that the slip vacancy report is inaccurate, spoke about the Wayfarer project and requested that DBH inform the public of any changes, and requested feedback on the issues brought forth by the members of the public.

Elliot Zimmerman suggested having a way for local mariner's to forward information to DBH staff that would help them pursue illegal operators.

Captain Alex Bailan gave a brief description of how to become a legal boat charter.

Chair Rifkin requested that staff provide a response to the issues brought forth by the members of the public such as the charter issues and traffic issues in the channels.

Adjournment

Chair Rifkin adjourned the meeting at 11:32 a.m.

SMALL CRAFT HARBOR COMMISSION MINUTES

October 11, 2017

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

Department of Beaches and Harbors (DBH): Gary Jones, Director; Brock Ladewig, Deputy Director; Steve Penn, Asset Management Division Chief; Amir Tadros, Sr. Real Property Agent; Mie Jones, Planning Specialist; Maral Tashjian, Planning Specialist

County: Amy Caves, County Counsel

Item 1- Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 10:04 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Steve Penn.

Item 2- Approval of Minutes

Motion to approve May 10, 2017, Meeting Minutes by Vice Chair Lumian, seconded by Chair Rifkin, approved.

Ayes: 3 – Chair Rifkin, Vice Chair Lumian and Mr. Alfieri

Abstained: 1- Mr. Montgomery

Motion to approve July 12, 2017, Meeting Minutes by Vice Chair Lumian, seconded by Chair Rifkin, approved.

Ayes: 4 – Chair Rifkin, Vice Chair Lumian, Mr. Alfieri, and Mr. Montgomery

Abstained: 0

Item 3 – Communication from the Public

Elliot Zimmerman spoke about his research into the ground leases and expressed concern for the future of his sailing school and charter boat business in Marina del Rey, as he believes that the ground leases prohibit commercial activity out of private docks.

Captain Alex Bailan thanked the Commissioners and the Department of Beaches & Harbors (DBH) staff for their efforts on the illegal boat charter issues.

Bob Atkins requested that DBH staff enforce the usage of Dock 55 by all charter operators and spoke about Treasurer-Tax Collector's (TTC) clarification that water taxi license is not required by bareboat charter operators.

Vice Chair Lumian expressed concern about Mr. Zimmerman's comments and suggested that sailing schools should be allowed to operate out of Marina del Rey.

Gary Jones replied that the topic of commercial boat chartering is complicated, and there are a number of reasons why it is not allowed in certain areas of the Marina. Some of the reasons include the already-executed ground leases, the land use designation which requires the compliance with County codes, and the main issue which is parking, specifically for larger operators. He stated that DBH staff will return with a full report which will include the contributions and presence of TTC. TTC and DBH staff are currently working on amendments to the existing County codes to clarify the regulatory requirements. He also stressed the importance of public safety and clarified that there will be some areas in the Marina that will continuously disallow commercial uses; however, Dock 55 is available for that reason.

Vice Chair Lumian agreed with the importance of public safety and added the other concern of public access. He requested a future agenda item on preserving public access and public safety programs.

Item 4 – Communication with the Commissioners

Mr. Richard Montgomery disclosed that he received e-mails and phone calls from Mr. Bob Atkins.

Vice Chair Lumian also disclosed that he received e-mails and a phone call from Mr. Bob Atkins. Vice Chair Lumian further discussed his work with the Annapolis Sailing School.

Chair Rifkin announced his reappointment by the Board of Supervisors as a member of the Small Craft Harbor Commission (SCHC).

Item 5a – Marina Sheriff

Deputy Sheriff Felmer presented the crime statistics and liveaboard report.

Item 5b – MdR and Beach Special Events

Carol Baker reported that DBH had a very successful summer program, and briefly spoke about the Free Ride and Beach Shuttle programs. She also announced the Halloween event, Winter Sailing Program, the Winter Snow Wonder event, and the New Year's Double Fireworks show.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47's vacancy has risen from 3.8% to 6.4%, which is mostly due to The BoatYard reopening some of its docks. He also reported that the dry storage at pier 77 is completely full, and mast-up storage has 48 spaces available.

Item 6a – None

Item 7a – Use of Palawan Office by the Parking Lot Management Services

Gary Jones presented the staff report.

Mr. Gary Pitts from Modern Parking, Inc. (MPI) stated that they are actively working on establishing a modular office space in the local area; however, the process is taking longer than expected. He anticipates vacating the Palawan office no later than December 31, 2017.

Vice Chair Lumain requested an evening vision meeting to discuss the potential future use of the Palawan office. He suggested inviting important boating groups who currently use Mother's Beach to the meeting.

Mr. Montgomery asked staff if the SCHC Commissioners typically review the contract for the Palawan office.

Gary Jones replied that the SCHC does not review the contract; however, said contract was reviewed by the Beach Commission before getting final Board approval a few months ago. He further explained that once MPI vacates the building, staff and consultants will complete an assessment of the building and that information will be provided to the Commissioners.

Item 7b – Marina Beach Redevelopment Project

Mie Joness presented the staff report.

Mr. Montgomery asked if solar panels were considered as a replacement of the roofs.

Mie Joness stated that according to the County's Green Building Code, they typically look into it as part of the scope; however, she was assigned the project after the design phase was already in progress, therefore she was uncertain whether it was considered or not.

Gary Jones replied that he discussed the possibility of using solar panels with DBH's deputy director, John Kelly, who oversees the Department's capital projects and he vaguely recalls several concerns being discussed regarding solar panels in that area. He further stated that he will make those concerns available to the Commission in the following meeting.

Chair Rifkin inquired if the Design Control Board provided feedback regarding the solar issue.

Gary Jones replied that he will research that topic and report back.

Item 8 – Staff Reports

Gary Jones provided the staff report.

Maral Tashjian provided the Water Quality Ordinances update.

Chair Rifkin inquired if staff was seeking the Commission's endorsement for this item.

Gary Jones replied that the ordinance is scheduled to be presented before the Board of Supervisors (BOS) in October. However, if the Commission preferred to take action on this item, then it can be revisited at the next SCHC meeting before it is presented to the Board.

Chair Rifkin and Vice Chair Lumian agreed that this item would be appropriate for the Commission to take action on.

Vice Chair Lumian inquired about the reasoning behind the hull cleaning ordinance, and if it was due to the TMDL targets.

Maral replied that one of the sources of copper in the water is from hull cleaning practices.

Mr. Alfieri inquired as to how staff intends to monitor this ordinance, once it is in effect.

Maral Tashjian replied that the ordinance requires hull cleaning BMP certification, which will be enforced through the existing commercial services ID process. In order to obtain said ID, the applicant must show proof of certification. The code requirements not only will apply to commercial hull cleaning vendors, but also boat owners who want to clean their own boats.

Mr. Montgomery asked County Counsel if there is any recourse regarding the non-responsiveness from Fisherman's Village lessee.

Amy Caves replied that under their existing lease they are not required to do anything, so therefor there is no recourse.

Gary Jones explained that this agenda item was requested by the Commissioners for regular updates, and currently there are no updates as the lessee has been pre-occupied with Parcel 44 construction. He also added that he has encouraged the lessee to focus on Parcel 44 and get it underway before resuming talks on Fisherman's Village.

Mr. Montgomery inquired about the lease expiration.

Gary Jones replied that their lease expires in 2027.

Bob Atkins requested that staff refrain from referring to unapproved boat chartering as illegal boat chartering and spoke about Dock 55 not being suitable for bareboat operation.

Elliot Zimmerman spoke about Parcel 43's new dock extension, and requested to see the water traffic studies that were conducted prior to the project's approval.

Captain Alex Bailan gave an update on Airbnb boat operations and read the US Coast Guard rules regarding legal operations of commercial vessels.

Mr. Alfieri stated that he recalled seeing a traffic study during the initial Parcel 43 project presentation.

Gary Jones replied that he also recalls seeing the traffic study done but he is not certain as this project was approved a long time ago.

Vice Chair Lumian stated that he recalls the extension of slips into the Marina channel and the placement of moorings, also known as the funnel concept, being discontinued and are no longer the policy of DBH.

Gary Jones concurred with Mr. Lumian and stated that Parcel 43 was the last of those projects.

Vice Chair Lumian suggested that DBH staff renegotiate with lessee, to change this project since they no longer support the funnel concept.

Gary Jones replied that it would be difficult to do so, because it requires the lessee's agreement which they wouldn't do without compensation.

Vice Chair Lumian strongly encouraged DBH to renegotiate with lessee before construction begins.

Gary Jones reiterated that it would be very difficult to do so because it will require BOS's authorization, and it would totally change the project, which would then require Coastal Commission's approval. He further explained that he does not have the authority to go back and renegotiate the project.

Steve Penn reminded the Commissioners that Michael Tripp gave a presentation at the previous SCHC meeting regarding this topic. He further clarified that those same concerns were properly addressed during the regulatory process. He suggested that if the Commissioners would like to address those issues again, another presentation can be provided.

Chair Rifkin asked staff to meet with Mr. Zimmerman to discuss his concerns.

Vice Chair Lumian requested a future status report on Parcel 21's land side, as it has been closed for a number of years.

Adjournment

Chair Rifkin adjourned the meeting at 11:42 a.m.

**Marina del Rey Redevelopment Projects Report
As of December 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	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>* New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p>Massing -- Revised project will be resubmitted at a later date.</p> <p>Parking -- plan will be resubmitted at a later date.</p>	<p>Proprietary -- Option was approved by BOS on 10/6/15.</p> <p>Regulatory -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017.</p>
10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p>Massing -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p>Parking -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p>Proprietary -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16. Construction commenced on December 14, 2016, and anticipated completion date is October 30, 2019.</p> <p>Regulatory -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project.</p>

**Marina del Rey Redevelopment Projects Report
As of December 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	<p>Proprietary -- BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds Lessee exercised its option to expand the lease term. Lease was executed on 12/22/15, and project is under construction.</p> <p>Regulatory -- Dock replacement will be phased during a 5-year period beginning in 2015. Reconstruction of the docks commenced in November 2016.</p> <p>Regulatory Matter: Parking Permit for reduced Parking.</p>
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<p>* Build 5 new visitor serving commercial and dry storage buildings</p> <p>* 82,652 s.f. visitor serving commercial space</p> <p>* 141 slips + 5 end ties and 57 dry storage spaces</p>	<p>Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.</p> <p>Parking -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p>Proprietary -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. Construction began on September 11, 2017.</p> <p>Regulatory -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p>Regulatory Matter: Shared Parking Agreement. No Variance proposed</p>

**Marina del Rey Redevelopment Projects Report
As of December 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 are not within 15 ft. from bulkhead.

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

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

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



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

December 14, 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, December 23rd
U.S. 99 (Blues/Funk)

Saturday, December 30th
Bob DeSena (Latin Jazz)

Sunday, December 31st
Alchemy (Acoustic Classic Rock)

Monday, January 1st, New Year's Day
Friends (R&B)

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

MARINA LIGHTS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

December 9–31, 2017

Caroling start time: 4:00 p.m. – 6:00 p.m.

Movie start time: 6:00 p.m.

Burton Chace Park will be aglow in holiday lights every night from December 9th through New Year's Eve. On the last three Saturdays of the month, enjoy live caroling, refreshments for purchase, a giant snow glob, and an outdoor holiday movie screening.

Movie Lineup:

December 23

A Christmas Story

December 30

It's a Wonderful Life

For more information: Call the Marina del Rey Visitors Center (424) 526-7900 or visit beaches.lacounty.gov

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 FIREWORKS & GLOW PARTY

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

GJ:BL:mw