



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, July 18, 2018, 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 May 16, 2018 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. **Election of Officers**
6. **Old Business**
 - A. Parcel 44 – Pacific Marina Venture, LLC / Boardwalk Marina Del Rey – DCB 08-015-C – Consideration of shopping center sign program
7. **New Business**
 - A. Parcel 44 – Pacific Marina Venture, LLC / Trader Joe's – DCB 18-013 – Consideration of new signage
 - B. Parcel 50 – Caruso Affiliated / Shake Shack – DCB 18-015 – Consideration of building modifications and new signage
 - C. Parcel 112 – Southern California Edison / Verizon Wireless – DCB 18-014 – Consideration of pole mounted wireless telecommunication facility
8. **Staff Reports**
 - A. 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

B. Marina del Rey Special Events

9. **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 July 18, 2018 DCB Items



Old Business

6A – Parcel 44 – Shopping Center Sign Program

New Business

7A – Parcel 44 – New Signage

7B – Parcel 50 – Building Modifications and New Signage

7C – Parcel 112 – New Wireless Telecommunications Facility

DESIGN CONTROL BOARD MINUTES

May 16, 2018

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

Members Absent: None

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

County Staff Present: Kevin Finkel, Department of Regional Planning; Christina Angeles, County Counsel

Guests Testifying: Jeff Reich, Havaianas; Fernando Marroquin, RNF Signs; Kristin Dossetti, Essex/Massilia; Caitlyn Browning; Essex/Massilia; Elle White, Essex/Massilia

1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 1:38 p.m.

Mr. Wong led the Pledge of Allegiance.

2. Approval of the February 21, 2018 and April 10, 2018 Minutes

Moved by Mr. Stanley, seconded by Mr. Wong, the February 21, 2018 and April 10, 2018 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. Parcel 50 – Caruso Affiliated / Havaianas – DCB #18-011 – Consideration of new signage and awning

Troy Evangelho presented the staff report.

The applicant's representative, Jeff Reich introduced himself.

Public Comment

None

Board Comment

None

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

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

Nays: 0

B. Parcel 50 – Caruso Affiliated / Everything But Water – DCB #18-010 – Consideration of new signage

Troy Evangelho presented the staff report.

The applicant's representative, Fernando Marroquin of RNF Signs introduced himself.

Public Comment

None

Board Comment

None

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

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

Nays: 0

C. Parcel 125 – Essex/Massilia – DCB #18-012 – Consideration of building modifications and new signage

Troy Evangelho presented the staff report.

Mr. Wong asked how the Marina City Club promenade would connect to this project and if there is access to the promenade from the front of the building and from Admiralty Way.

Mr. Evangelho responded that there is access through the property that would provide a connection to the sidewalk and street in front of the building, and would also connect to the public promenade and neighboring promenades on either side.

Mr. Wong also asked if the asphalt driveway would extend into the entrance to the valet, how that would affect valet/parking lot circulation, and how many of the current parking spaces would be removed to complete the valet design.

Mr. Evangelho referred the questions regarding the driveway extension and valet/parking lot circulation to the applicant and answered that most of the parking spaces would be removed

to complete the valet design, leaving only two to three parking spaces. He then stated that the surface parking would be relocated to the parking garage.

Mr. Stanley asked if there is a standard that the Department would look to when an applicant decides not to follow the design guidelines.

Mr. Evangelho responded that typically when an applicant proposes a design that does not meet the set design guidelines, staff would first point out the deviation and ask if the applicant is interested in changing the design to meet the guidelines for approval. If the applicant decided that they would like to maintain the proposed design, staff would ask the applicant to provide a justification for the design which would be included in the staff report for the Board's consideration.

Mr. Wong asked about the property's increase in square footage and if the applicant would be in compliance with CEQA requirements?

Mr. Evangelho referred the question regarding the increase in square footage to the applicant and stated the applicant would have to go through CEQA analysis, which would typically occur at the next step when the applicant submits the project to the Department of Regional Planning.

Mr. Wong clarified that the Board's duty today is approval of the project in concept.

Mr. Evangelho agreed and added that this project would be required to return to the Board for final design review once the applicant has gotten through the rest of the permitting process.

Mr. Stanley asked if there was an agreement with Marina City Club regarding the parking for the project.

Mr. Evangelho answered that he believed that there was an agreement with Marina City Club regarding parking but would refer the question to the applicant.

Mr. Stanley also asked if the hours of operation for the proposed project were consistent with the Marina City Club's hours.

Mr. Evangelho referred the question to the applicant.

Kevin Finkel addressed the Board and stated that questions relating to parking, hours of operation, circulation and CEQA requirements would all be handled through the entitlement process. The Department of Regional Planning would be looking at hours of operation that are not impactful to the surroundings through their food service, alcohol service, and parking. Mr. Finkel also stated that he has already been in contact with Marina City Club to identify if they have adequate parking available to accommodate this use and that the

project's entitlements would be held up until the Department of Regional Planning is able to review and approve all aspects of the project.

Mr. Stanley explained that he inquired about the hours of operations as it relates to parking because he found them to be interconnected in determining the parking needs for the project.

Mr. Finkel stated that the applicant would be required to have access to an exclusive use of a certain amount of parking that would always be available to them, so the Marina City Club would have to prove that there is parking in excess of what they need for their operations and residents to provide parking for this project.

Mr. Finkel also responded to Mr. Wong's earlier question regarding valet/parking lot circulation by adding that during the entitlement process the Department of Public Works would look at their ingress and egress points and how their stacking would happen through their valet program to ensure there isn't queuing onto Admiralty Way.

The owner and applicant, Kristin Dossetti, introduced herself along with the design and architecture team, Elle White and Caitlyn Browning.

Ms. Dossetti answered Mr. Wong's earlier question regarding the expansion in square footage of the property by stating the property would increase its footprint by 3,000 square feet and activate the rooftop and other areas that had not been previously activated in the existing building.

Mr. Stanley addressed his earlier concern with an applicant choosing not to comply with the established design guidelines due to aesthetic purposes and asked why the proposed fencing design deviated from the guidelines.

Ms. Dossetti answered that the fencing design was purely aesthetic and shared their vision to enhance, beautify and modernize the building that is found to be a momentous part of the Marina. Ms. Dossetti also stated that while they are willing to be flexible in honoring the design guidelines going forward, she believed the current design variations were minor and would not impede, but rather enhance guest and visitor enjoyment of the coast.

Mr. Stanley responded that if there are going to be set design guidelines, in all fairness, all applicants should adhere to those guidelines.

Mr. Wong asked about the building's front entrance and if there are any architectural solutions on the fencing that would indicate the entrance area.

Ms. Dossetti answered that there were signage solutions, but added that their goal was to provide access and viewpoints to the promenade, which are both absent from the current building design. Their initial intention was to make the building promenade-facing as

opposed to street-facing to protect the Marina City Club residents and their privacy. The front entrance was designed to be understated, but a sign or arrow can be easily added to point out the main entrance.

Vice Chair Jubany expressed concerns with the continuity of the proposed hexagon paving design of the promenade and asked the applicant to consider a transition from the Marina City Club's waved paving to the proposed hexagon paving and the termination of the hexagon paving to the public promenade.

Mr. Stanley agreed with the lack of transition and questioned if the property could be distinguished by the proposed pavement.

Ms. Dossetti responded that standing on the actual paving, as opposed to looking at it from a bird's eye viewpoint, doesn't display a large variation between the two designs; however, the design is flexible, and the feedback is appreciated.

Vice Chair Jubany asked what the concept was behind adding the vines on the paddle tennis court fencing.

Ms. Dossetti answered that there would be planters with vines that grew up and attached onto the mesh fencing. A sample of the mesh fencing was provided to the Board.

Ms. Dossetti's team also presented a color board and materials samples to the Board.

Public Comment

None

Board Comment

The Board added the condition to revisit the design of the promenade including the promenade paving and the transitions from the Marina City Club and the public promenade.

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

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

Nays: 0

7. Staff Reports

Staff asked if the Board had an interest in continuing to receive a report of the temporary permits issued by the Department. The Board expressed no further interest in receiving the report.

All reports were received and filed.

Public Comment

None

8. Adjournment

Vice Chair Jubany adjourned the meeting at 2:35 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

July 12, 2018

TO: Design Control Board

FROM:  Gary Jones, Director

SUBJECT: ITEM 5 – ELECTION OF OFFICERS

Item 5 on your agenda is the election of officers pursuant to the Design Control Board's (DCB) *Statement of Aims and Policies (Statement)* dated February 19, 1987. Specifically, the *Statement* provides that the DCB annually elects a Chair and Vice Chair in June to preside over subsequent meetings until the next election the following year.

It is recommended your Board conduct the elections and elect a Chair and Vice Chair for the coming year.

GJ:BL:te





Caring for Your Coast

• • •

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Deputy Director

July 12, 2018

TO: Design Control Board

FROM: 
Gary Jones, Director

**SUBJECT: ITEM 6A – PARCEL 44 – PACIFIC MARINA VENTURE, LLC /
BOARDWALK MARINA DEL REY – DCB # 08-015-C – CONSIDERATION
OF SHOPPING CENTER SIGN PROGRAM**

Item 6A on your agenda is a submittal from Pacific Marina Venture, LLC (Applicant), seeking approval for a shopping center sign program. The project is located at 2655 Admiralty Way.

PROJECT OVERVIEW

Background

On July 11, 2013, your Board approved the conceptual design of the shopping center redevelopment project with a number of conditions, one of which was to return to your Board post-entitlement for review of signage.

On May 18, 2016, your Board approved the final design for this project, including architectural design, materials, landscaping, and lighting. Signage was not part of this final design approval.

Existing Conditions

Parcel 44 consists of approximately 8.39 landside acres and 4.68 waterside acres. The landside portion has frontages on Admiralty Way, Mindanao Way, and Bali Way. Currently, Parcel 44 is under construction developing the "Boardwalk Marina Del Rey" shopping center that would consist of eight new buildings (referred to as Buildings I through VIII) with a total area of 82,652 square feet. The project would create two new outdoor plazas with tiered stadium seating, waterfront views, and outdoor dining. Other improvements would include expansion and redevelopment of the promenade, and realignment of the bike path. The site would also include Marine Commercial, Boat Storage and Visitor-Serving/Convenience Commercial uses.

Proposed Project

The proposed project is a sign program for the Boardwalk Marina Del Rey Shopping Center. This sign program would include the following items.

- 1) Regulations for the overall quantity, size, placement, and materials for all future tenant signs



- 2) Establish shopping center branded signage and information signage to be used throughout the shopping center
- 3) Clarify that the Design Control Board maintains authority over all future tenant signage and may approve exceptions to this sign program on a case by case basis

SIGNAGE

Building Façade or Marquee

Proposed sign type T-01 is an awning-mounted tenant identification sign on building V. This sign type would utilize channel letters, featuring the future tenant's corporate font and logo, and be mounted to the edge of the metal storefront awnings. The maximum sign size would be one square foot of signage per linear foot of storefront. Signage would be face and halo lit.

Proposed sign type T-02 is a wall-mounted tenant identification sign for buildings I, III, V, VI, and VII. This sign type would utilize channel letters, featuring the future tenant's corporate font and logo, and be mounted to the façade above a storefront. The maximum sign size would be one square foot of signage per linear foot of storefront. Signage would be face and halo lit.

The proposed sign type for Buildings I and VII is a wall-mounted identification sign. This sign type would be 4.6 square feet and measure 8" tall by 7' wide, use white aluminum channel letters reading "BOATERS RESTROOM," and be mounted to the façade above the restroom. This sign type would not be illuminated.

The proposed Building II sign type is a wall-mounted tenant identification sign. This sign would be placed on each of the four facades of building II. Three of the signs would be 2'-2" tall by 22'-2" wide, and one sign would measure 2'-2" tall by 15'-10" wide. This sign type would utilize channel letters to feature the future tenant's name and logo. This sign type may be illuminated.

The proposed Building III sign type is a wall-mounted identification sign. This sign type would be placed on the boater and public restrooms at building III. This sign type would utilize white aluminum channel letters reading "BOATERS RESTROOM and PUBLIC RESTROOM," and would be mounted to the building façade above the restroom. This sign type would not be illuminated.

The proposed Building IV sign type is a wall-mounted tenant identification sign. This sign would be mounted on three of the facades of building IV. Two of the larger signs would be 100 square feet, and measure 4'-8" tall by 21'-6" wide, and one smaller sign would be 74 square feet and measure 4' tall by 18'-6" wide. This sign type would be mounted above the building entrances and utilize channel letters to feature the future tenant's name and logo.

Directional / Informational

Proposed sign type V-01 is a vinyl information sign for all tenant spaces. This sign type would utilize vinyl decals applied to each tenant storefront entrance. Allowed copy would consist of tenant name, business hours, and other similar information. The maximum sign size would be two square feet.

Proposed sign type P-01 is a parking informational sign located at all parking lot driveway entrances. This sign type would be 4'-2" tall by 2' wide. The signs would be aluminum with vinyl text.

Proposed sign type I-01 is a two-sided informational sign that would be placed on all of the dock gates. The outside gate sign would identify the dock number, and the inside gate sign would provide boater and shopping center information. This sign type would be 1'-6" tall by 3' wide. The signs would be aluminum with digital print.

Proposed sign type D-01 is a double-sided directory sign placed along the shopping center walkway facing Admiralty Way. This sign would be 30 square feet and measure 6' tall, 5' wide, and 10" thick. This sign would utilize a vertical rectangular shape featuring the corporate colors sky blue, teal, dark blue, and white. Sign materials would be aluminum, acrylic, vinyl, and LED lighting. The upper sign panel would feature a large map and directory with a list of tenant businesses. The lower sign panel would feature the text "BOARDWALK" in 5" letters, and "Marina Del Rey" in 3.5" tall letters using the corporate fonts Penylae Light and Coronet. The left most sign panel would read "DIRECTORY" in 4.5" tall vertical letters. This sign would be double faced. The text, map, and directory would be backlit during the night.

Freestanding Column or Tower

Proposed sign type M-01 is a monument sign to be placed at the corner of Admiralty Way and Mindanao Way, and at the corner of Admiralty Way and Bali Way. The sign would be 71 square feet and measure 9'-10" tall, 7'-3" wide, and 10" thick. The sign would utilize the corporate colors sky blue, teal, dark blue, and white. Sign materials would be aluminum, acrylic, vinyl, and LED lighting. The sign would feature a large vertical rectangular shape, with the text "BOARDWALK" on top in 9.5" tall channel letters, with the text "Marina Del Rey" in 8.5" tall letters underneath and embossed into the signs, using the corporate font Penylae Light and Coronet. Five 1' tall by 6'-3" wide horizontal panels would be mounted to the front of the signs and feature the names of the anchor tenants in channel letters, using the Helvetica Condensed font. The sign would use push through illumination for the tenant names and Marina Del Rey text. The BOARDWALK text would be uplit.

Hours of Illumination for Signage

Signs would be illuminated from 5 p.m. until 11 p.m. or one hour after the last tenant closes, except signs as approved by the DCB for extended hours. Monument signs would remain illuminated throughout the night.

STAFF REVIEW

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

Staff recommends **APPROVAL** of DCB #08-015-C, subject to the following conditions:

- 1) The Applicant shall obtain approval from the Department of Regional Planning.
- 2) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.
- 3) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.
- 4) All proposed light effects and color transitions shall occur at a gradual pace, so as not to create a hazard or nuisance, and shall be in conformance with Title 22 (e.g. flashing lights and red lights are prohibited).
- 5) All tenant signs for this shopping center require Design Control Board approval.
- 6) Deviations from this sign program may be allowed by the Design Control Board on a case by case basis.

GJ:BL:te

BOARDWALK

Marina Del Rey

Admiralty Way
Marina del Rey, California



Sign Program

JUNE 12, 2018

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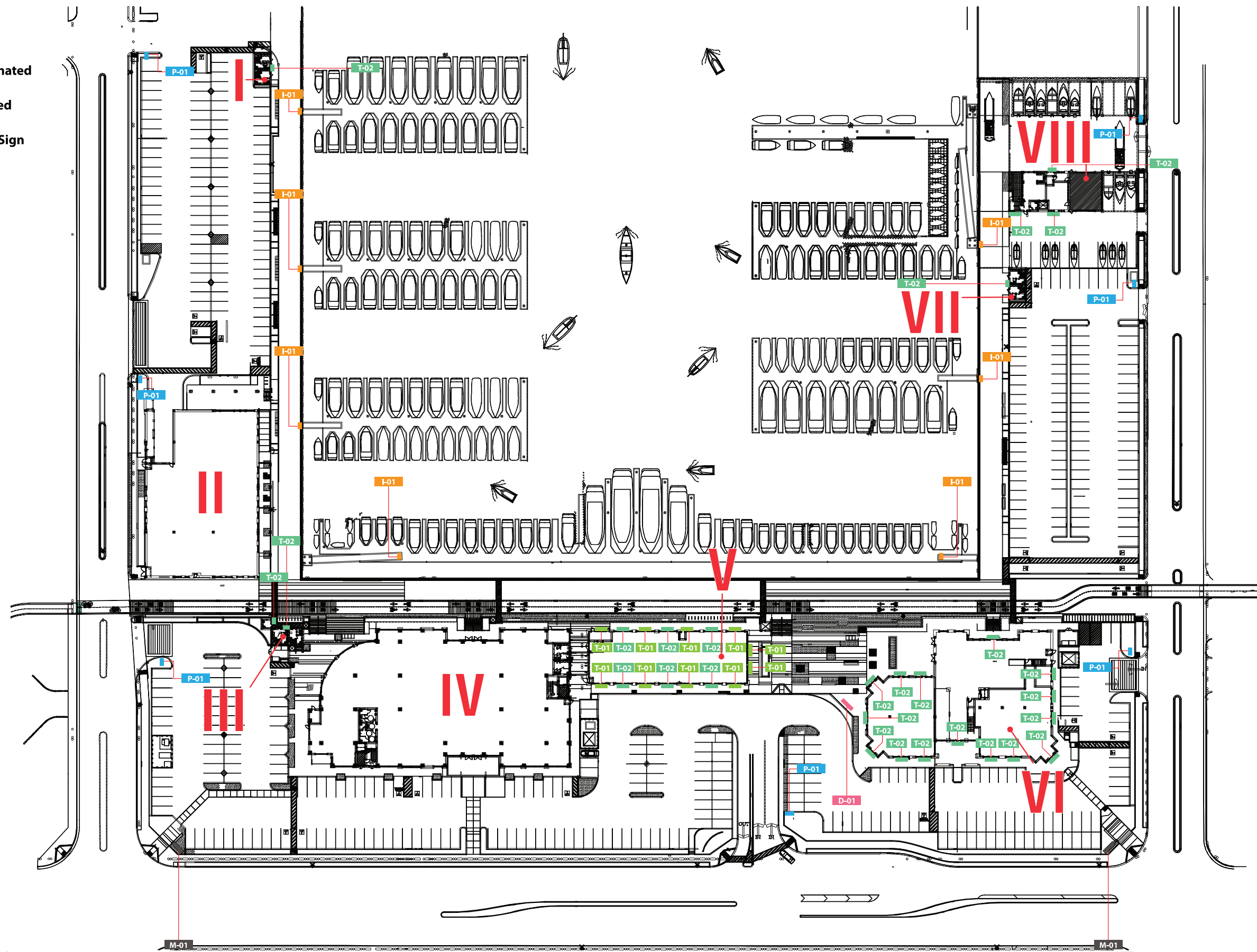
BOARDWALK

Marina Del Rey

This sign program provides regulation for the overall quantity, size, placement and materials of all signs in the Boardwalk Marina Del Rey shopping center. Any sign that does not conform to this sign program may be allowed by the Design Control Board on a case by case basis. Tenants are allowed to use their own corporate fonts, colors and logos on signs. Vacant shop fronts will have standard signage conforming to this sign program. The fonts used are a combination of Penylae Light and Coronet for the headers and Helvetica Condensed for the copy. Signs will be illuminated from 5 p.m. until 11 p.m. or one hour after the last tenant closes, except signs as approved by DCB for extended hours. Monument signs will remain illuminated throughout the night.

The sign program for Boardwalk Marina Del Rey shopping center will be used to inform its patrons of its many retail offerings and locations, provide wayfinding for our guests, inform the customers of the store and shopping center hours as well as parking information. The program will also provide a straightforward process for the county and the owners of the property to evaluate and approve any sign changes as the tenants change.

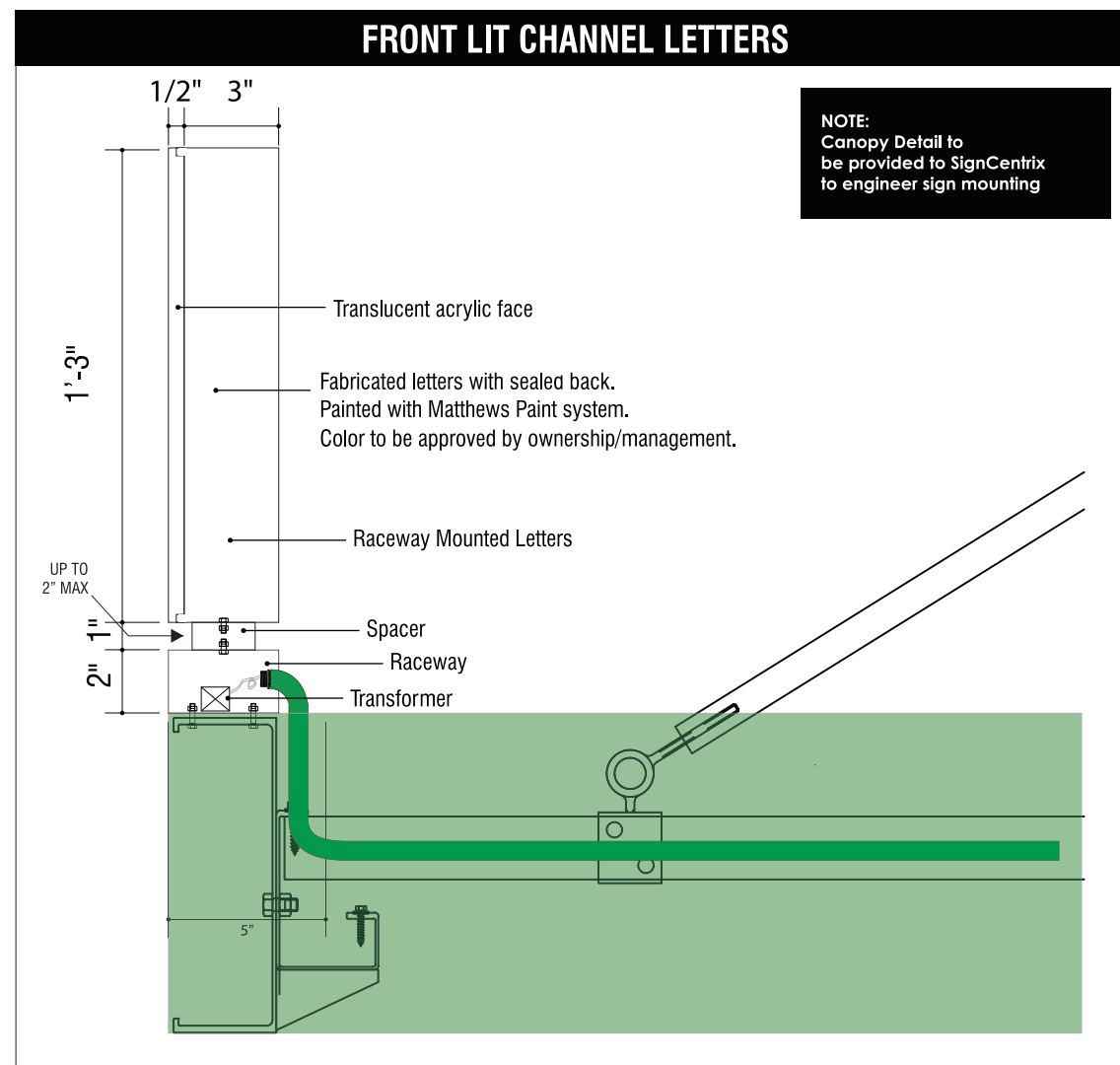
- T-01** Awning Sign - Illuminated
- T-02** Wall Sign - Illuminated
- V-01** Informational Vinyl Sign
(Not shown on map)
- P-01** Parking Regulations
- I-01** Information Sign
- D-01** Main Directory
- M-01** Main Monument



AWNING SIGN SPECIFICATIONS

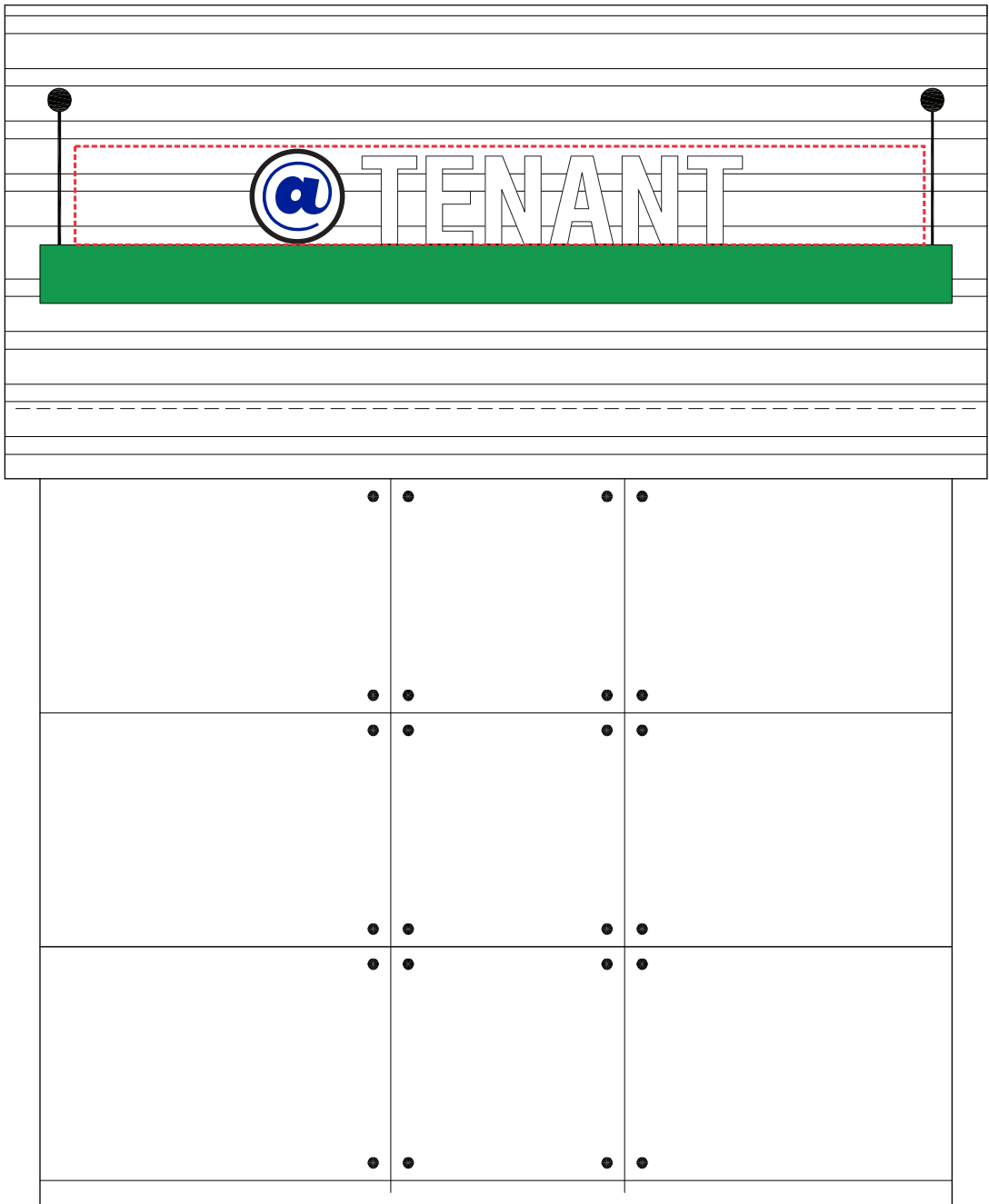
T-01 - AWNING SIGN - FRONT LIT CHANNEL LETTERS & LOGOS FOR RACEWAY

1. Allowed signage size is 1 square foot per linear foot of frontage of storefront. Allowed size will be no more than 80% of facade width on which the sign is installed.
2. Each tenant is allowed one sign per individual business entrance.
3. All signs are bottom mounted on raceway with spacer (2" maximum height). The raceway is to be the same length as tenant sign.
4. Letter and logo are front lit with 1/2" translucent acrylic face with no trim caps. Digital print may be mounted for logos and letters.
5. Logo consists of illuminated face & halo. Face can be translucent lexan or acrylic with UV coated digital print and/or translucent vinyl (White LED illumination only)
6. Text and design must be approved by Design Control Board and ownership.



AWNING SIGN SPECIFICATIONS

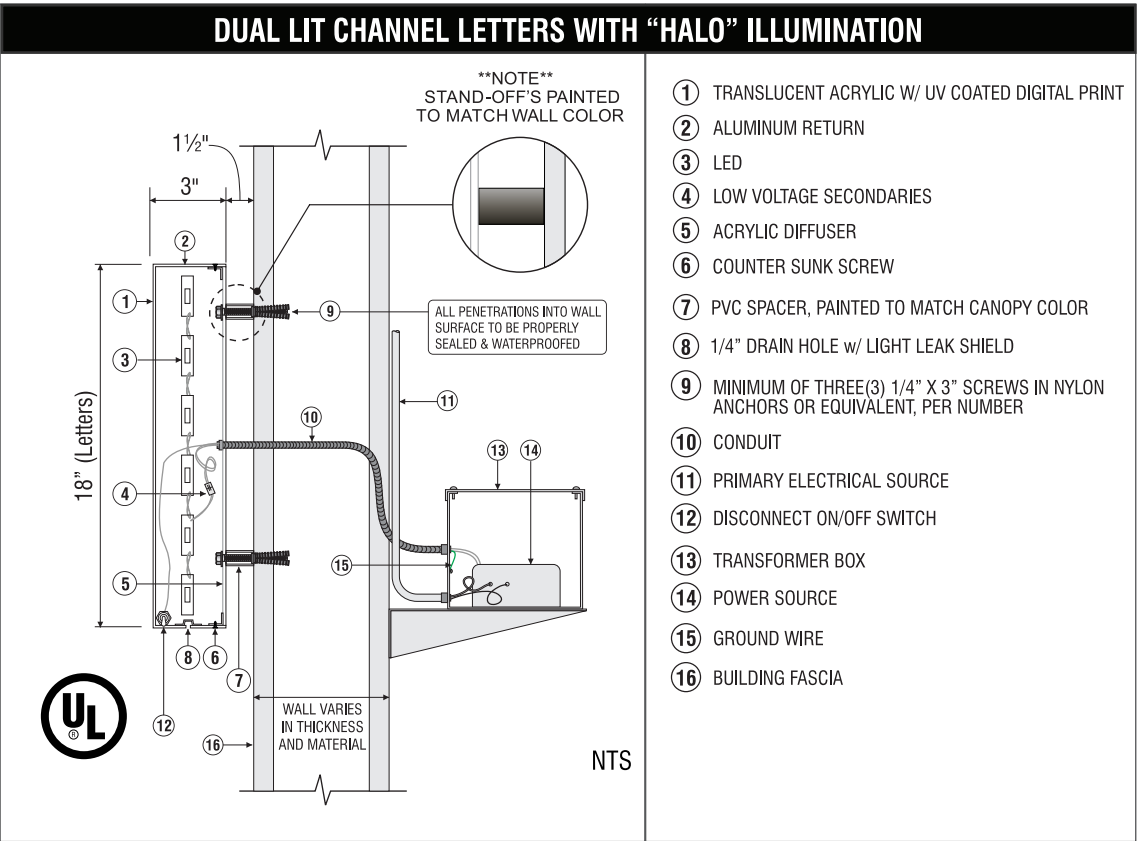
T-01 - AWNING SIGN - FRONT LIT CHANNEL LETTERS & LOGOS FOR RACEWAY



WALL SIGN SPECIFICATIONS

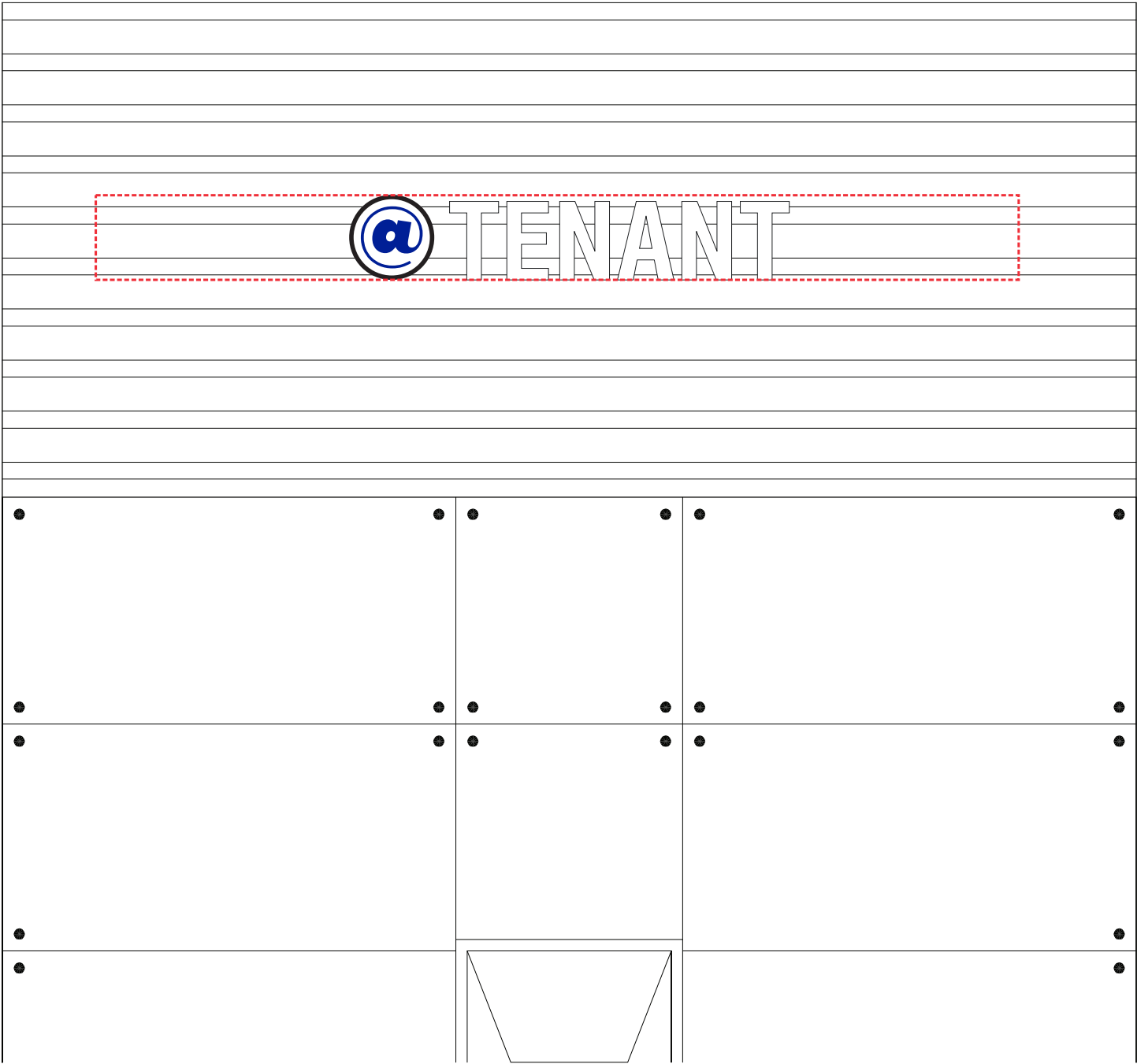
T-02 - WALL SIGN - FRONT/REVERSE LIT CHANNEL LETTERS & LOGOS

1. Allowed signage size is 1 square foot per linear foot of frontage of storefront. Allowed size will be no more than 80% of facade width on which the sign is installed.
2. Each tenant is allowed one sign per individual business entrance.
3. Letter and logo are front and reverse lit with 1/2" translucent acrylic face with no trim caps. Digital print may be mounted for logos and letters.
4. Logo consists of illuminated face & halo. Face can be translucent lexan or acrylic with UV coated digital print and/or translucent vinyl (White LED illumination only)
5. Text and design must be approved by Design Control Board and ownership.



WALL SIGN SPECIFICATIONS

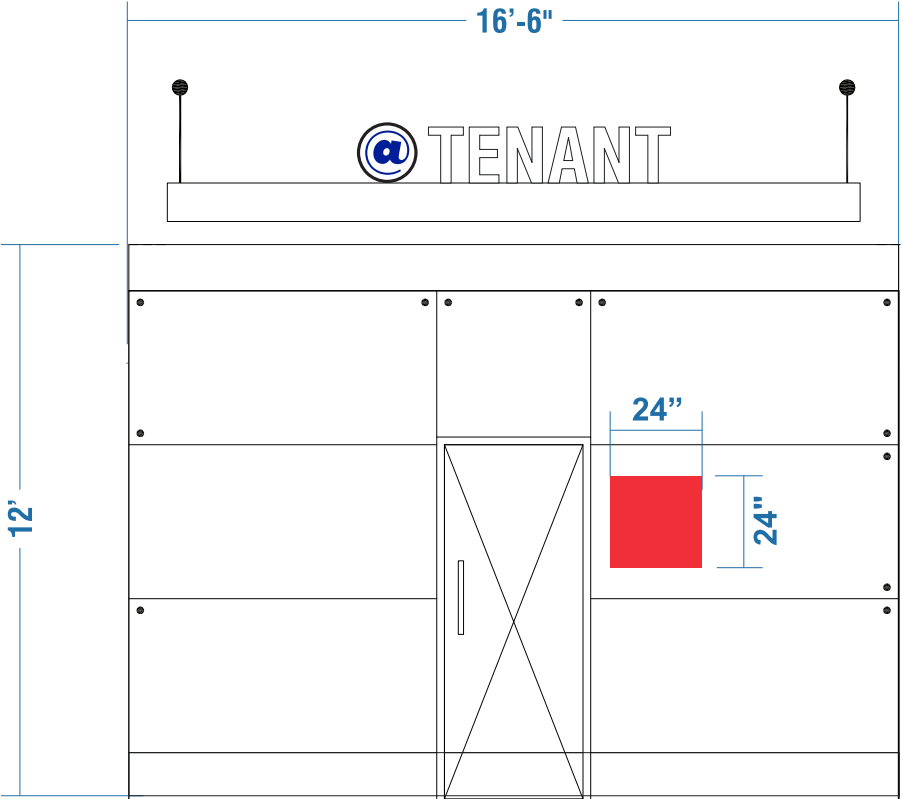
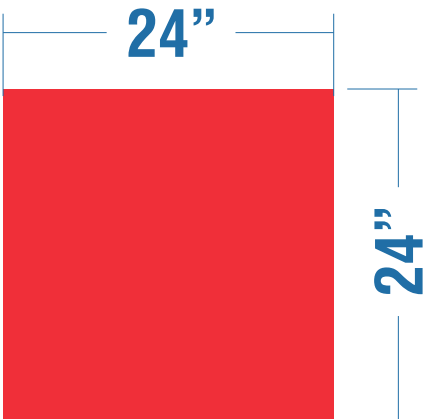
T-02 - WALL SIGN - FRONT/REVERSE LIT CHANNEL LETTERS & LOGOS



SIGN SPECIFICATIONS - VINYL TEXT & GRAPHICS

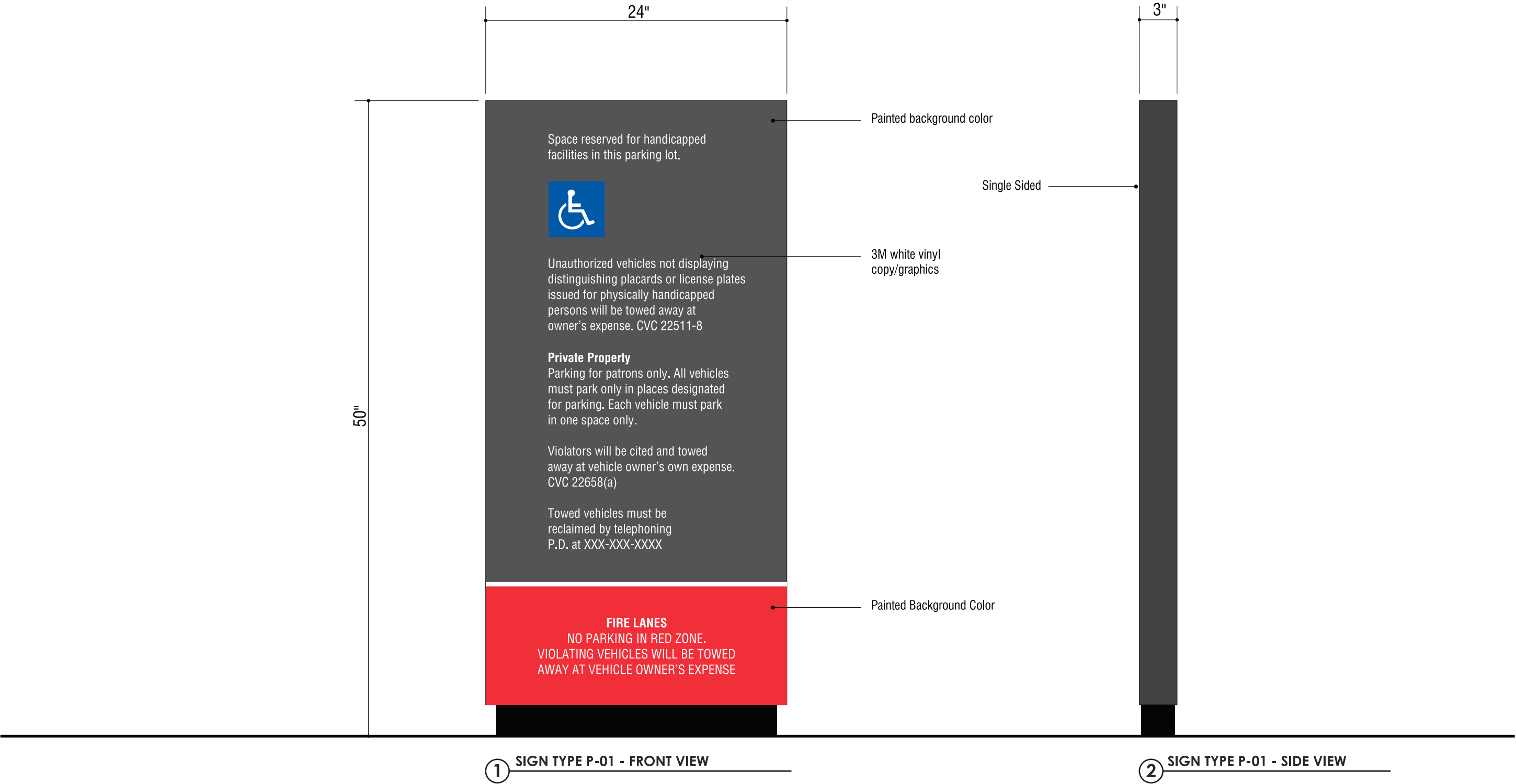
V-01 - INFORMATIONAL VINYL SIGN

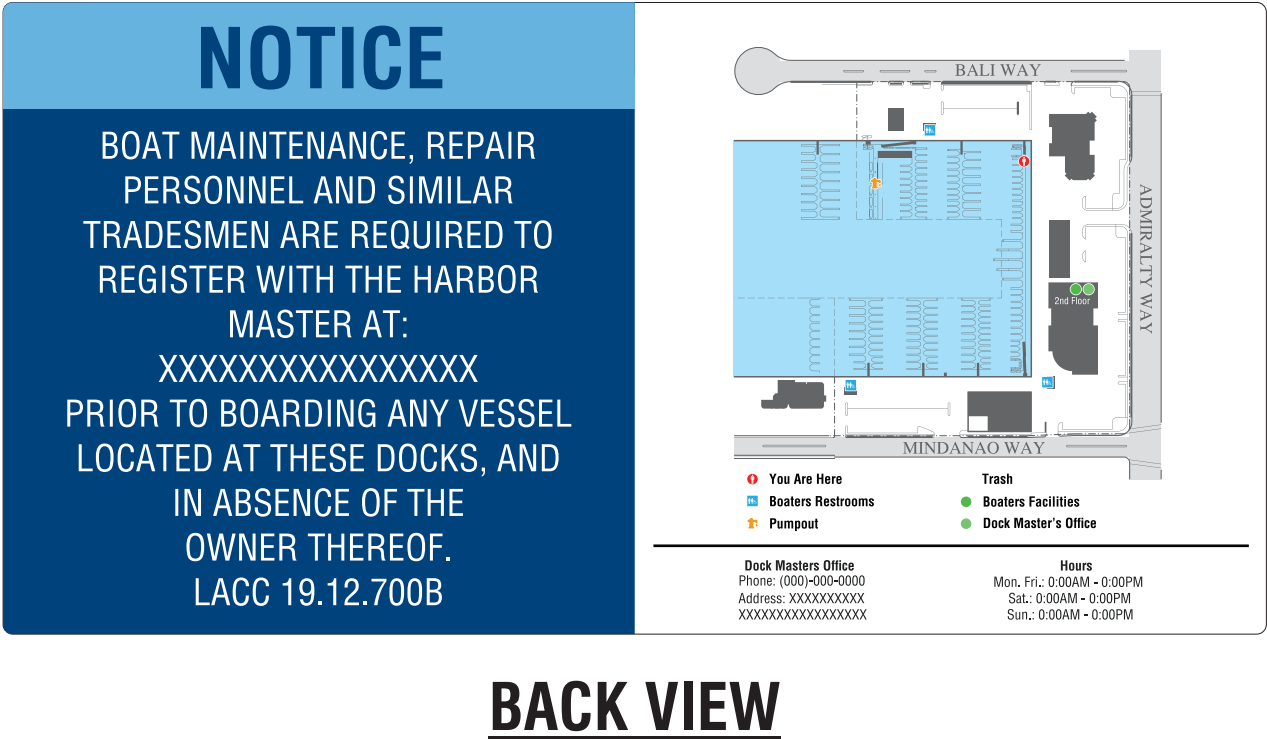
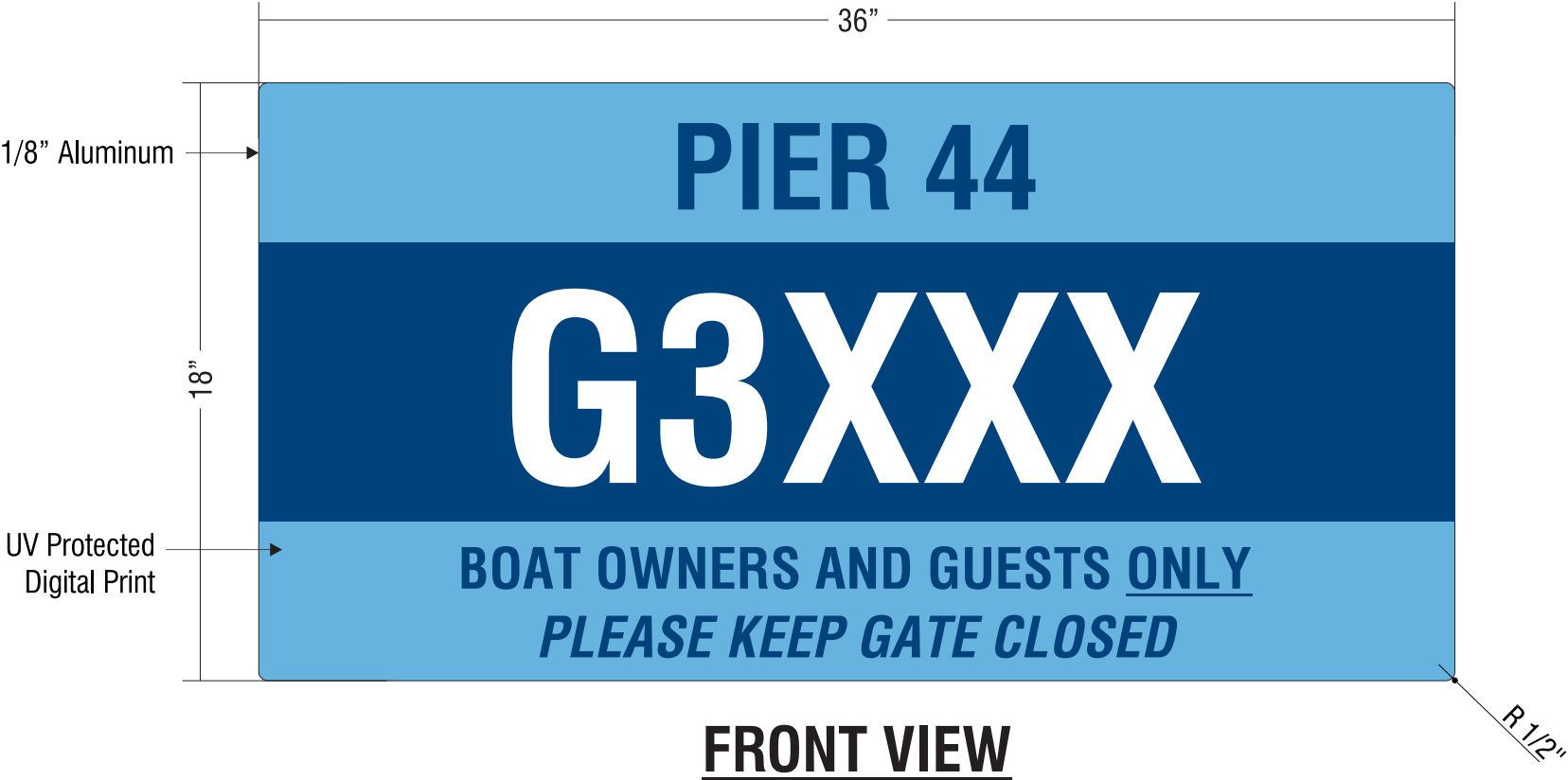
- 1. Copy should consist of tenant name, business hours, directional and similar information only.
- 2. All text and logos/graphics will be self adhesive vinyl decals.
- 3. Maximum size of total vinyl allowed is 2 sq.ft.
- 4. Text and logos/graphics must be approved by Design Control Board and ownership.
- 5. (1) sign is allowed per tenant storefront. Corner tenants are allowed (2) windows.



Materials list:

- Aluminum
- Concrete Base
- 3M Vinyl
- Stainless Steel Mechanical Fasteners





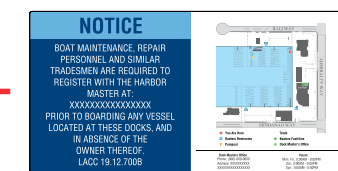
PIER 44 G3000 BOAT OWNERS AND GUESTS <i>ONLY</i> PLEASE KEEP GATE CLOSED	PIER 44 G3100 BOAT OWNERS AND GUESTS <i>ONLY</i> PLEASE KEEP GATE CLOSED	PIER 44 G3200 BOAT OWNERS AND GUESTS <i>ONLY</i> PLEASE KEEP GATE CLOSED	PIER 44 G3300 BOAT OWNERS AND GUESTS <i>ONLY</i> PLEASE KEEP GATE CLOSED
PIER 44 G3400 BOAT OWNERS AND GUESTS <i>ONLY</i> PLEASE KEEP GATE CLOSED	PIER 44 G3500 BOAT OWNERS AND GUESTS <i>ONLY</i> PLEASE KEEP GATE CLOSED	PIER 44 G3600 BOAT OWNERS AND GUESTS <i>ONLY</i> PLEASE KEEP GATE CLOSED	PIER 44 G3700 BOAT OWNERS AND GUESTS <i>ONLY</i> PLEASE KEEP GATE CLOSED

QTY: 8

1 SIGN TYPE I-01



THIS SIGN IS TO BE PLACED
BEHIND OTHER SIGN

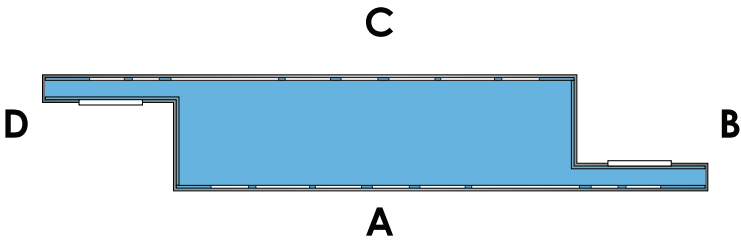


PROPOSED VIEW

- Materials list:**
- Aluminum
 - Concrete Base
 - Acrylic
 - LED
 - Stainless Steel Mechanical Fasteners
 - UV Protected Digital Vinyl

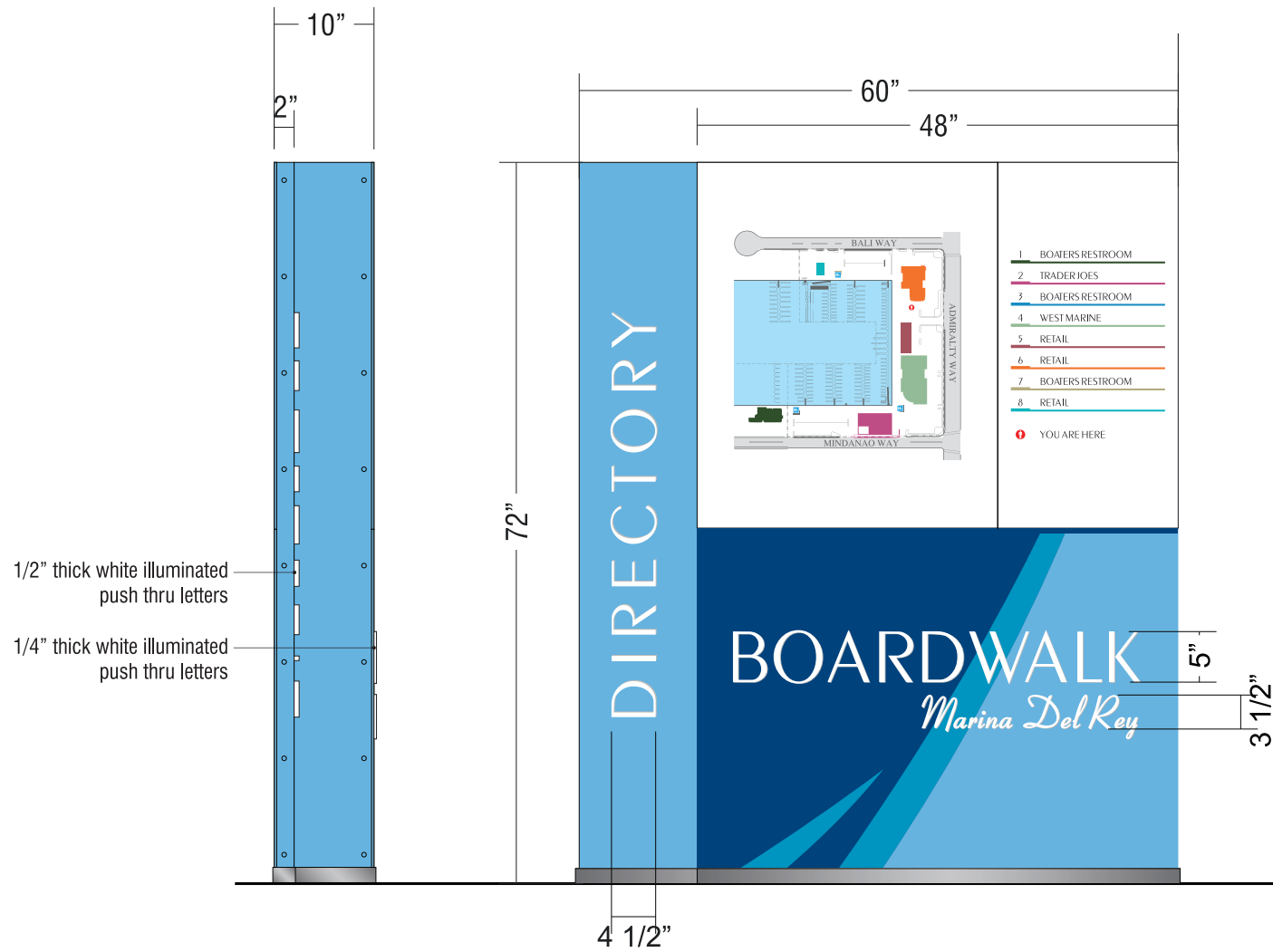
- Colors:**
- Pantone 7460 C
 - Pantone 292 C
 - Pantone 541 C
 - Pantone White C

Fonts used:
Penyae Light
Coronet

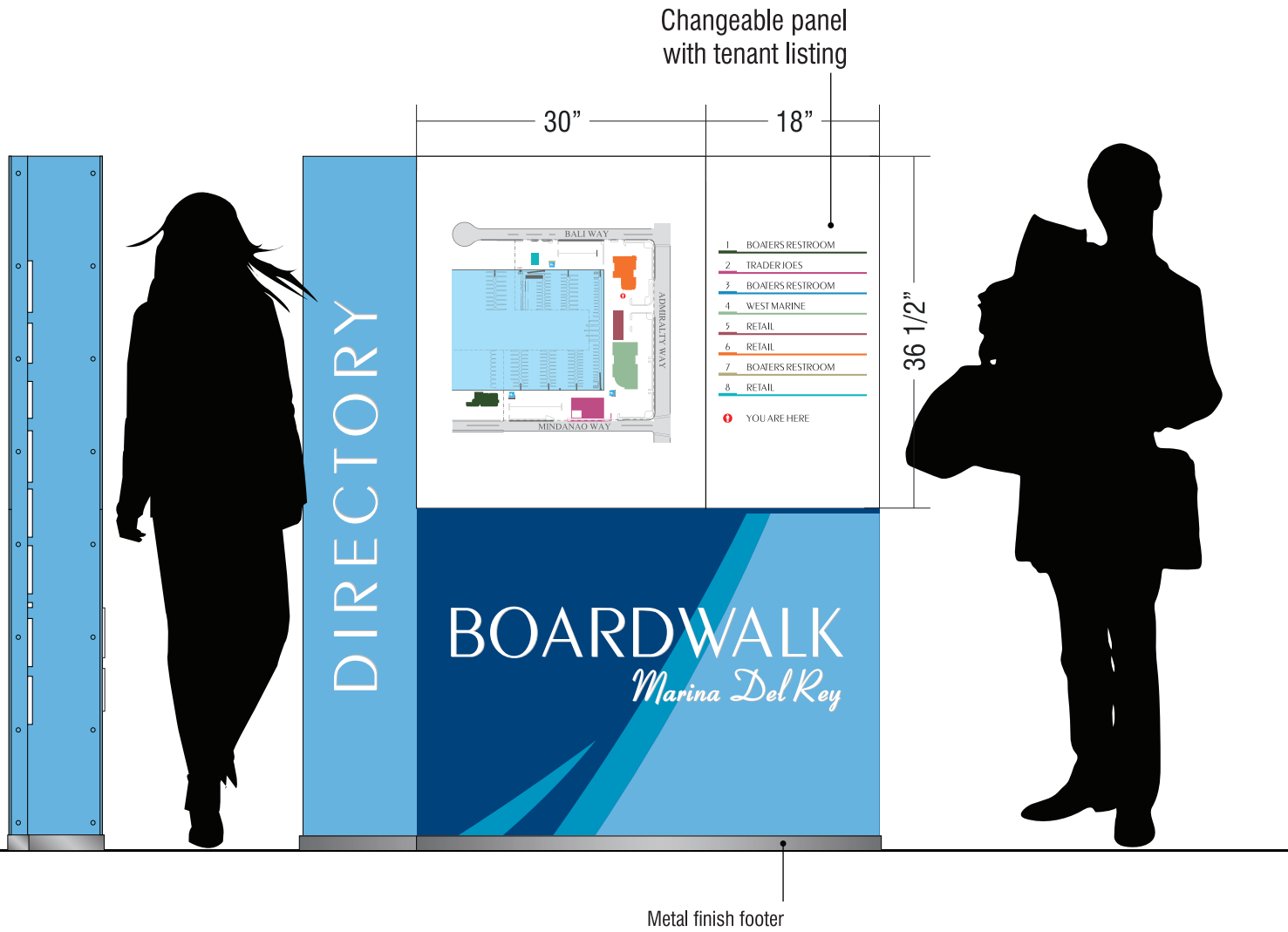


③ SIGN TYPE D-01 - Top View

Details shown on next page



① SIGN TYPE D-01 - Side A & D

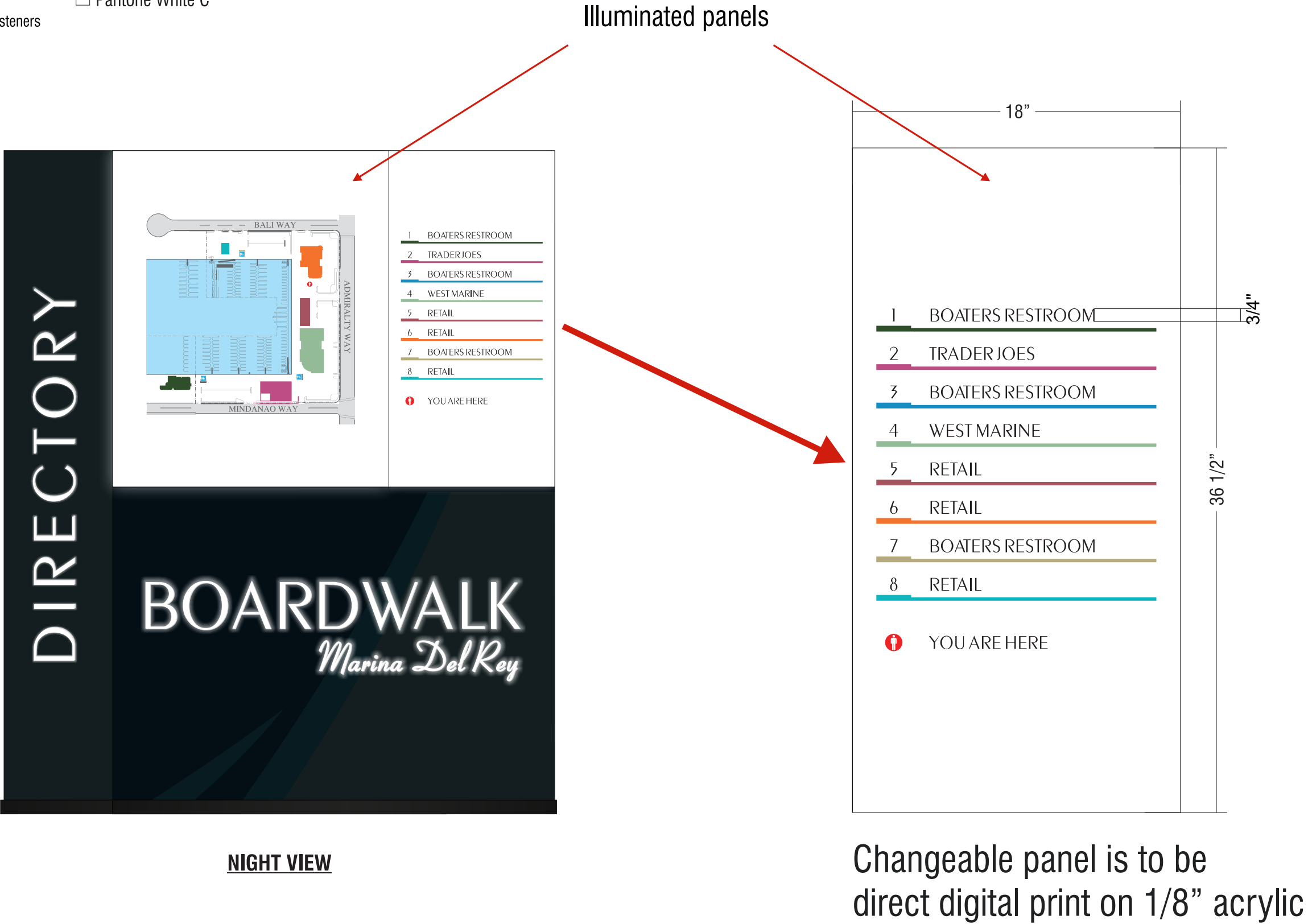


② SIGN TYPE D-01 - Side B & C

- Materials list:**
- Aluminum
 - Concrete Base
 - Acrylic
 - LED
 - Stainless Steel Mechanical Fasteners
 - UV Protected Digital Vinyl

- Colors:**
- Pantone 7460 C
 - Pantone 292 C
 - Pantone 541 C
 - Pantone White C

Fonts used:
 Penyae Light
 Coronet



1 SIGN TYPE D-01 - Panel details

SIGN SPECIFICATIONS

M-01 - MONUMENT SIGNS

1. Freestanding signs are limited to 1 per 5 acres.
2. Freestanding monument signs are limited to 96 sq.ft. of panel area on each side of the sign
3. Maximum panel dimensions are 8'W x 12'H
4. Tenants are allowed use of their own corporate logos and fonts

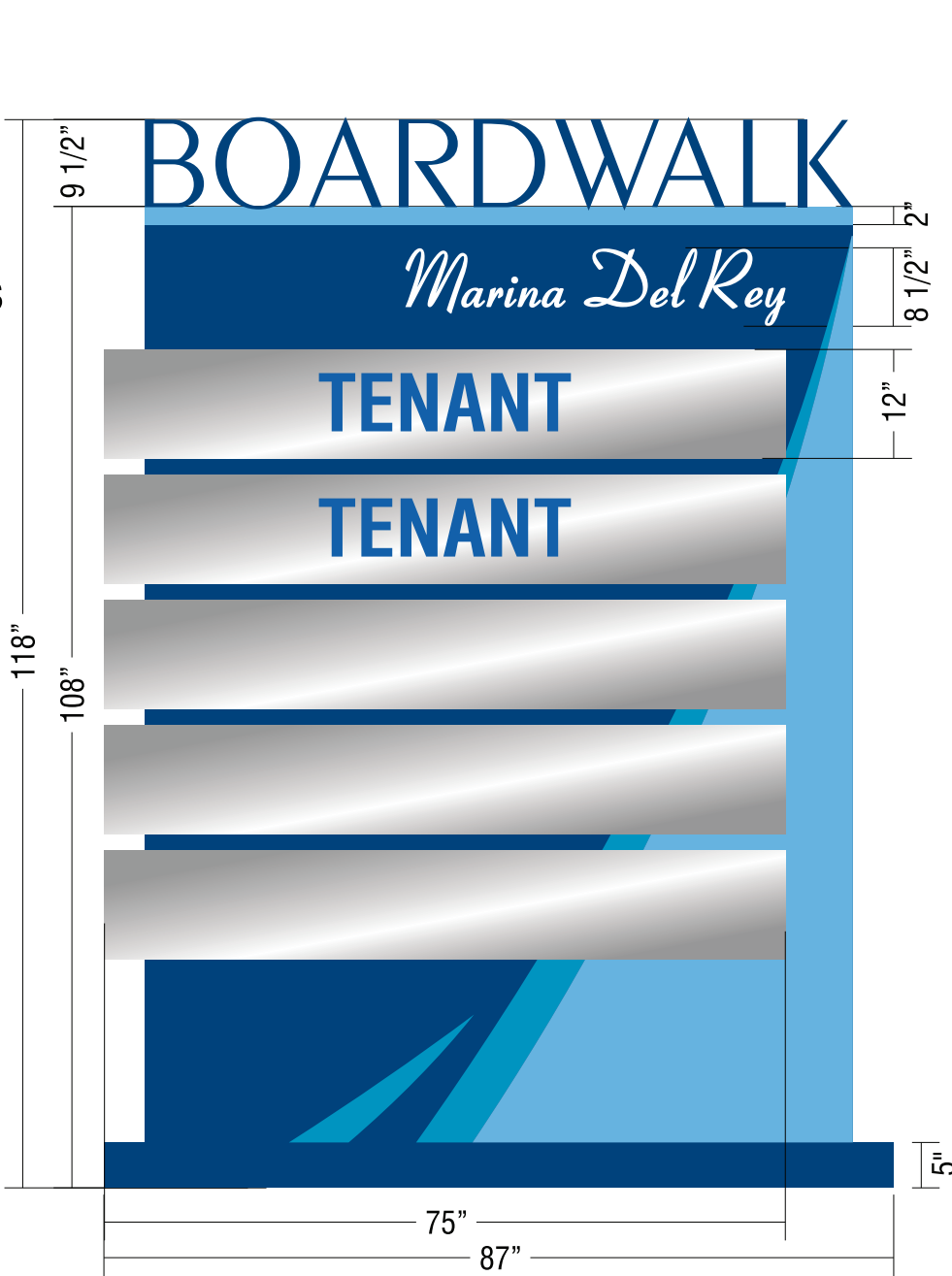
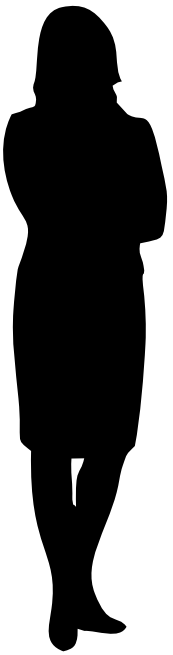
Materials list:

- Aluminum
- Concrete Base
- Acrylic
- 3M Vinyl
- LED
- Stainless Steel Mechanical Fasteners
- UV Protected Digital Vinyl

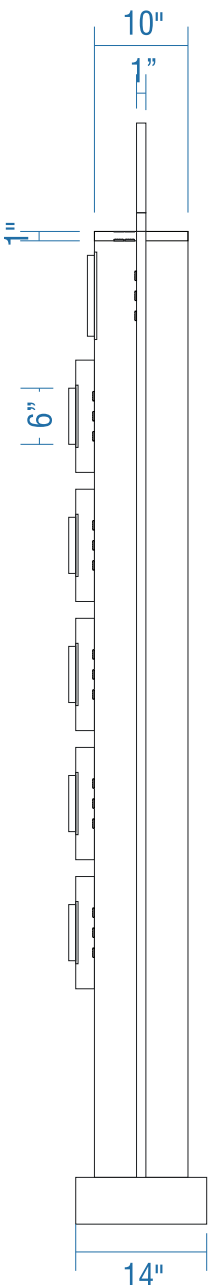


NIGHT VIEW

Illuminated
push thru letters



DAY VIEW



SIDE VIEW

SIGN SPECIFICATIONS

M-01 - MONUMENT SIGNS

Materials list:

- Aluminum
- Concrete Base
- Acrylic
- 3M Vinyl
- LED
- Stainless Steel Mechanical Fasteners
- UV Protected Digital Vinyl



BACK VIEW

Materials list:

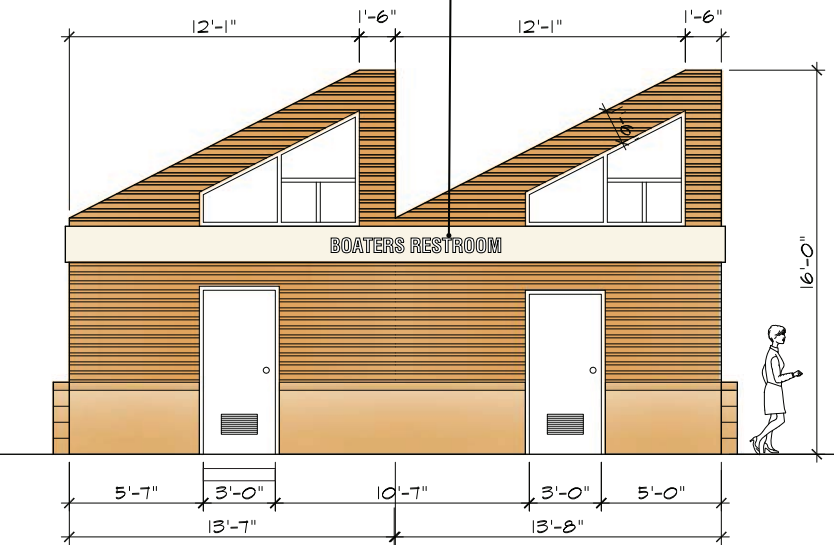
- Aluminum
- Acrylic
- 3M Vinyl
- LED
- UV Protected Digital Vinyl

Colors:
□ Pantone White C

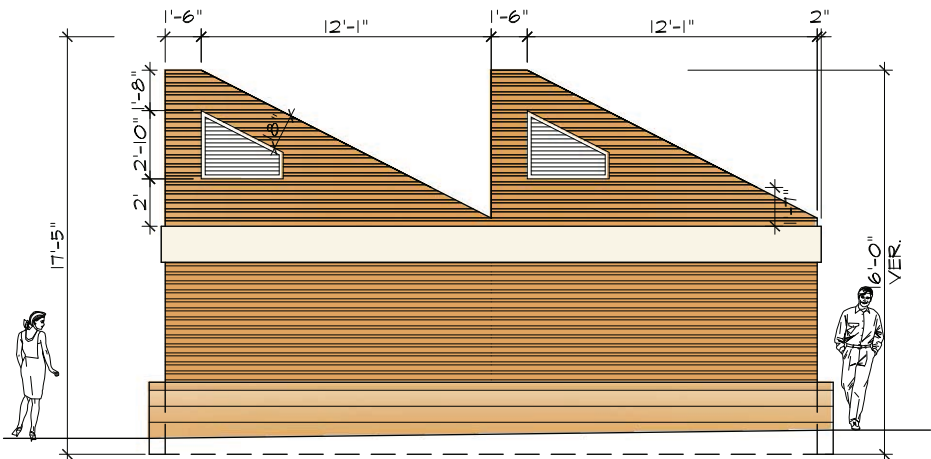
Fonts used:
Helvetica Condensed

84" 8" BOATERS RESTROOM

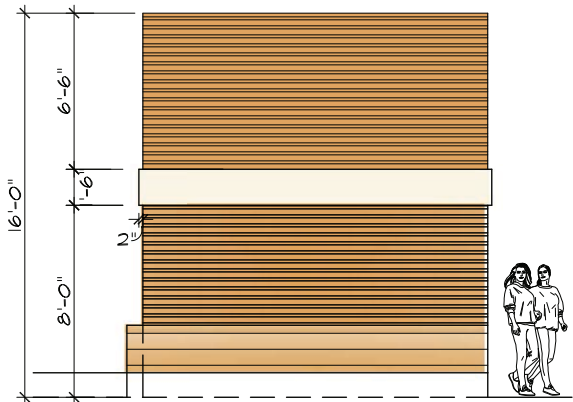
Identification Sign
Sign Area: 8" (h) x 7' (w)
4.6 sq. ft.



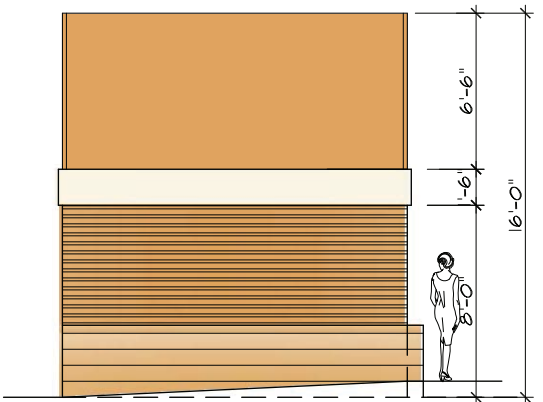
1 North Elevation



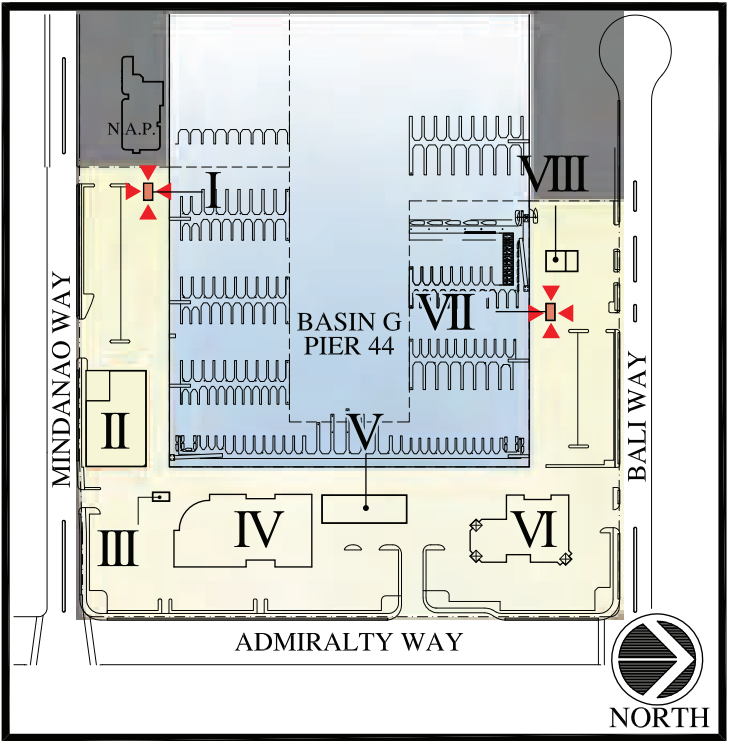
1 South Elevation

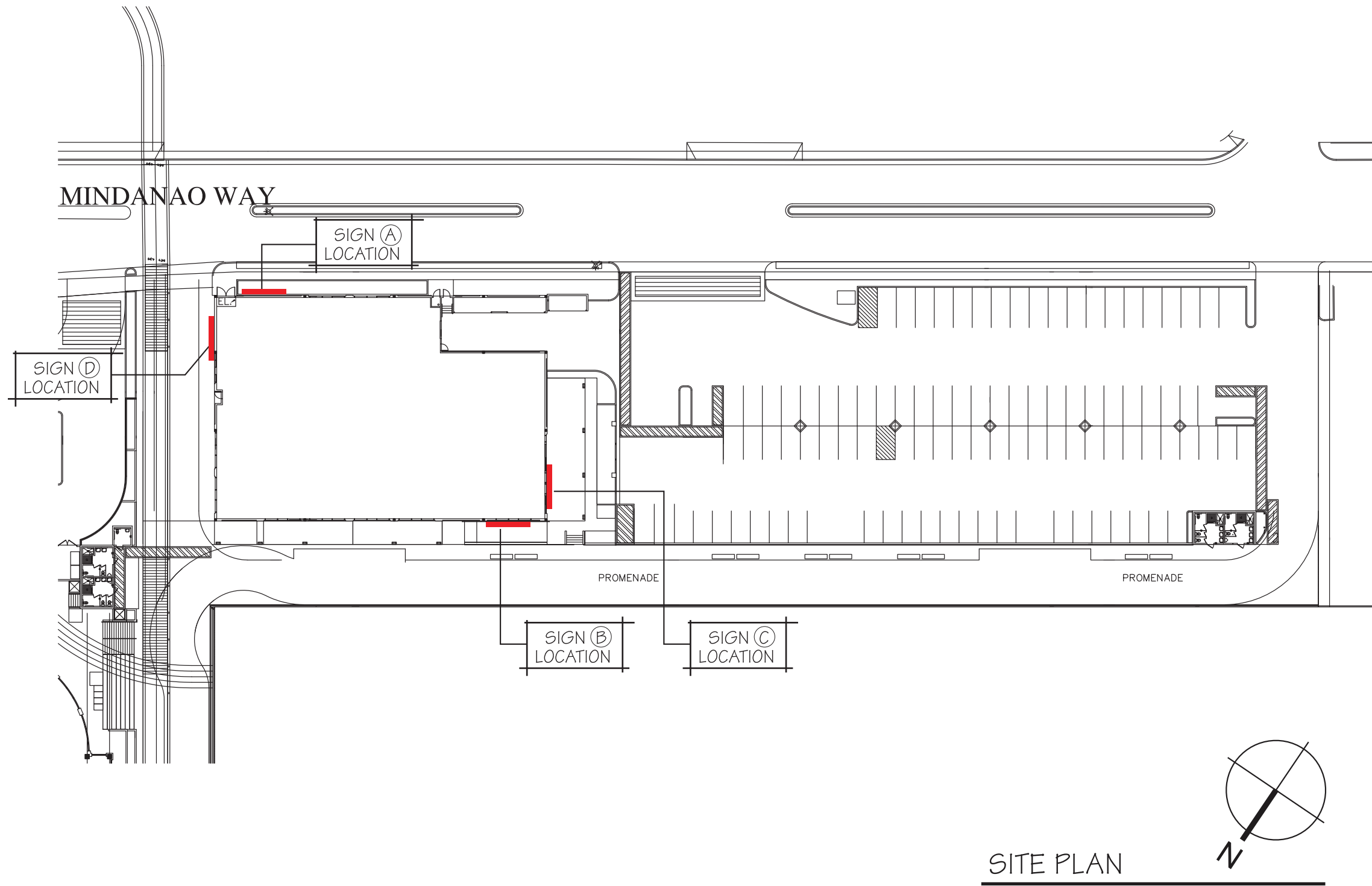
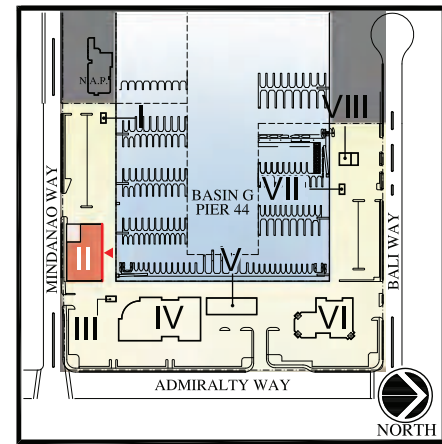


1 East Elevation

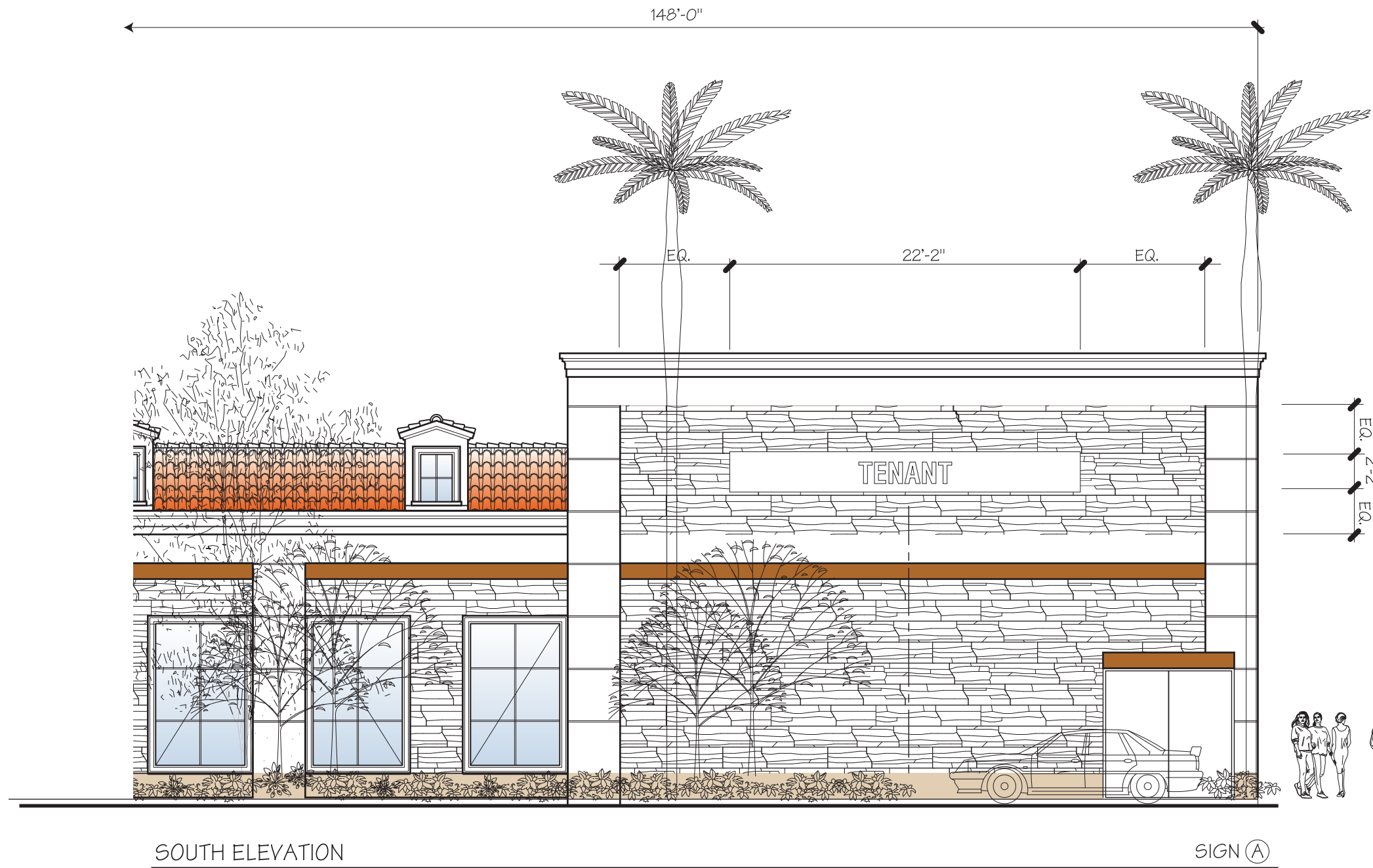


1 West Elevation





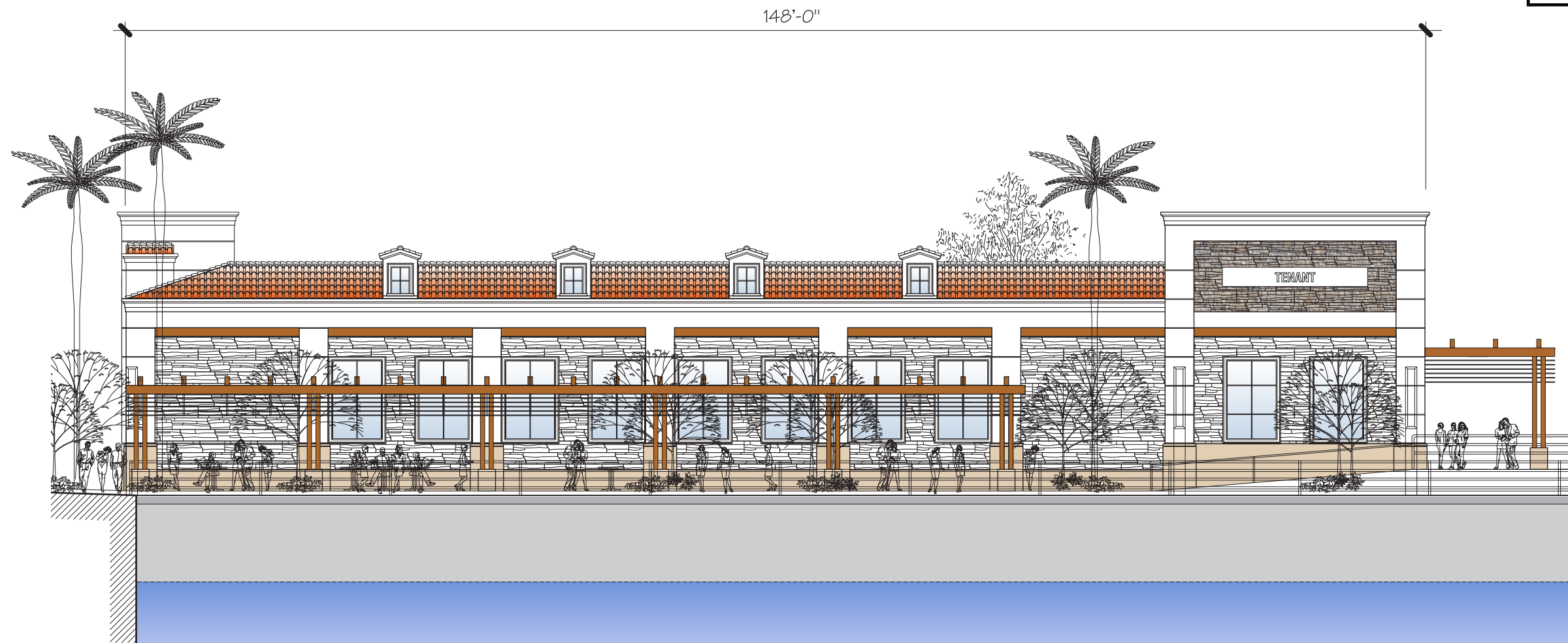
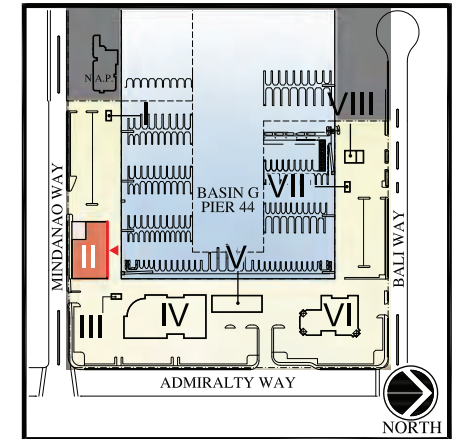
SITE PLAN





NORTH ELEVATION

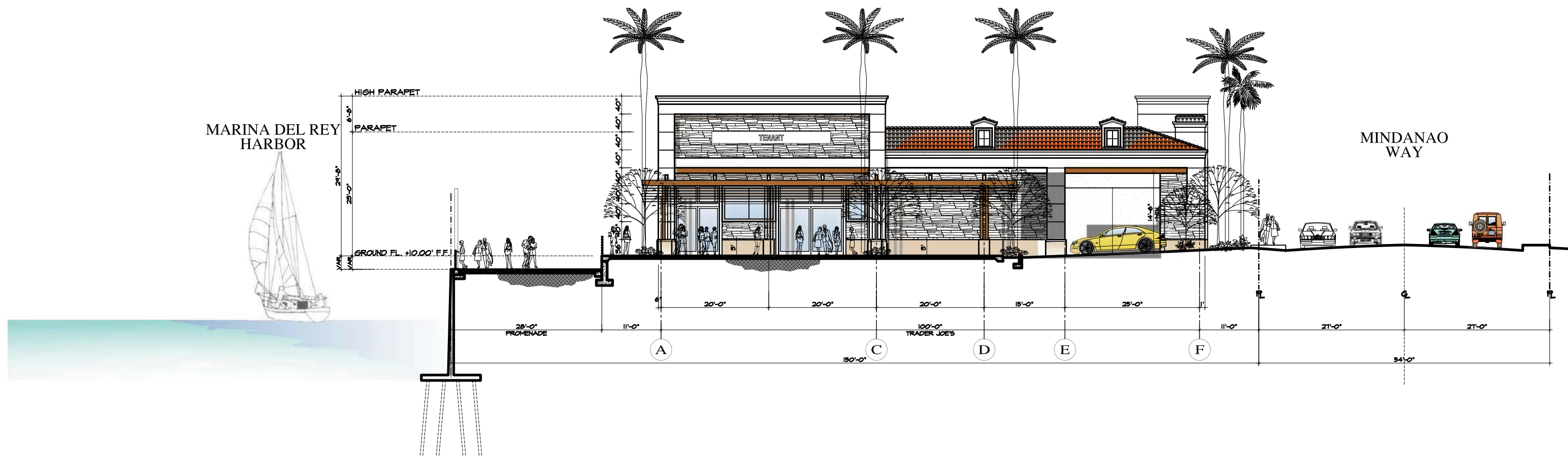
SIGN (B)



NORTH ELEVATION

SIGN (B)

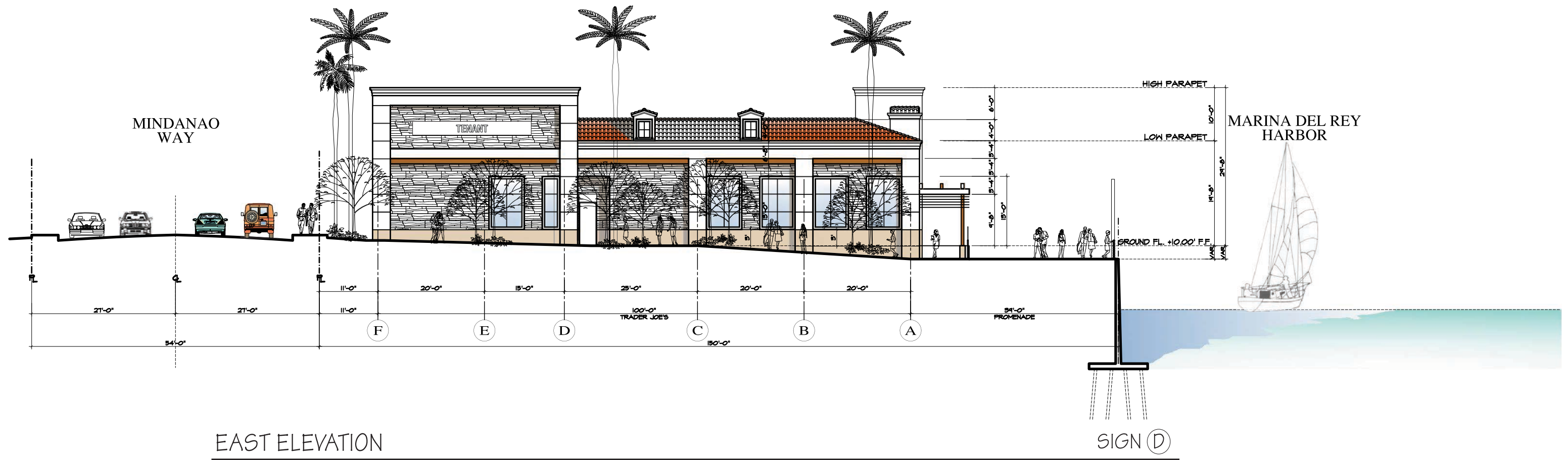




WEST ELEVATION - DIRECTIONAL

SIGN C



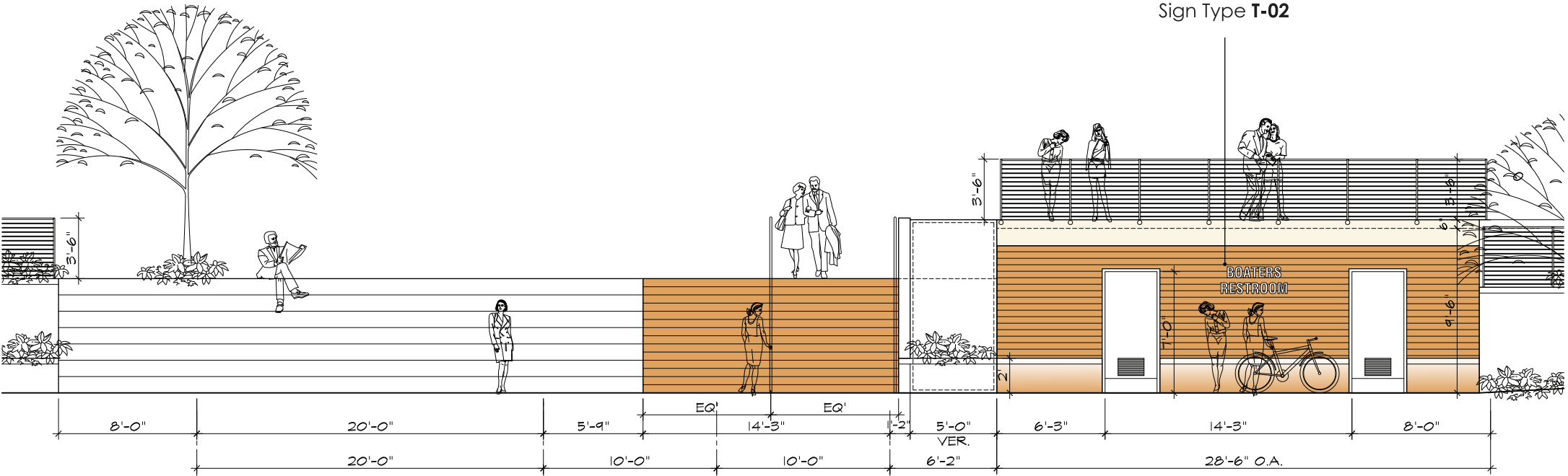


Materials list:

- Aluminum
- Acrylic
- 3M Vinyl
- LED
- Stainless Steel Mechanical Fasteners

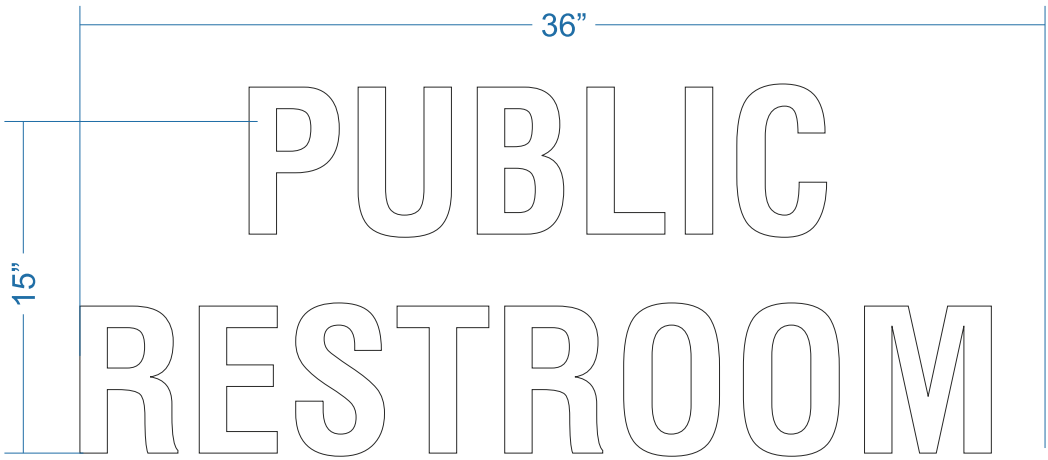
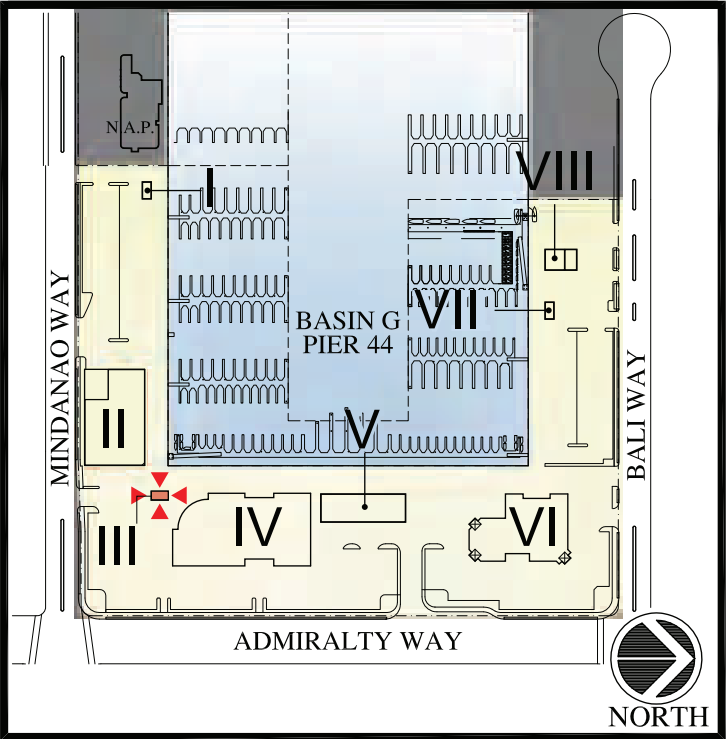
Colors:
□ Pantone White

Fonts used:
Helvetica Condensed

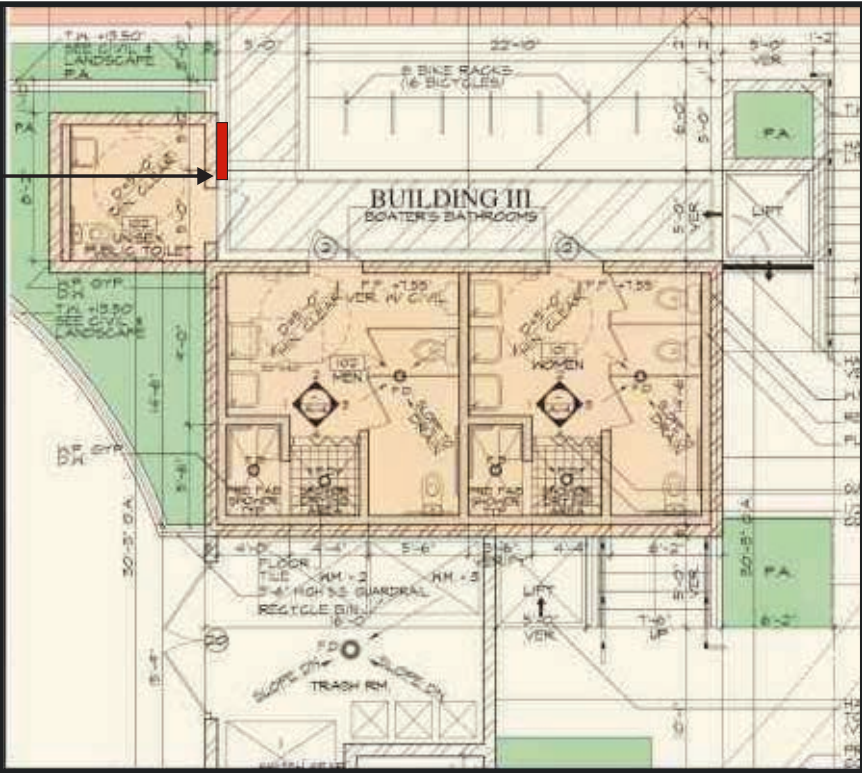


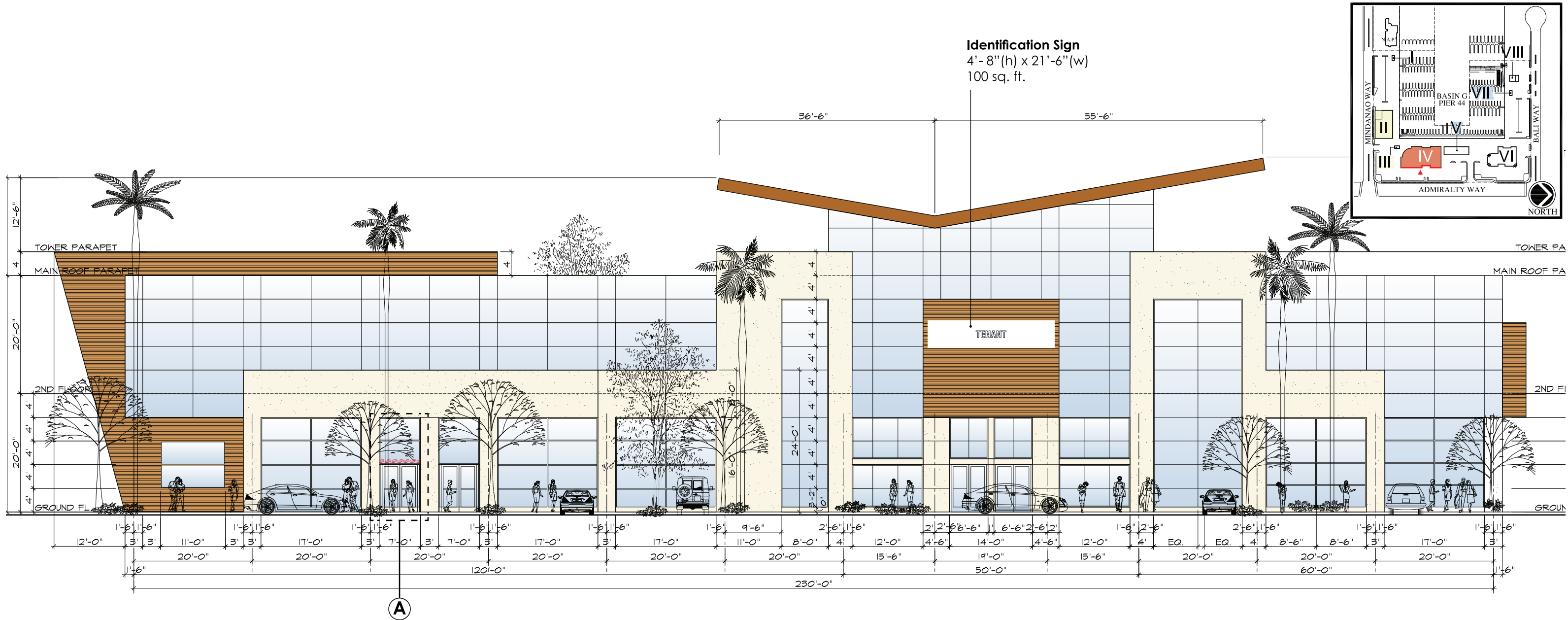
1 West Elevation

Identification Sign
Sign Area: 1'-8" (h) x 4' (w)
7.8 sq. ft.
Sign Type T-02

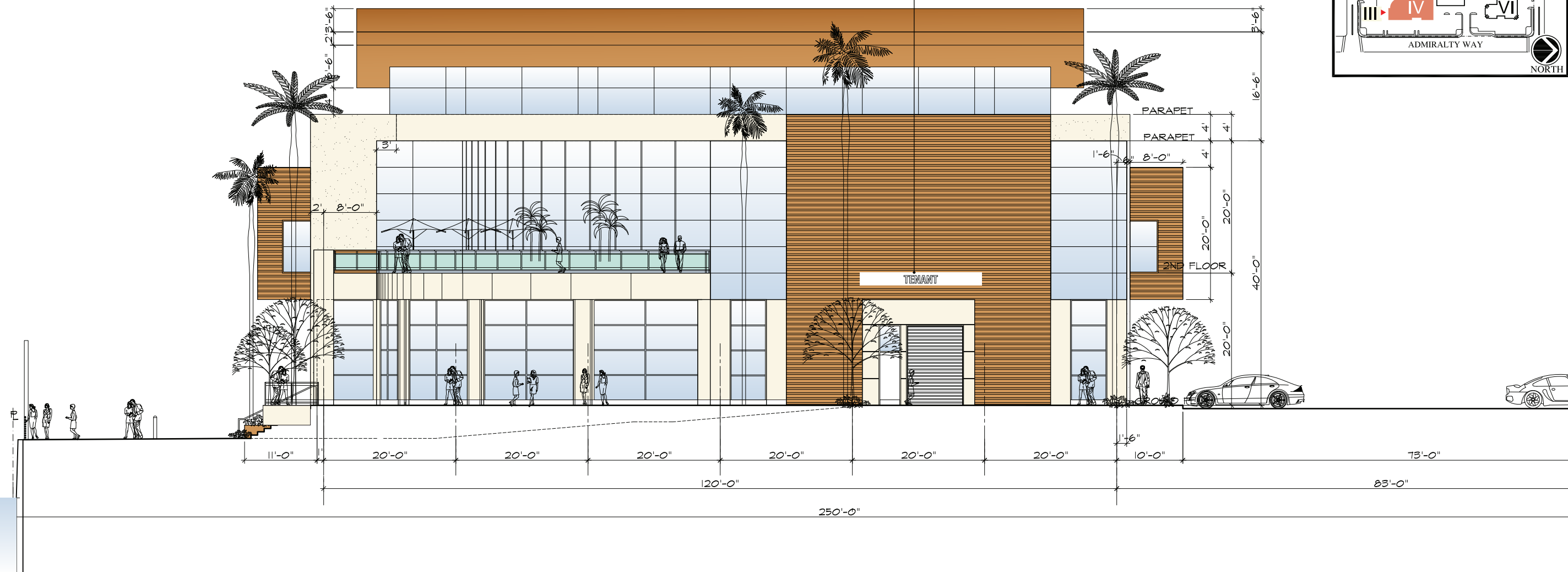
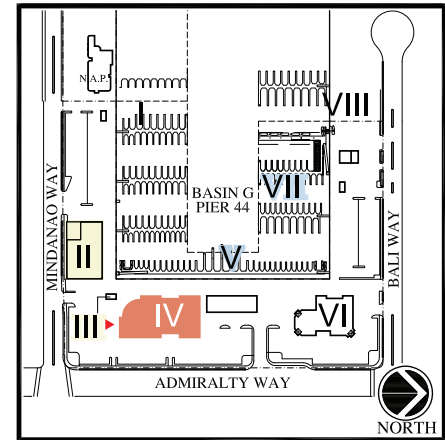


Identification Sign
Sign Area: 1'-3" (h) x 3' (w)
3.75 sq. ft.
Sign Type T-02





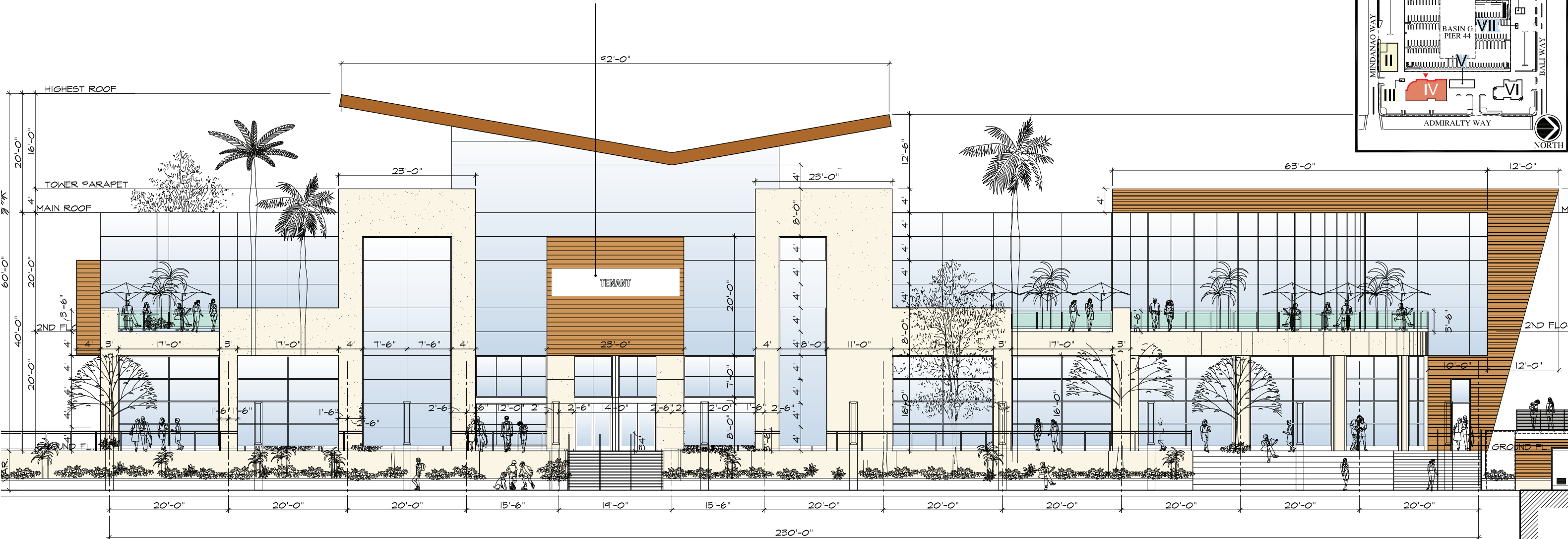
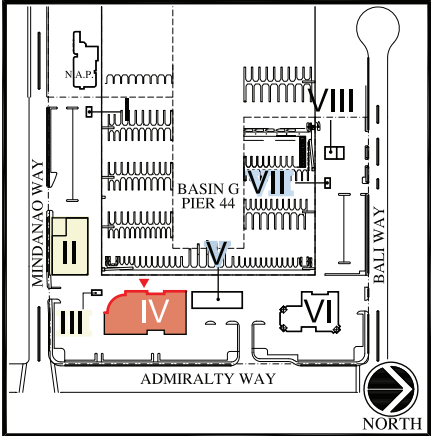
Identification Sign
 4'-0" (h) x 18'-6" (w)
 74 sq. ft.

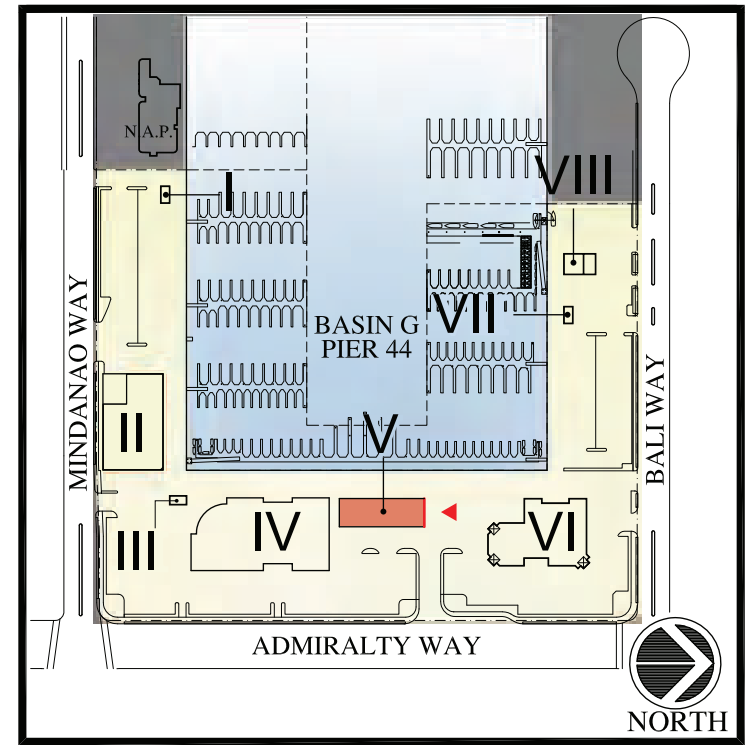


Identification Sign

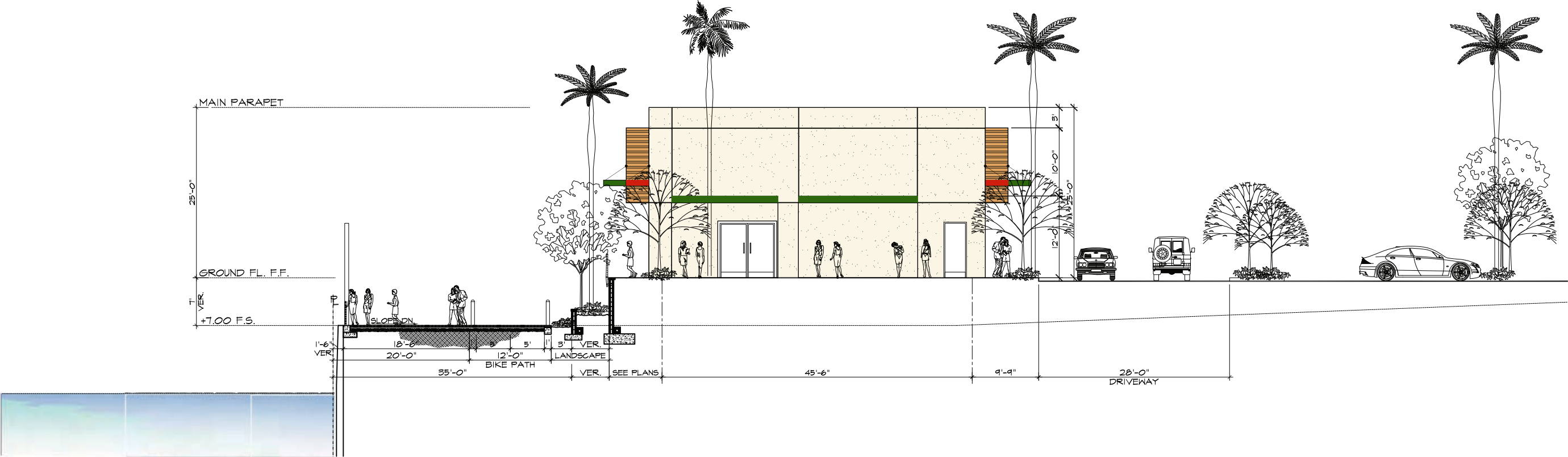
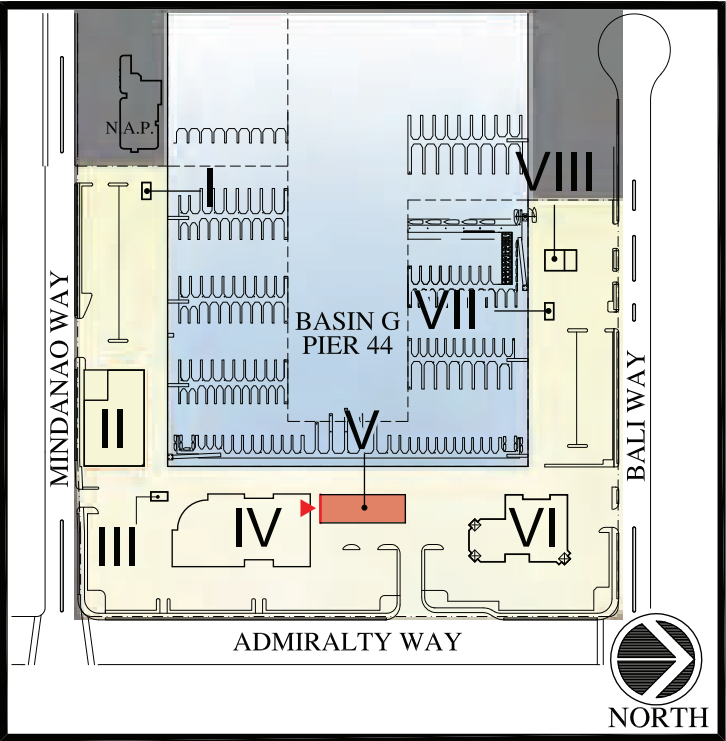
4'-8"(h) x 21'-6"(w)

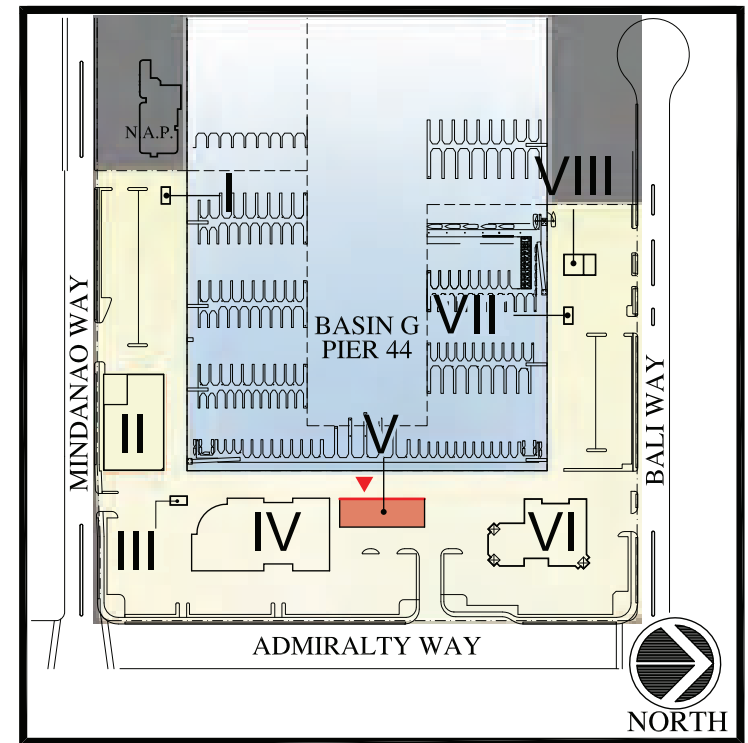
100 sq. ft.





***Note: No tenant signs on this elevation (excluding vinyl)**





Identification Sign
Sign Area: 23 sq.ft.
Sign Type **T-01**

Identification Sign
Sign Area: 16.5 sq.ft.
Sign Type **T-02**

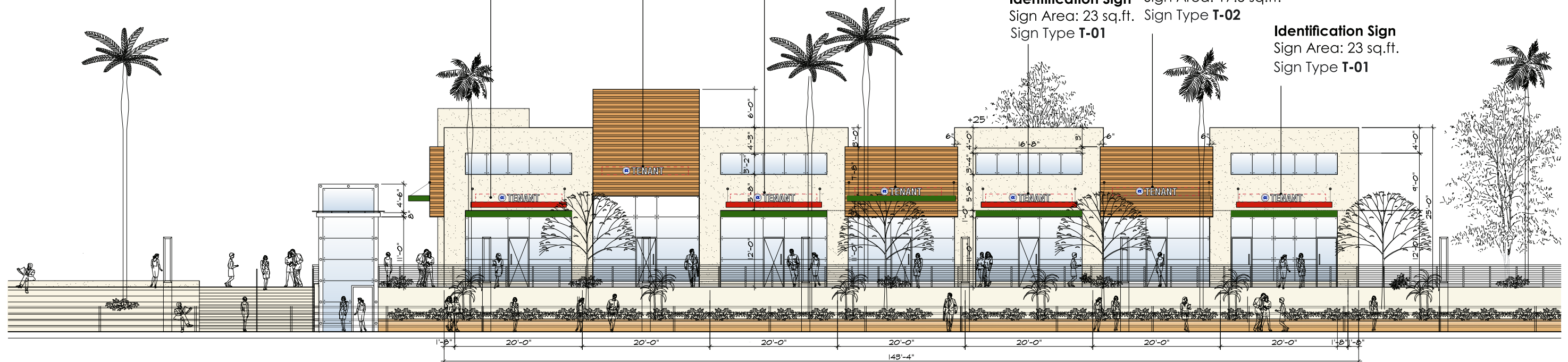
Identification Sign
Sign Area: 23 sq.ft.
Sign Type **T-01**

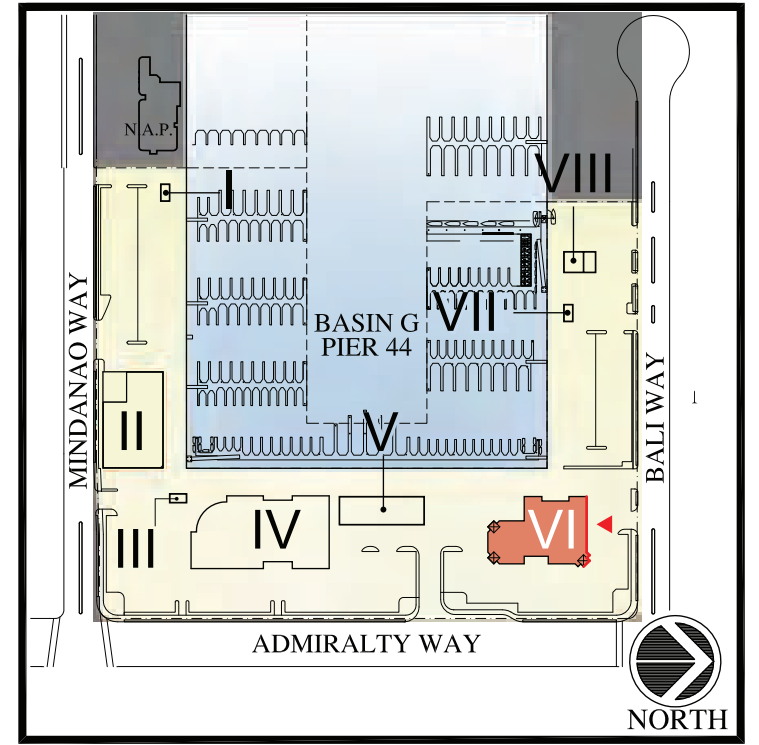
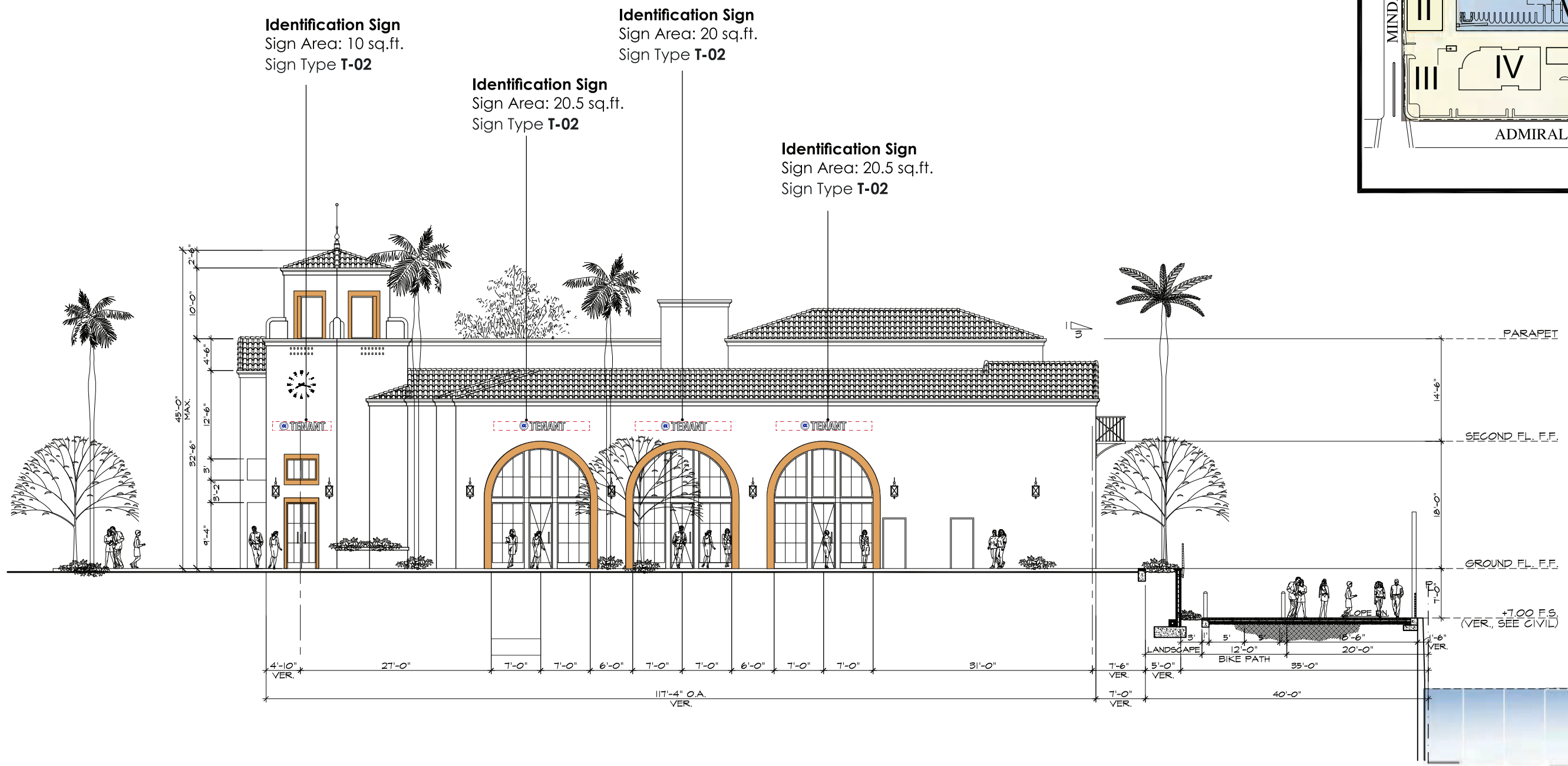
Identification Sign
Sign Area: 17.5 sq.ft.
Sign Type **T-02**

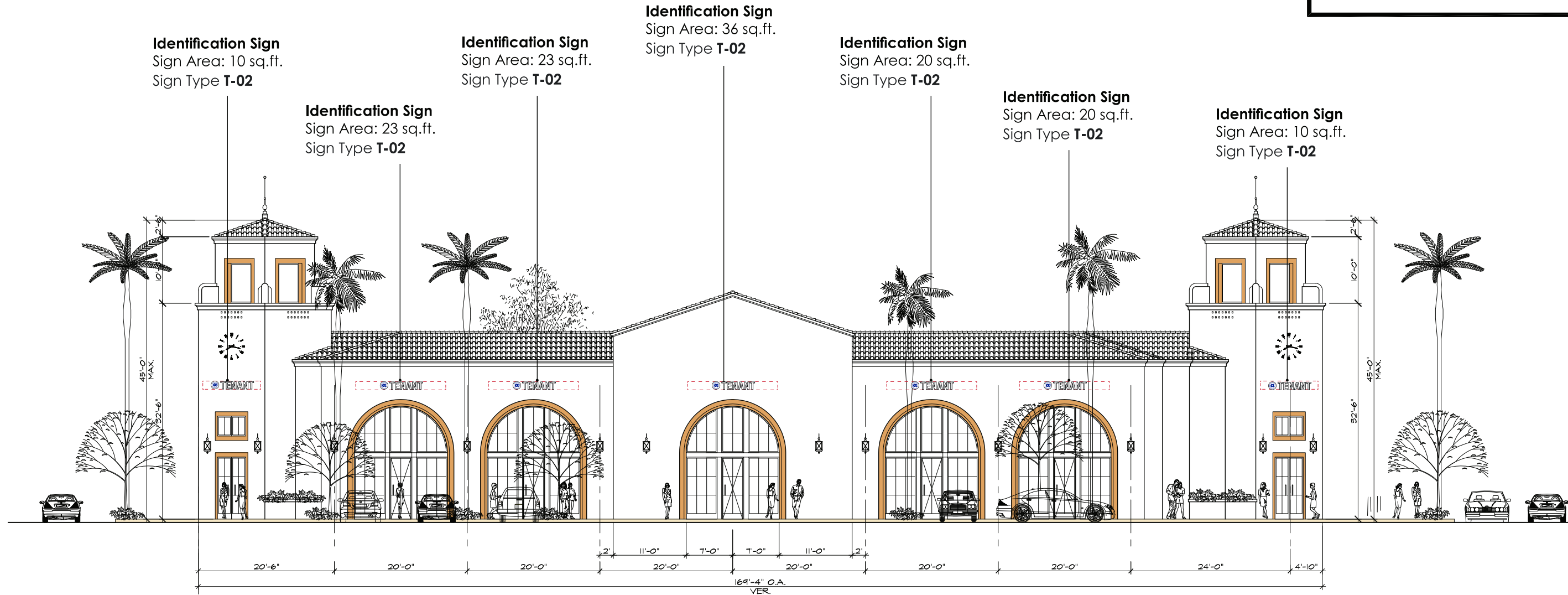
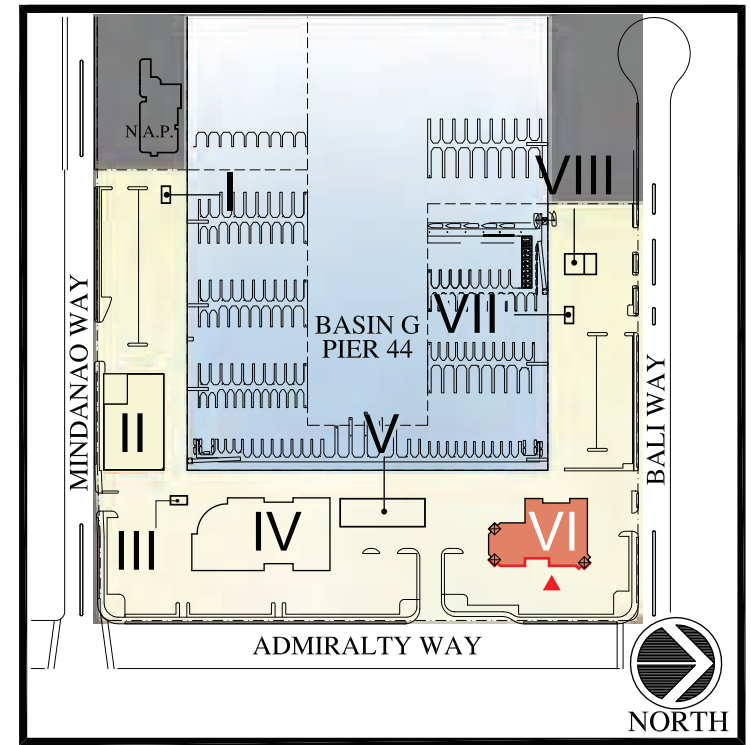
Identification Sign
Sign Area: 23 sq.ft.
Sign Type **T-01**

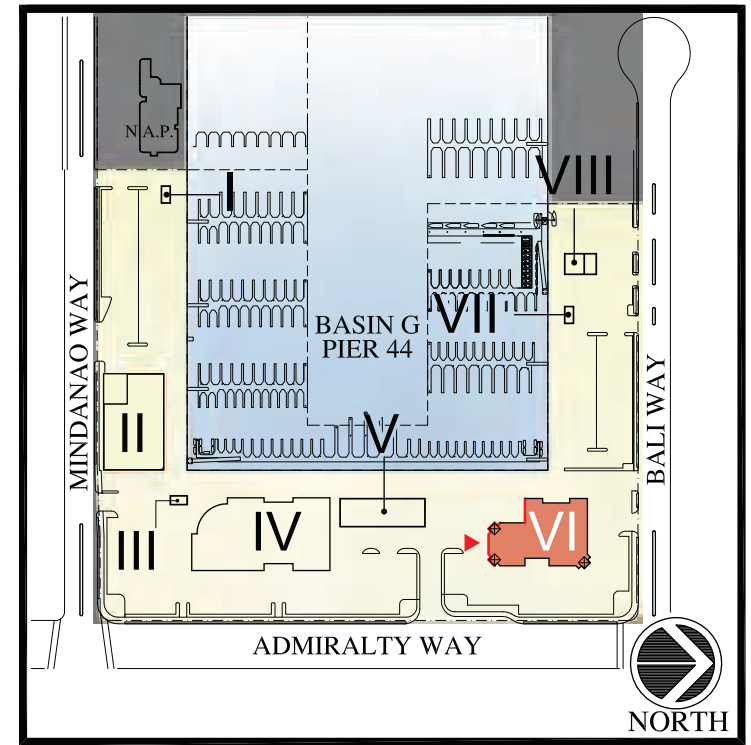
Identification Sign
Sign Area: 17.5 sq.ft.
Sign Type **T-02**

Identification Sign
Sign Area: 23 sq.ft.
Sign Type **T-01**





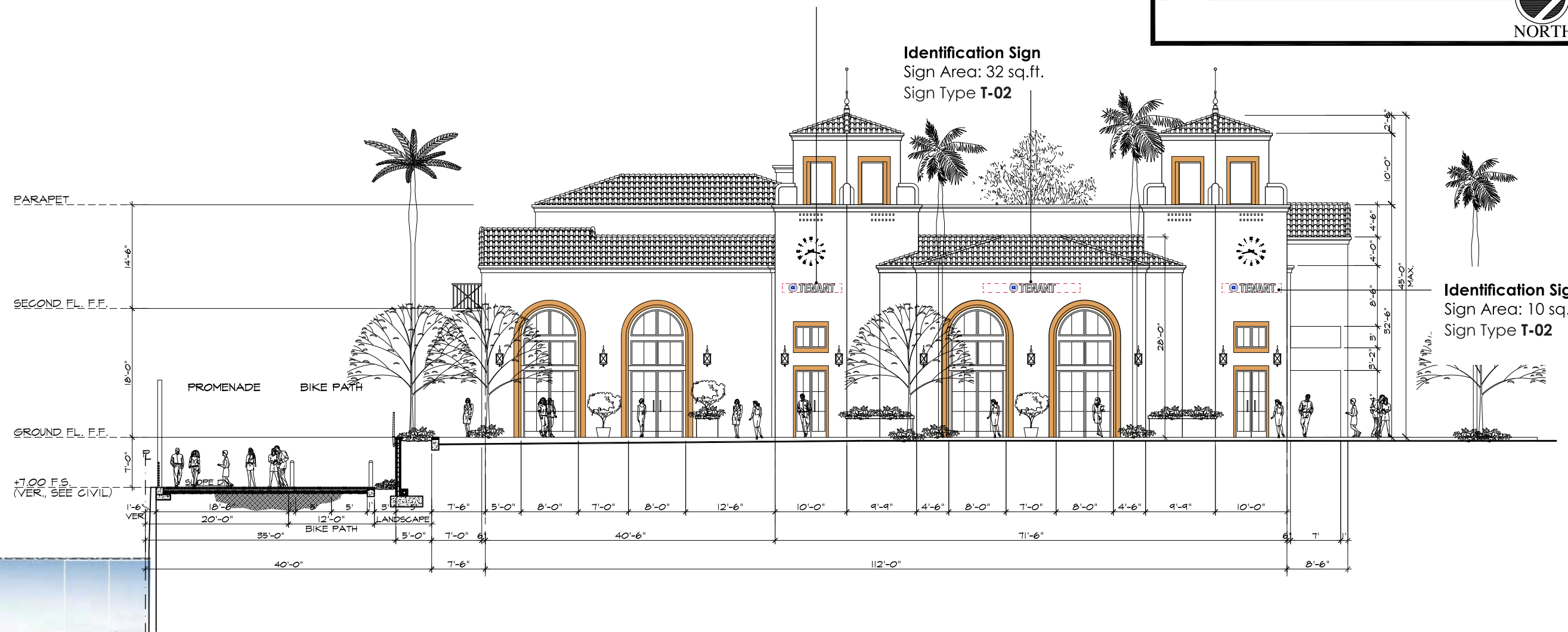


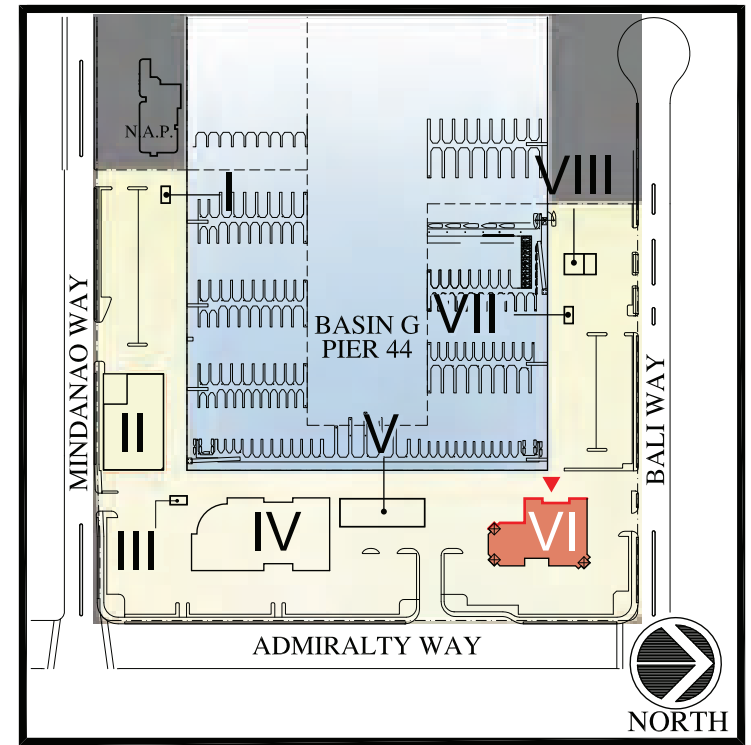


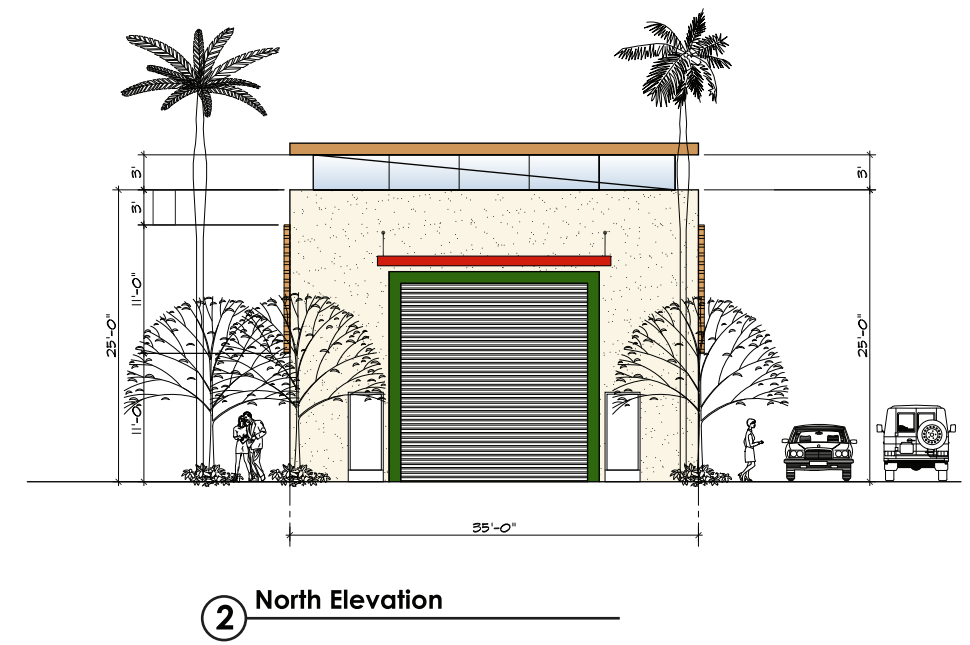
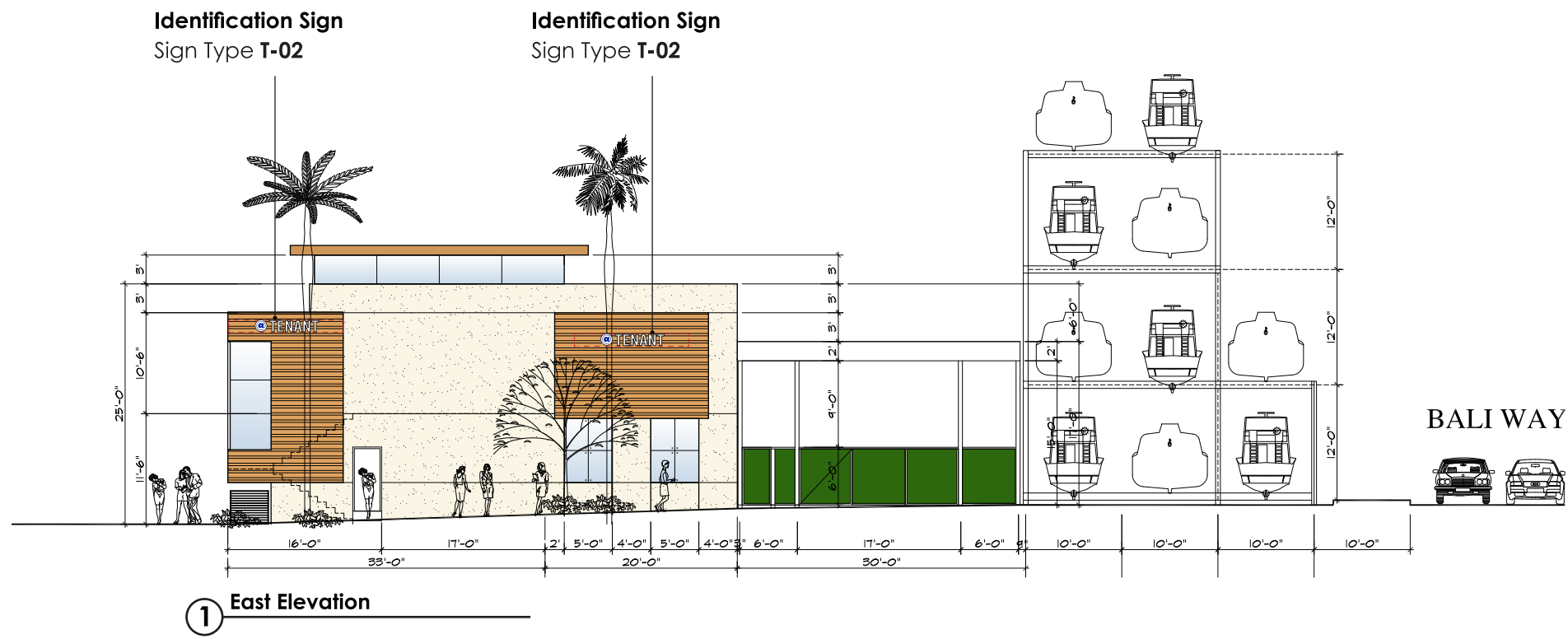
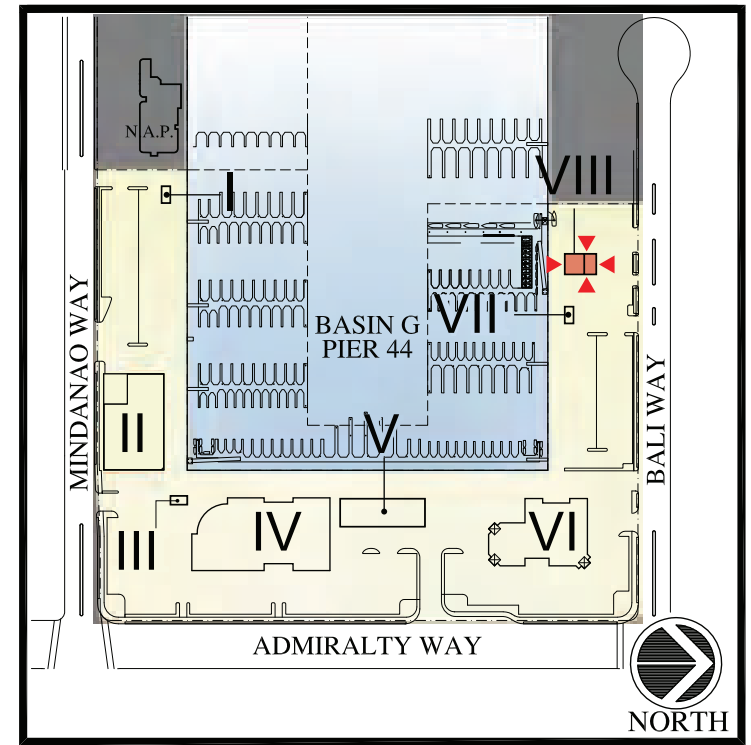
Identification Sign
Sign Area: 10 sq.ft.
Sign Type **T-02**

Identification Sign
Sign Area: 32 sq.ft.
Sign Type **T-02**

Identification Sign
Sign Area: 10 sq.ft.
Sign Type **T-02**

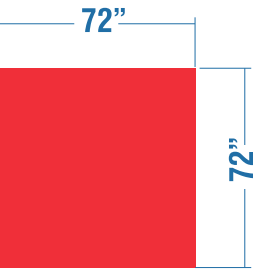




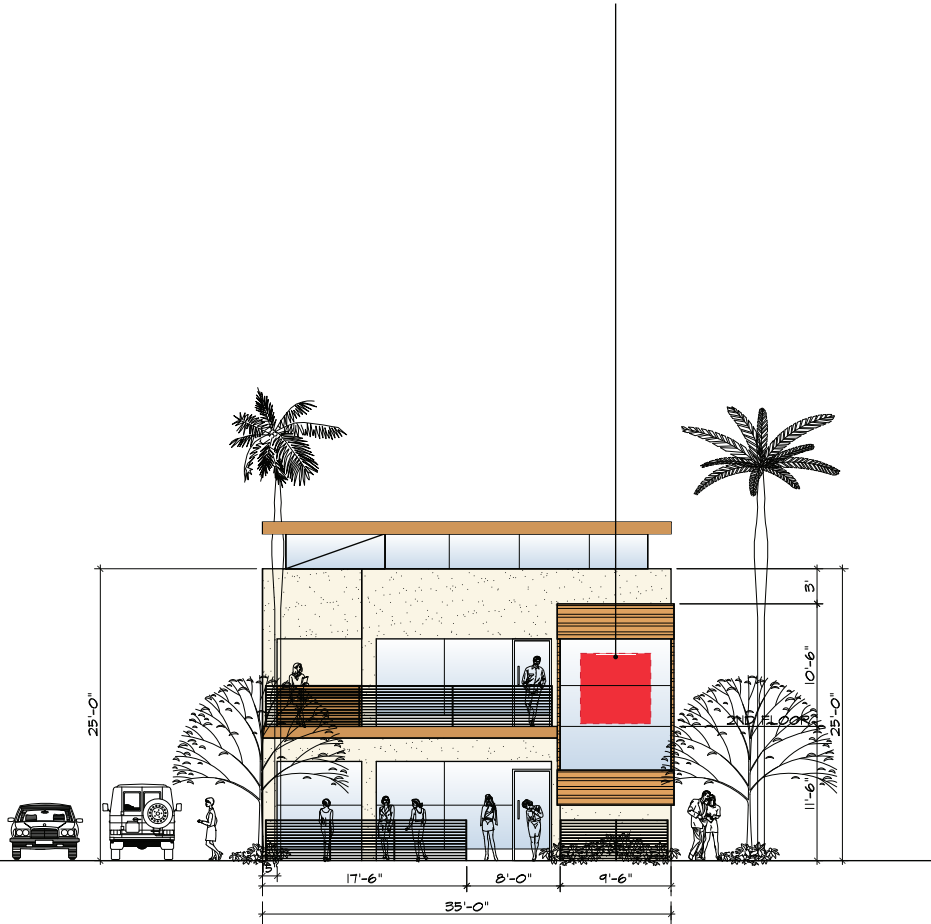
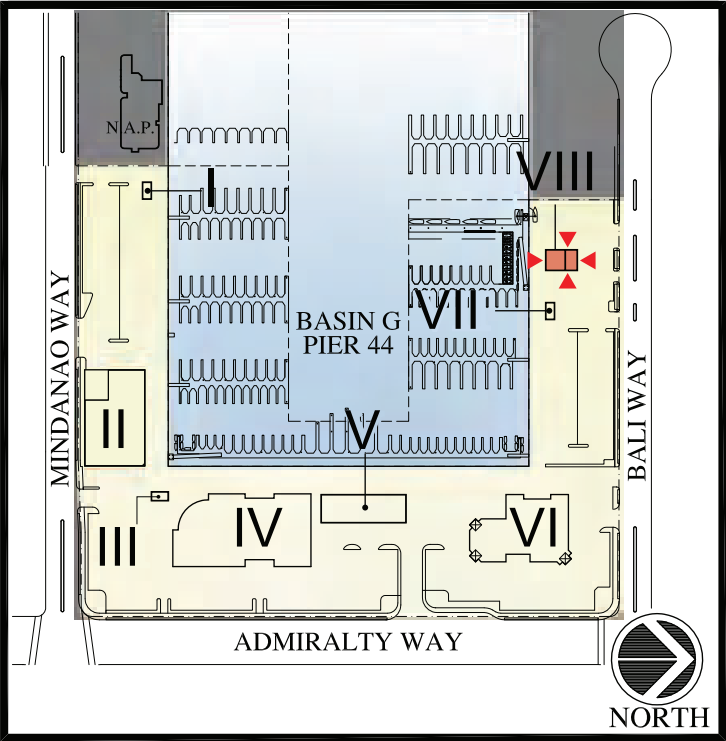


Materials list:

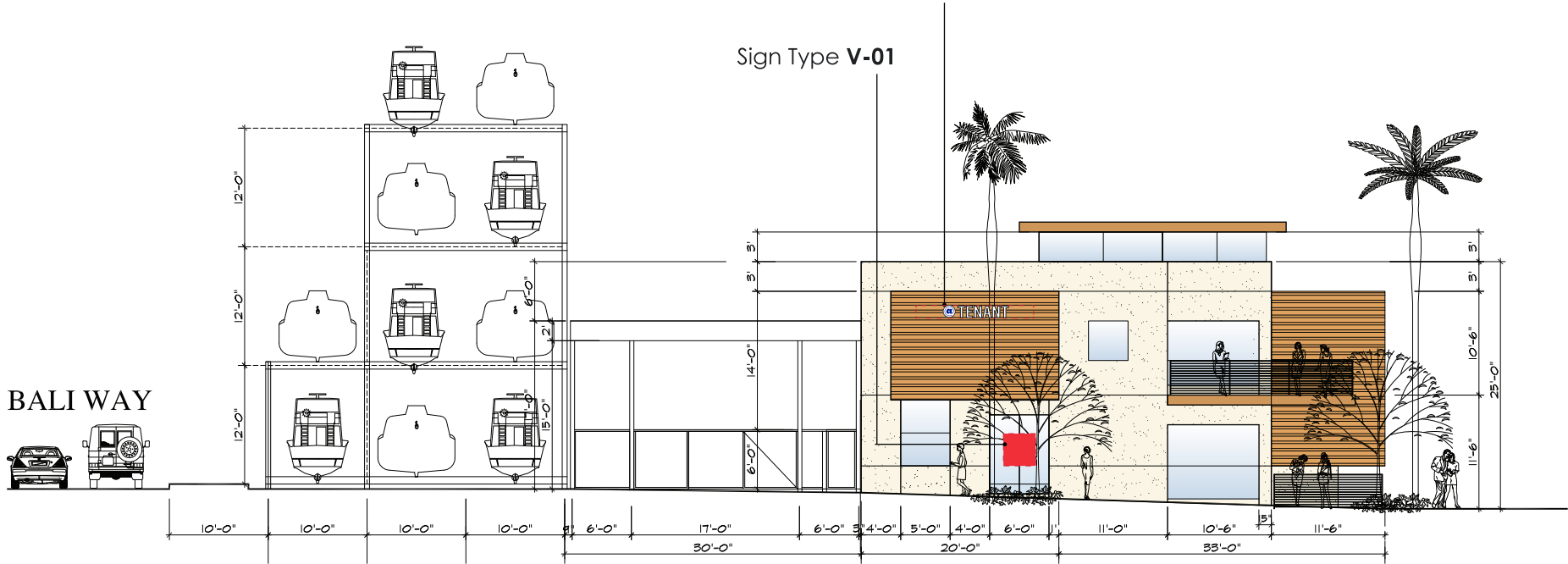
- 3M Vinyl



- 1. Copy should consist of tenant name only
- 2. All text and logos/graphics will be self adhesive vinyl decals.
- 3. Maximum size of total vinyl allowed is 6 sq.ft.
- 4. Text and logos/graphics must be approved by Design Control Board and ownership.



3 South Elevation



4 West Elevation



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

July 12, 2018

TO: Design Control Board

FROM: 
Gary Jones, Director

SUBJECT: ITEM 7A – PARCEL 44 – PACIFIC MARINA VENTURE, LLC / TRADER JOE'S – DCB # 18-013 – CONSIDERATION OF NEW SIGNAGE

Item 7A on your agenda is a submittal from Trader Joe's (Applicant), seeking approval for new signage. The project is located at 4675 Admiralty Way.

PROJECT OVERVIEW

Existing Conditions

The project site is currently under construction and will be developed with a 13,625 square foot specialty market with a surface parking lot.

Proposed Project

The applicant proposes to install four building façade signs on the future specialty market, and install two sign panels on the future Boardwalk Marina Del Rey freestanding shopping center monument signs.

SIGNAGE

Building Façade

The four proposed building façade signs would be located one per each of the building elevations and would be mounted to the building façade approximately 20' above grade. Three of the signs would be identical measuring 48 square feet, 22'-2" long by 2'-2" tall. One sign would be smaller measuring 35 square feet, 18'-8" long by 1'-10" tall. All signs would read "TRADER JOE'S" using the corporate font and made of a red Plexiglas face with aluminum returns. All signs would use face illumination, from 5 p.m. until 11 p.m. or one hour after the last tenant of the center closes.

Freestanding Column or Tower

The applicant proposes to place one sign panel on each of the two future shopping center monument signs. The sign panel would measure 1' tall by 6'-3" long. The sign would read "TRADER JOE'S" using the corporate font and colors. This sign would use exterior illumination from 5 p.m. until 11 p.m. or one hour after the last store closes.

STAFF REVIEW

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



Staff recommends APPROVAL of DCB #18-013, subject to the following conditions:

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

GJ:BL:te

TRADER JOE'S

Exterior Signing Package

Store #205

Pier - 44

4675 Admiralty Way

Marina Del Rey, CA 90292

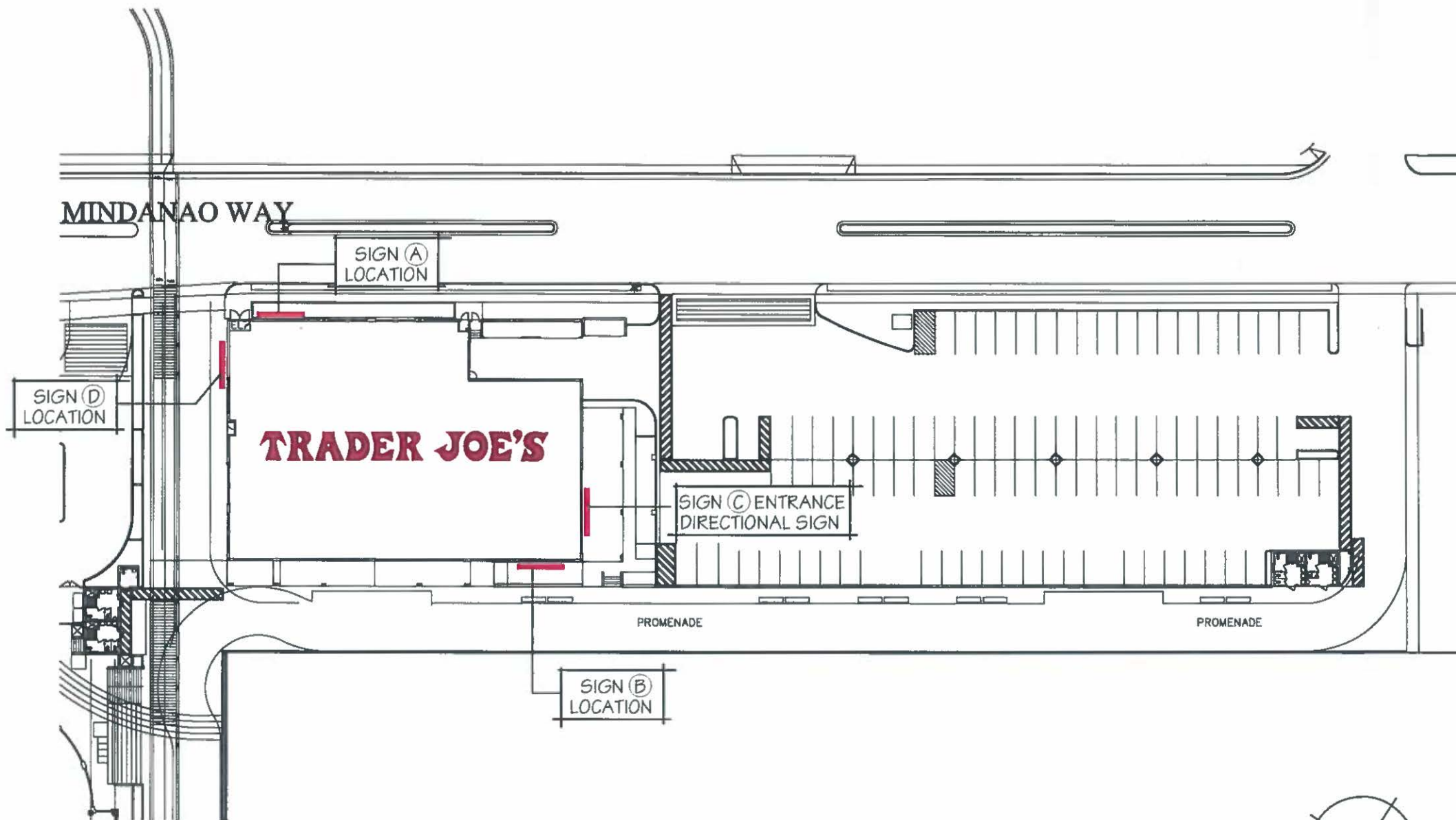
October 30, 2017

May 22, 2018



7541 Santa Rita Circle, Unit D, Stanton, CA 90680 • Tel: (714) 894-2011 • Fax: (714) 897-0860 • www.continentalsigns.com

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SITE PLAN



7541 Santa Rita Circle, Unit D
 Stanton, CA 90680
 Tel: (714) 894-2011
 Fax: (714) 897-0860
 www.continentalsigns.com

State Lic. #: 664525



PROJECT NAME:
 Trader Joe's #205

LOCATION:
 Pier - 44
 4675 Admiralty Way
 Marina Del Rey, CA 90292

DATE: 30Oct17

DESIGN NUMBER:

SCALE:

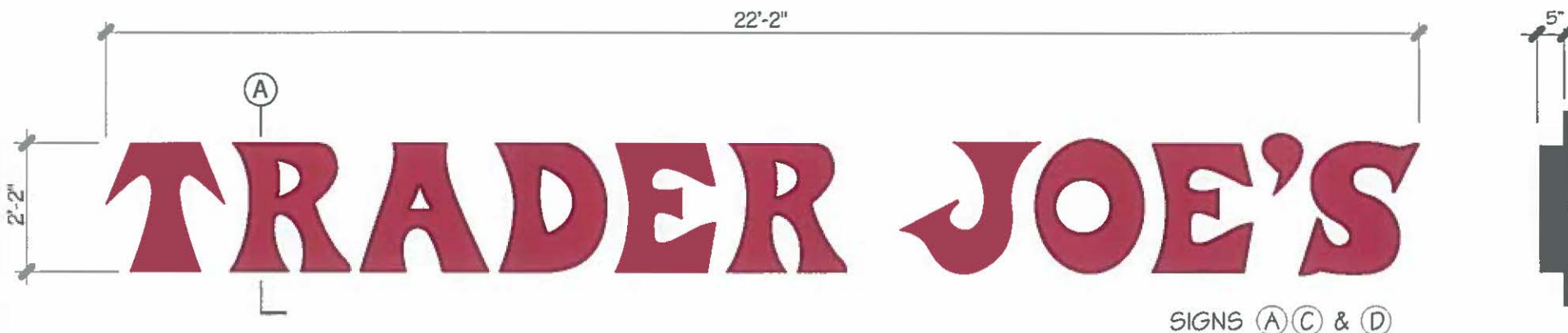
REVISIONS:

▲	
▲	
▲	
▲	
▲	

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

CONCEPTUAL DRAWING ONLY:
 All dimensions are approximate & may
 change due to construction factors or
 exact field conditions. Colors shown
 are as close to printing will allow,
 always follow written specifications



INDIVIDUAL CHANNEL LETTERS, INTERIOR ILLUMINATION, THREE (3) SETS REQUIRED

48 Sq Ft. Each

Scale: 3/8"=1'-0"

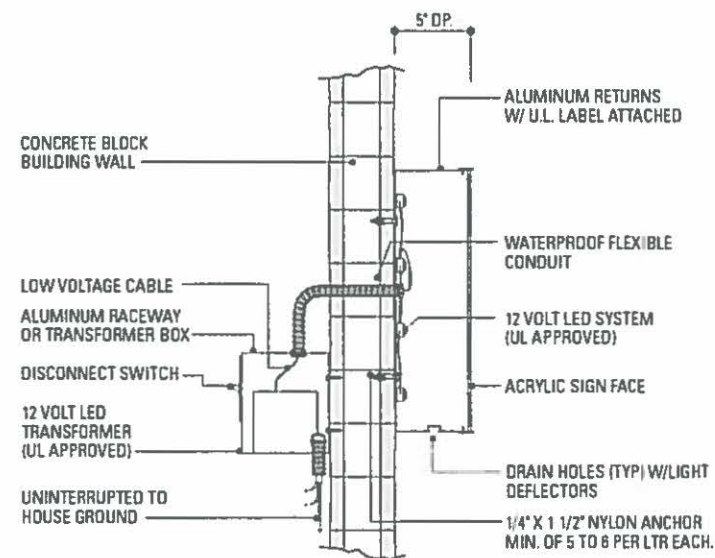
"TRADER JOE'S:

BACKING OF LETTERS TO BE .063 ALUMINUM W/ RETURNS .040 ALUMINUM.

FACES TO BE RED #2793 PLEX & 1" BRONZE TRIMCAP EDGES.

RETURNS TO BE DK. BRONZE ACRYLIC POLYURETHANE ENAMEL FINISH.

FACE ILLUMINATION TO BE RED LOW VOLTAGE LED SYSTEM.



SECTION DETAIL

NOT TO SCALE

A



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State Lic. #: 664525



PROJECT NAME:

Trader Joe's #205

LOCATION:

Pier - 44
4675 Admiralty Way
Marina Del Rey, CA 90292

DATE: 30Oct17

DESIGN NUMBER:

SCALE:

REVISIONS:



CUSTOMER APPROVAL

DATE

LANDLORD APPROVAL

DATE

CONCEPTUAL DRAWING ONLY:
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SHEET

1.0

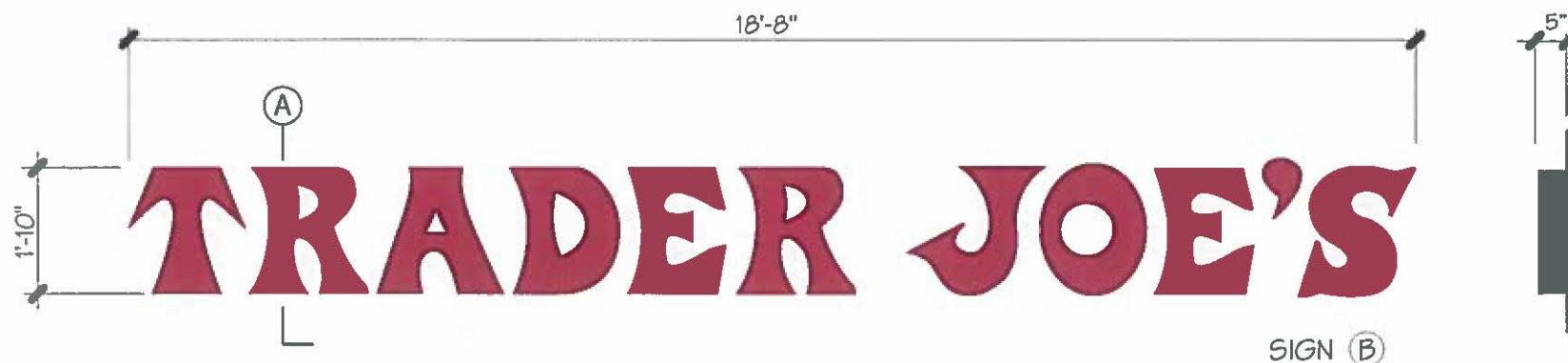
PER EACH SIGN FOUR SIGNS TOTAL.

ELECTRICAL REQ.



VOLTS: 120V

AMPS: 3.0A



INDIVIDUAL CHANNEL LETTERS, INTERIOR ILLUMINATION, ONE (1) SET REQUIRED

35 Sq Ft.

Scale: 3/8"=1'-0"

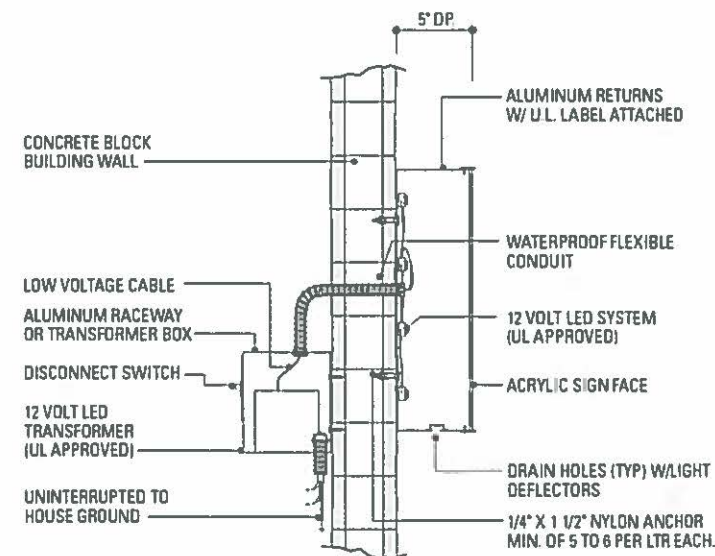
"TRADER JOE'S:

BACKING OF LETTERS TO BE .063 ALUMINUM W/ RETURNS .040 ALUMINUM.

FACES TO BE RED #2793 PLEX & 1" BRONZE TRIMCAP EDGES.

RETURNS TO BE DK. BRONZE ACRYLIC POLYURETHANE ENAMEL FINISH.

FACE ILLUMINATION TO BE RED LOW VOLTAGE LED SYSTEM.



SECTION DETAIL

NOT TO SCALE



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State Lic. #: 664525



PROJECT NAME
Trader Joe's #205

LOCATION
Pier - 44
4675 Admiralty Way
Marina Del Rey, CA 90292

DATE: 30Oct17

DESIGN NUMBER:

SCALE:

REVISIONS:



CUSTOMER APPROVAL DATE

LANDLORD APPROVAL DATE

CONCEPTUAL DRAWING ONLY:
All dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close to printing will allow, always follow written specifications.

2-17

2.0

PER EACH SIGN FOUR SIGNS TOTAL.

ELECTRICAL REQ.



VOLTS: 120V

AMPS: 3.0A



SOUTH ELEVATION

SIGN A

SCALE 1/8"=1'-0"



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Fax: (714) 897-0860
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State Lic. #: 664525



PROJECT NAME
Trader Joe's #205

LOCATION:
Pier - 44
4675 Admiralty Way
Marina Del Rey, CA 90292

DATE: 30Oct17

DESIGN NUMBER:

SCALE

REVISIONS:

▲	
▲	
▲	
▲	

CUSTOMER APPROVAL DATE

LANDLORD APPROVAL DATE

CONCEPTUAL DRAWING ONLY:
All dimensions are approximate & may
change due to construction factors or
exact field conditions. Colors shown
are as close to printing will allow,
always follow written specifications.



SOUTH ELEVATION

SIGN A

SCALE 1/16"=1'-0"

PROJECT NAME:
Trader Joe's #205

LOCATION:
Pier - 44
4675 Admiralty Way
Marina Del Rey, CA 90292

DATE: 30Oct17

DESIGN NUMBER:

SCALE:

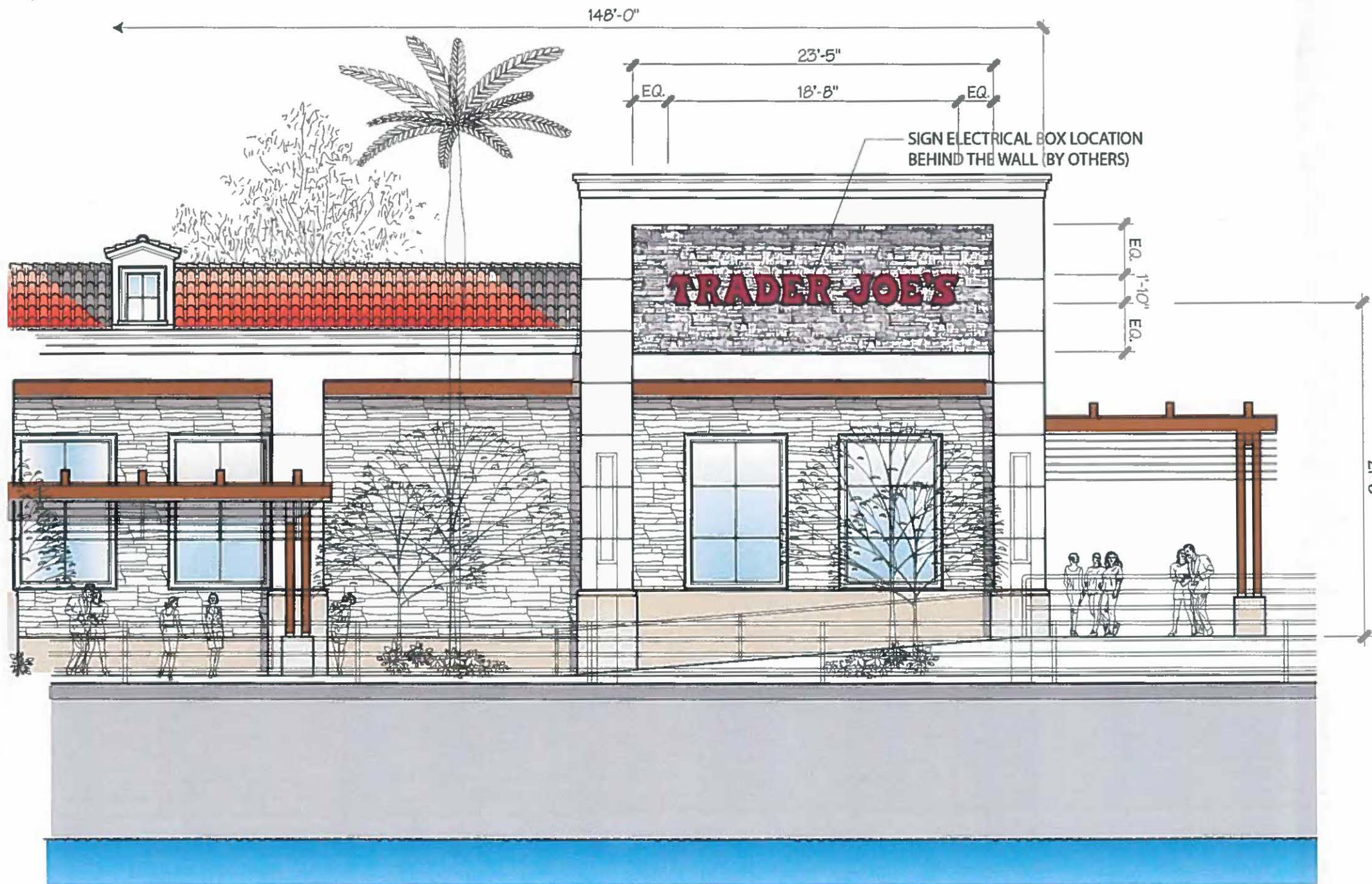
REVISIONS:

▲	
▲	
▲	
▲	
▲	

CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

CONCEPTUAL DRAWING ONLY:
All dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close to printing will allow, always follow written specifications.



NORTH ELEVATION

SIGN (B)

SCALE 1/8"=1'-0"



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Stanton, CA 90680
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Fax: (714) 897-0860
www.continentalsigns.com

State Lic. #: 664525



PROJECT NAME:
Trader Joe's #205

LOCATION:
Pier - 44
4675 Admiralty Way
Marina Del Rey, CA 90292

DATE 30Oct17

DESIGN NUMBER:

SCALE

REVISIONS:

▲	
▲	
▲	
▲	

CUSTOMER APPROVAL DATE

LANDLORD APPROVAL DATE

CONCEPTUAL DRAWING ONLY:
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exact field conditions. Colors shown
are as close to printing will allow,
always follow written specifications.



NORTH ELEVATION

SIGN (B)

SCALE 1/16" = 1'-0"



"designers and fabricators of custom electrical signage"

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Stanton, CA 90680
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Fax: (714) 897-0860
www.continentalsigns.com

State Lic. #: 664525



PROJECT NAME
Trader Joe's #205

LOCATION:
Pier - 44
4675 Admiralty Way
Marina Del Rey, CA 90292

DATE: 30Oct17

DESIGN NUMBER:

SCALE:

REVISIONS:



CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

CONCEPTUAL DRAWING ONLY:
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change due to construction factors or
exact field conditions. Colors shown
are as close to printing will allow,
always follow written specifications.

SHEET 6.0

ENTRANCE DIRECTIONAL SIGN



WEST ENTRANCE ELEVATION

SIGN ©

SCALE 1/8"=1'-0"



"design and fabrication of custom electrical signs"

7541 Santa Rita Circle, Unit D
Stanton, CA 90680
Tel: (714) 894-2011
Fax: (714) 897-0860
www.continentalsigns.com

State Lic. #: 664525



PROJECT NAME:
Trader Joe's #205

LOCATION:
Pier - 44
4675 Admiralty Way
Marina Del Rey, CA 90292

DATE 30Oct17

DESIGN NUMBER:

SCALE:

REVISIONS:



CUSTOMER APPROVAL

DATE

LANDLORD APPROVAL

DATE

CONCEPTUAL DRAWING ONLY:
All dimensions are approximate & may
change due to construction factors or
exact field conditions. Colors shown
are as close to printing will allow,
always follow written specifications.

ENTRANCE DIRECTIONAL SIGN



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REVISIONS:

▲	
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▲	
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CUSTOMER APPROVAL _____ DATE _____

LANDLORD APPROVAL _____ DATE _____

CONCEPTUAL DRAWING ONLY:
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MARINA DEL REY
HARBOR

WEST ENTRANCE ELEVATION

SIGN ©

SCALE 1/16"=1'-0"





EAST ELEVATION

SIGN (D)

SCALE 1/8"=1'-0"



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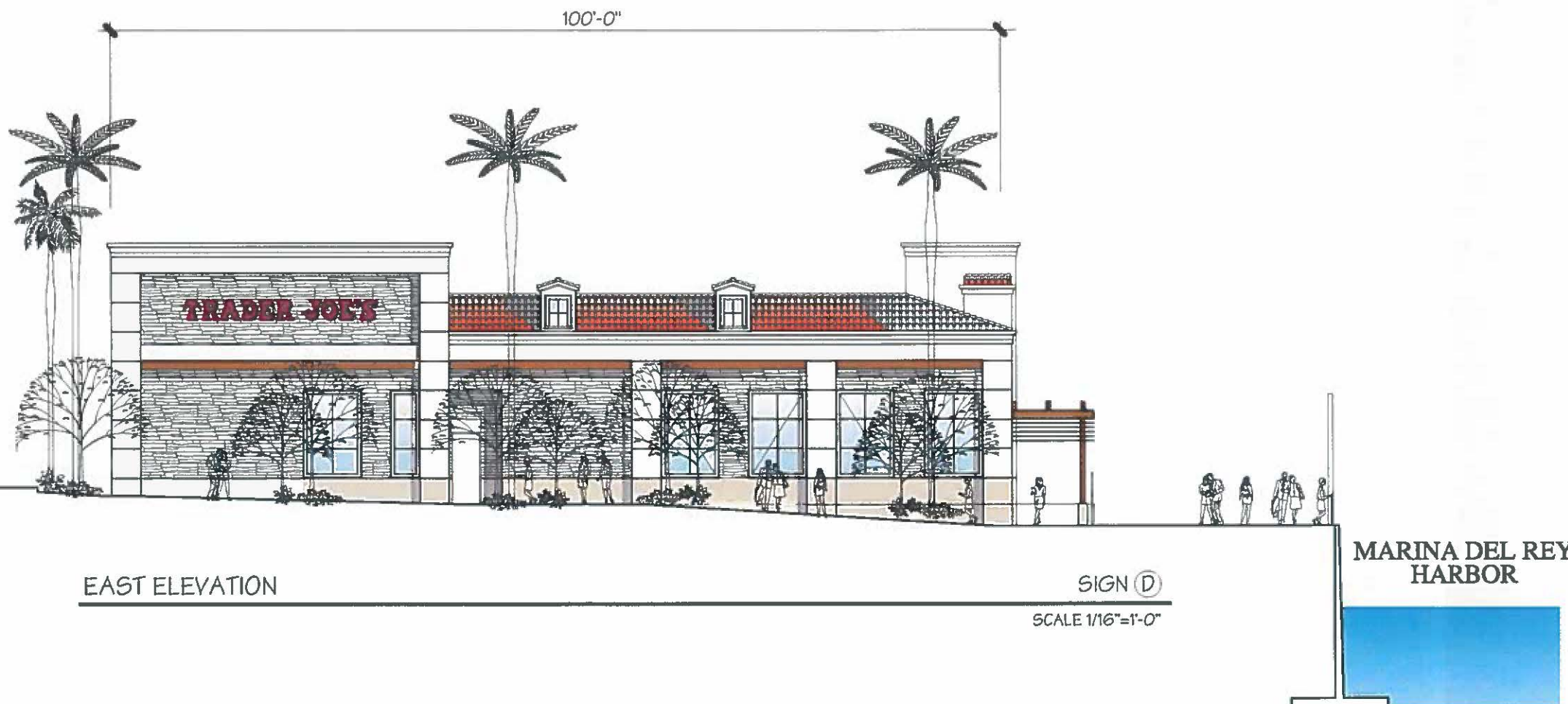
CUSTOMER APPROVAL

DATE

LANDLORD APPROVAL

DATE

CONCEPTUAL DRAWING ONLY:
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100



CONCEPTUAL DRAWING ONLY:
All dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close to printing will allow, always follow written specifications.

11.0





Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

July 12, 2018

TO: Design Control Board

FROM:  Gary Jones, Director

**SUBJECT: ITEM 7B – PARCEL 50 – CARUSO AFFILIATED / SHAKE SHACK – DCB
#18-015 – CONSIDERATION OF BUILDING MODIFICATIONS AND NEW
SIGNAGE**

Item 7B on your agenda is a submittal from Shake Shack (Applicant), seeking approval for building modification and new signage. The project is located at 4786 Admiralty Way.

PROJECT OVERVIEW

Existing Conditions

The project site is a 2,874 square foot tenant space located in the Waterside Shopping Center. This space is currently occupied by "The Counter" restaurant.

Proposed Project

The applicant proposes to remodel the façade of the building and install three new business signs.

BUILDING DESIGN

Building Façade

The applicant is proposing to inject their company's brand identity into the exterior design of the tenant space. The east elevation would feature an extruded storefront entrance with a black metal frame filled in with wood siding. A metal awning would cover the storefront entrance and wrap the corner. A corrugated metal finish in white would be used to wrap the entrance façade and corner of the building.

The south elevation would feature a grey and white corrugated metal finish. A metal band would be used to break up the uniformity of materials and provide a pedestrian scale to the building.

The west elevation would feature a corrugated silver metal façade with vertical and horizontal articulation to break up the uniformity of materials.

The southwest corner of the building has a tower with a brick façade that would be painted grey. Wood paneling would be placed above the tower walkway entrances.



The east elevation has a small mechanical room which would be painted a light grey and use a wood paneling green screen on the walls.

SITE DESIGN

Landscaping

The existing landscaping, consisting of bushes and hedges, would be removed and replaced with small shrubs. A green screen would be applied to the wood siding on the mechanical room.

SIGNAGE

Awning Sign

A new sign would be placed on the awning above the main entrance, approximately 15' above grade. The sign would be approximately 44 square feet and measure 20'-6" wide by 2'-2" tall. The sign would use aluminum channel letters and read "SHAKE SHACK" in a Neutraface Display Bold font. A hamburger logo would be placed next to the text. The sign text colors would use a white face, smoky silver return, and iron ore backing. The hamburger logo would have a green vinyl face and iron ore color backing. The sign would use face and halo LED illumination.

Blade Sign

The blade sign would be mounted to the front of the mechanical room, facing the pedestrian walkway, and mounted approximately 15' above grade. The sign would be approximately 3.5 square feet and measure 1'-10" wide by 2' tall. The sign would picture a hamburger logo with a push through acrylic face and brilliant green color vinyl. The sign would use internal LED illumination.

Building Façade

The rear façade of the building would have a wall sign mounted approximately 19' above grade. The sign would be approximately 28 square feet and measure 16'-7" wide by 1'-8" tall. The sign would use channel aluminum letters and read "SHAKE SHACK" in a Neutraface Display Bold font. A hamburger logo would be placed next to the text. The sign text colors would use a white face, and smoky silver return. The hamburger logo would have a green vinyl face. The sign would use face and halo LED illumination.

Signs for this tenant would follow the shopping center hours of illumination, which is 15 minutes prior to sundown, until one hour following the closing of the last restaurant.

STAFF REVIEW

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

While the design of this project meets the design guidelines, the larger context of the shopping center should be taken into consideration. This project breaks from the

traditional design of the shopping center and introduces a more modern/contemporary architecture.

The existing shopping center was designed to create a village feel through the use of seaside Mediterranean style architecture. To create a unique pedestrian experience, the storefront facades and faux second story elements are varied. Building finishes, colors, and materials include a palette of greys and blues, limewash paint and plaster, brick, ledgerstone, limestone accents, and wrought-iron balconies.

A few tenants have customized the look of their storefront, including Kreation Juicery's use of a wooden awning, Sephora Beauty Supply's modern glossy black façade, and Mainland Poke's black façade. While these tenants incorporated more modern architectural elements into the traditional architecture of the shopping center, their storefront improvements did not alter the overall architectural style of the shopping center. The proposed architecture for Shake Shack would change three facades of a prominent corner tenant space, notably removing the crown molding roofline which appears throughout the shopping center. This would represent the largest change to the architecture of this shopping center to date.

Staff recommends the DCB determine whether the project is consistent with the design of the shopping center. If approved staff recommends the following conditions:

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

GJ:BL:te



Shake Shack at Marina Del Rey
WaterSide - Shopping Center Analysis
May 22, 2018

WATERSIDE

marina del rey

Located in close proximity to one of the country's most important marinas, Waterside at Marina Del Rey has transformed this coastal neighborhood ever since its re-opening in 2005, by creating significant architectural and urban highlights within the community. With over 133,000 square feet of luxury boutiques, gastronomy outlets and casual restaurants, among other crucial services for the community's young and affluent residents, Waterside continues to grow and transform into its urban form.



WATERSIDE
marina del rey

CONTEXTUAL ARCHITECTURE





MARINA DEL REY, CA

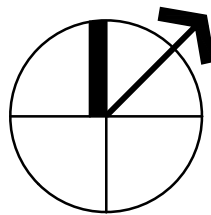
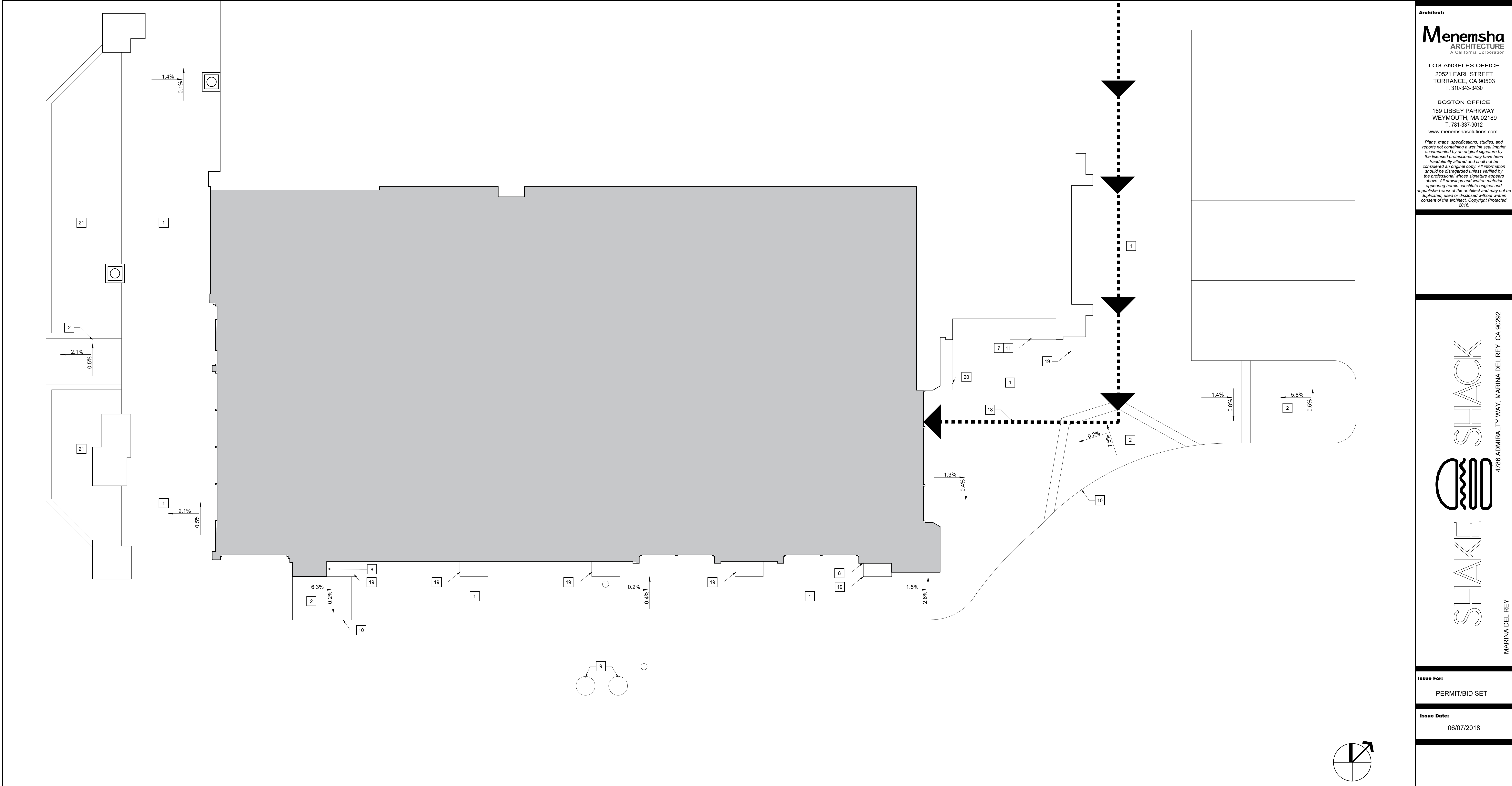
Shake Shack's design approach for the Waterside location is to follow in the footsteps of tenants such as Sweetgreens, Sephora, Mainland and Dry Bar whom have injected their brand identity into the center through their storefront designs. Each of these tenants have implemented exterior design that showcases their brand uniqueness and aesthetics. Shake Shack has combined existing elements of the centers design with their brand elements to create a one of a kind design that is sensitive to the Marina del Rey design guidelines.

The extruded white entrance frame that can be seen throughout the center has been modernized by changing the material to black metal and in filling it with wood. The small canopy over the entrance has been replaced with a larger floating canopy which wraps the corner. Shake Shack's signature corrugated metal finish in white has been used to re-skin the corner of the building. The combination of these design elements improves user orientation by highlighting the main entrance while creating a warm and inviting user experience. The composition of the long southern elevation creates visual interest and reduces the overall scale/massing of this wall through the use of different materials which avoids extended lengths of flat, uniform, and blank surfaces. The form and materials of the existing tower have been embraced, leaving the majority of the tower exposed. The addition of the black metal frame and wood used at the entrance unifies the tower with the overall design. Shake Shack has taken great care to provide a 360 degree project appeal by extending their design to the back of the space skinning it with corrugated metal in silver to differentiate it from the main entrance while unifying it with the rest of the design. In addition, the small mechanical room/building adjacent to the space has been carefully incorporated into the new scheme through the new paint color and the addition of green walls incorporated at both recessed openings. Green walls are major brand element of Shake Shack design which is a nod to the park setting from it root's as a hot dog cart in Madison square Park in New York.

The combination of all these elements creates a distinct restaurant refurbishment that more than delivers a one of a kind/unique experience that complies with both the new design direction of the center as well as the aesthetic requirements of the Marina Del Rey Design Guidelines.







SITE PLAN 1

SCALE: 3/16"=1'-0"

GENERAL NOTES		KEYNOTES	
A	DESIGNATED OUTDOOR SMOKING AREA SHALL BE AT LEAST 25 FEET FROM BUILDING ENTRIES, OUTDOOR AIR INTAKES, OR OPERABLE WINDOWS.	1	EXISTING SIDEWALK OR PORTION THEREOF TO REMAIN
		2	RAMP
		3	EXISTING CMU WALL
		4	TRANSFORMER
		5	ELECTRICAL METER
		6	WATER METER
		7	GAS METER
		8	ROOF DRAIN DOWNSPOUT NOZZLE
		9	GREASE INTERCEPTOR
		10	CURB CUTS
		11	EXISTING PLANTS TO REMAIN
		12	PARKING LIGHTS
		13	FIRE SIAMSESE CONNECTIONS
		14	BOLLARDS
		15	CHAINLINK FENCE
		16	TRASH COMPACTOR
		17	TRASH BINS
		18	ACCESSIBLE PATH OF TRAVEL
		19	CUT DOWN EXISTING BUSHES TO 3'-0"
		20	REMOVE EXISTING TREE, EXISTING PLANTS TO REMAIN
		21	REMOVE AND REPLACE EXISTING PLANTS PER PLANS. EXISTING TREE TO REMAIN

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SHAKE SHACK

4786 ADMIRALTY WAY, MARINA DEL REY, CA 90292

MARINA DEL REY

Issue For:
PERMIT/BID SET

Issue Date:
06/07/2018

Sheet Title:
SITE PLAN

Sheet Number:
SP101



Picture 35



Picture 33



Picture 31



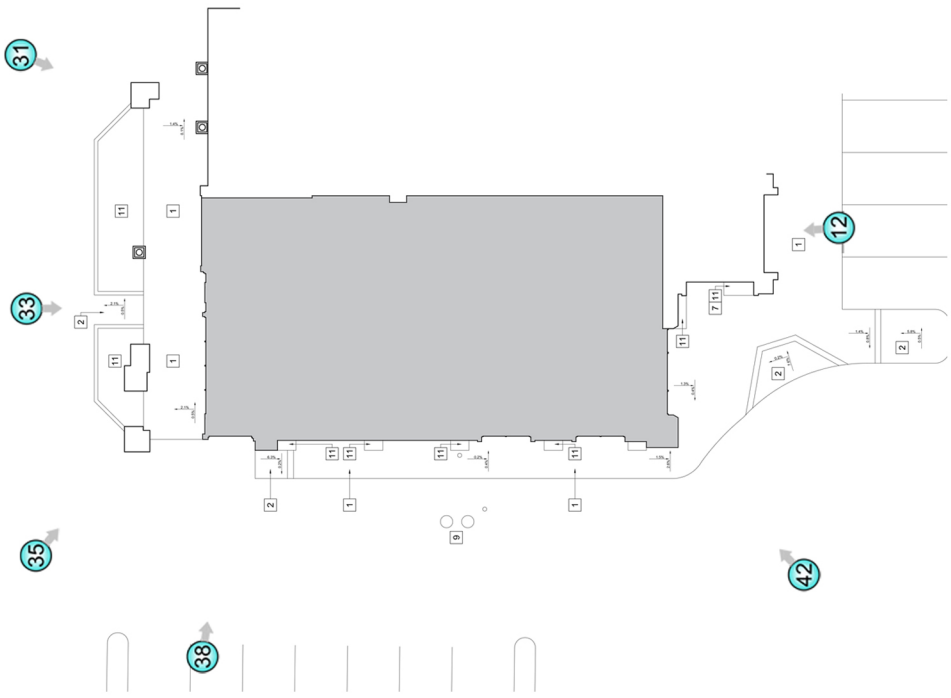
Picture 12



Picture 38



Picture 42



key site plan





SW 7069
Iron Ore

↔

Interior / Exterior
Locator Number: 251-C7

SW 7064
Passive

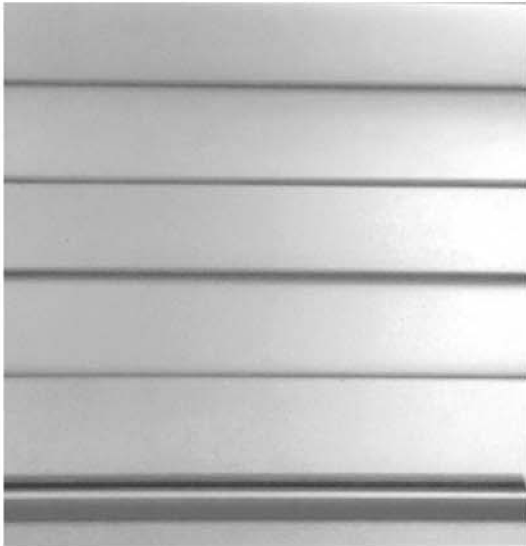
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Interior / Exterior
Locator Number: 236-C1

SW 7067
Cityscape

↔

Interior / Exterior
Locator Number: 236-C5



EXTERIOR FINISH
 Corrugated Metal Panel, Bone White Atas
 by ATAS International Inc.



EXTERIOR FINISH
 Corrugated Metal Panel, Silver Smith Atas
 by ATAS International Inc.



EXTERIOR FINISH
 Wood Screen



EXTERIOR FINISH
 Rustic White Oak Flooring Oiled



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2



EAST ELEVATION

SCALE: 1/4" = 1'-0"

1

GENERAL NOTES

- A ALL TARGET ELEVATIONS ARE SHOWN TAKEN IN RELATION TO THE PROJECT 0'-0"
- B REFER TO FURNITURE PLAN FOR MORE INFORMATION ON EXTERIOR FURNITURE AND PLANTERS.
- C REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION ON LIGHT FIXTURES INCLUDING MOUNTING HEIGHTS.

KEYNOTES

- 1 NEW METAL BASE. REFER TO DETAILS.
- 2 NEW BRICK TRIM. REFER TO DETAILS.
- 3 NEW BREAK METAL TRIM AT WINDOW SURROUND. REFER TO ELEVATIONS.
- 4 NEW 2X CONTROL JOINTS TO ALIGN WITH ADJACENT SIGN BEAM. PATCH EXG FINISH TO MATCH EXG.
- 5 NEW ATAS FINISH. REFER TO DETAILS.
- 6 NEW WOOD FINISH. REFER TO DETAILS.
- 7 NEW GREEN WALL. PLANT MATERIAL TO BE PROVIDED BY ARTICULTURE (PRESERVED, NON LIVING MOSS). REFER TO DETAILS.
- 8 NEW PAINT LINE AT BASE. ALIGN TOP OF PAINT LINE WITH NEAREST EXG CMU COURSE.
- 9 NEW WINDOW FILM. GRAPHICS TBD BY OWNER.
- 10 NEW ROOF PARAPET TRIM. REFER TO DETAILS.
- 11 NOT USED
- 12 EXISTING BRICK FINISH TO REMAIN. PAINT PER ELEVATIONS.
- 13 EXISTING BASE TO REMAIN. PAINT PER ELEVATIONS.
- 14 EXISTING TRIM TO REMAIN. PAINT PER ELEVATIONS.
- 15 EXISTING DOOR TO REMAIN. PAINT PER ELEVATIONS.
- 16 EXISTING CORNICE TO REMAIN. PAINT PER ELEVATIONS.
- 17 EXG RD LOCATION. VERIFY IN FIELD. PROVIDE OPENINGS AS REQ'D IN NEW BASE TO ACCOMMODATE.
- 18 EXISTING STOREFRONT/DOORS TO REMAIN. PAINT PER ELEVATIONS.
- 19 EXISTING SOFFIT. PAINT PER REFLECTED CEILING PLAN.
- 20 EXISTING LIGHT FIXTURE TO REMAIN. REMOVE EXTENSIONS AT SOUTH ELEVATION OF MECH RM.
- 21 INTERNALLY ILLUMINATED EXTERIOR SIGNAGE UNDER SEPARATE PERMIT, PROVIDE POWER AS REQUIRED, TYP.
- 22 WIDE FLANGE BEAM. REFER TO STRUCTURAL DRAWINGS FOR BEAM DETAILS.
- 23 NEW EXTERIOR SCONCES.
- 24 RT1 & CO2 FILL BOX WITH MET PANEL TRIM TO MATCH EXG COORDINATE LOCATION WITH OWNER.
- 25 DOOR PARKING. REFER TO FURNITURE PLAN.
- 26 EXISTING STOREFRONT/WINDOW. PREP AND PAINT MULLIONS TO P-4.
- 27 EXISTING BUSH TO REMAIN. TRIM DOWN TO 3' HIGH.
- 28 EXISTING PLANTS TO REMAIN.
- 29 EXT BLADE SIGN. PROVIDE POWER, AND BLKG AS NECESSARY. REF TO RCP AND E-SHEETS. UNDER SEPARATE PERMIT.

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Issue For:
PERMIT/BID SET

Issue Date:
06/07/2018

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A201

Architect:

Menemsha

ARCHITECTURE

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SHACK

SHAKE

4786 ADMIRALTY WAY, MARINA DEL REY, CA 90292

MARINA DEL REY

Issue For:

75% CD SET

Issue Date:

05/11/2018

Sheet Title:

FINISH
SCHEDULE

Sheet Number:

A601

FINISH SCHEDULE

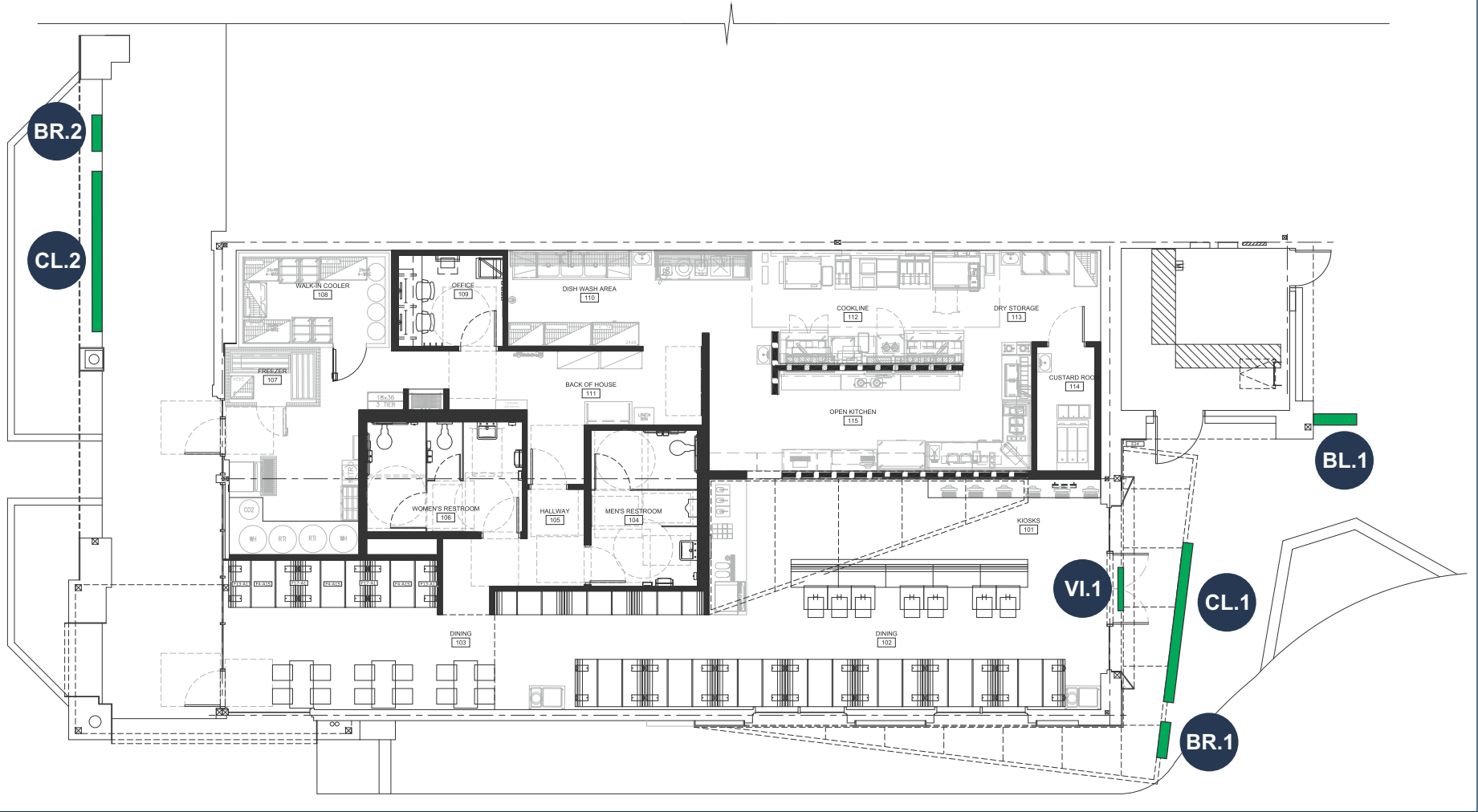
KEY	MATERIAL	MANUFACTURER	COLOR/NUMBER	NUMBER/ SIZE	FINISH / GROUT	NOTES & LOCATION
FLOORING						
PC-1	EXISTING FLOOR	-	-	-		REFER TO FINISH FLOOR PLAN
PC-2	CONCRETE STAINED	L. M. SCOFIELD	FORMULA ONE LIQUID DYE CONCENTRATE G388 SOFT GRAY	-	POLISHED CONCRETE	REFER TO FINISH FLOOR PLAN
PC-3	CONCRETE STAINED	L. M. SCOFIELD	FORMULA ONE LIQUID DYE CONCENTRATE 3055 STORM CLOUD	-	POLISHED CONCRETE	REFER TO FINISH FLOOR PLAN
E-1	EPOXY FLOOR COATING	DURA-A-FLEX	DARK GRAY POLY-CRETE MDB, TF PLUS TOP COAT STANDARD SPEC.	6" INTEGRAL COVE BASE		REFER TO FINISH FLOOR PLAN. FOR USE ON STANDARD ON OR BELOW GRADE INSTALLATIONS.
E-2	EPOXY FLOOR COATING	DURA-A-FLEX	DARK GRAY POLY-CRETE MDB TF PLUS TOP COAT	6" INTEGRAL COVE BASE		REFER TO FINISH FLOOR PLAN. FOR USE ON STANDARD ON OR BELOW GRADE INSTALLATIONS ON NEW CONCRETE OVER 7 DAYS OLD & UNDER 28 DAYS OLD
E-3	EPOXY FLOOR COATING	DURA-A-FLEX	DARK GRAY POLYCRETE MDB, TF PLUS TOPCOAT & ELAST-O-COAT	6" INTEGRAL COVE BASE		REFER TO FINISH FLOOR PLAN FOR USE ON SECOND LEVEL OR ABOVE
E-4	EPOXY FLOOR COATING	DURA-A-FLEX	DARK GRAY POLY-CRETE MDB, TF PLUS TOPCOAT, DUR-A-GLAZE MVP & ELAST-O-COAT	6" INTEGRAL COVE BASE	1ST COAT: DURA-GLAZE MVP (2 COATS) 2ND COAT: ELAST-O-COAT (WATERPROOF MEMBRANE) 3RD COAT: POLYCRETE MDB 4TH COAT: TF PLUS TOPCOAT	REFER TO FINISH FLOOR PLAN FOR USE ON SECOND LEVEL OR ABOVE ON NEW CONCRETE OVER 7 DAYS OLD & UNDER 28 DAYS OLD
E-5	EPOXY FLOOR COATING	DURA-A-FLEX	DARK GRAY POLYCRETE HF	6" INTEGRAL COVE BASE		REFER TO FINISH FLOOR PLAN OVERNIGHT RENOVATION
T-1-24	MOSA QUARTZ FLOOR TILE	CREATIVE MATERIALS CORPORATION-	4104 RQ (TEXTURED FOR FLOOR ONLY)	24" X 24"	LATICRETE 60 DUSTY GREY	FRONT OF HOUSE KEEP JOINT SIZE TO MIN.
T-9	MOSA SCENES FLOOR TILE	CREATIVE MATERIALS CORPORATION-	6141 V DARK ANTHRACITE CLAY	6" x 6"	LATICRETE 60 DUSTY GREY	LOCATED IN RESTROOMS. REFER TO FLOOR FINISH PLAN. COVE BASE INTEGRAL WITH FLOOR TILE. ALIGN FLOOR, BASE & WALL TILE JOINTS. ¾" GROUT JOINT. USE SMALLEST ALLOWABLE TILE SPACER RECOMMENDED BY MANUFACTURER
T-50-SM	QUARRY TILE	DALE TILE	ASHEN GREY SMOOTH FINISH	6" X 6"	TBD	KITCHEN/BOH
T-50-STX	QUARRY TILE	DALE TILE	ASHEN GREY TEXTURED FINISH	6" X 6"	TBD	KITCHEN/BOH
V-1	VINYL FLOOR	PROTECT-ALL COMMERCIAL FLOORING	DARK GRAY SPECIFICATION 09666	5'X8" OR 5'X5" X ¼"	TBD	WALK-IN COOLERS ON ELEVATED SLABS (ONLY). DO NOT INCLUDE IN WALK IN FREEZER
WALL BASE						
E-1	6" COVE BASE	SHERWIN WILLIAMS	FasTop 12S URETHANE SLURRY SYSTEM & INTEGRAL 6" COVE BASE	-	TO BE APPLIED WITH SHERWIN WILLIAMS 631 STEEL GRAY (54)	REFER TO FINISH FLOOR PLAN
T-1-12	MOSA QUARTZ TILE	CREATIVE MATERIALS CORPORATION-	4104 V (SMOOTH FINISH)	12" X 24" CUT TILE DOWN TO 6" X 24"	LATICRETE 60 DUSTY GREY	FRONT OF HOUSE KEEP JOINT SIZE TO MIN. PROVIDE AQUASEAL TO TOP EXPOSED EDGE OF TILE
T-9-B	MOSE SCENES COVE BASE	CREATIVE MATERIALS CORPORATION	6134DP0080151 DARK ANTHRACITE CLAY	3" x 6"	LATICRETE 60 DUSTY GREY	LOCATED IN RESTROOMS. REFER TO FLOOR FINISH PLAN. ALIGN FLOOR, BASE & WALL TILE JOINTS. ¾" GROUT JOINT. USE SMALLEST ALLOWABLE TILE SPACER RECOMMENDED BY MANUFACTURER
T-50-STX	QUARRY TILE	DALE TILE	ASHEN GREY TEXTURED FINISH	6" X 6"	TBD	KITCHEN/BOH
CEILING						
C-1	ACOUSTICAL CEILING PANELS	TECTUM	DIRECT ATTACHED	1" THICK DENSITY	P-5	INSTALL ON UNDERSIDE OF DECK IN BETWEEN THE JOISTS IN EXPOSED STRUCTURE PUBLIC AREAS, PROVIDE SAMPLE TO OWNER FOR APPROVAL
C-2	PLASTERBOARD CEILING	-	TAPED & SKIMMED	½" THICK	P-1	
C-3	VINYL FACED GYPSUM CEILING TILES	USG	LAY-IN PANEL CLIMA-PLUS, WHITE. HEAVY DUTY PER ASTM C635.	24" x 24", 1½⁄₆" THICK	-	REFER TO REFLECTED CEILING PLANS (R.C.P.), G.C. TO USE USG ZXLA 1½⁄₆" WHITE T-GRID WASHABLE TILE.
C-10	VINYL FACED GYPSUM CEILING TILES	USG	LAY-IN PANEL CLIMA-PLUS, WHITE. HEAVY DUTY PER ASTM C635.	24" x 48", 1½⁄₆" THICK	-	REFER TO REFLECTED CEILING PLANS (R.C.P.), G.C. TO USE USG ZXLA 1½⁄₆" WHITE T-GRID WASHABLE TILE.
C-11	WOOD BEAMS	SHERWIN WILLIAMS	WEST COAST TIGHT KNOT RED CEDAR	4x10x VARIES	SHER-WOOD HOMOCLAD, CLEAR V81V1	EXTERIOR LOCATIONS. REFER TO REFLECTED CEILING PLANS (R.C.P.)
PAINT						
P-1	INTERIOR/ EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	#7064/ PASSIVE	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS
P-2	INTERIOR/ EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	#7066/ GREY MATTERS	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS
P-3	INTERIOR/ EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	#7068/ GRIZZLE GRAY/ E79/ LRV13	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS
P-4	INTERIOR/ EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	#7069/ IRON ORE/ E80/ LRV6	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS
P-5	INTERIOR/ EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	#7067/ CITYSCAPE/ E78/ LRV22	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS
P-9	EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	#7005/ PURE WHITE	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS
P-10	INTERIOR/ EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	#6793/ BLUEBELL	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS
GENERAL NOTES: 1. CHECK LEAD TIMES ON ALL TILES. SOME MAY HAVE A 6-8 WEEK LEAD TIME. 2. TILE INSTALLER TO VERIFY ALIGNMENT OF GROUT LINES OF WALL AND FLOOR TILE PRIOR TO INSTALLATION. 3. THE GENERAL CONTRACTOR IS TO OBTAIN THE CONTROL SAMPLE FOR WOOD PANELING FROM TENANT'S DESIGNER. 4. USE EXTERIOR GRADE FINISHES AT ALL FLOORING, WALL AND CEILING FINISH APPLICATIONS. 5. AT ALL TILE TRANSITIONS (EDGES, CORNERS, ETC.) PROVIDE TRIM PIECES. SPECIFICATION AND FINAL FINISH COLOR PER DETAILS. 6. ALL WALLS TO BE EGGSHELL FINISH AND ALL CEILINGS TO BE FLAT FINISH. ALL PAINT IN RESTROOMS TO BE EGGSHELL FINISH. EACH FACE & JAMBS OF DOORS TO MATCH ADJACENT WALLS 7. G.C. TO PROVIDE 24"x24" TEST SAMPLES ON FINISHED SUBSTRATE.						

FINISH SCHEDULE

KEY	MATERIAL	MANUFACTURER	COLOR/NUMBER	NUMBER/ SIZE	FINISH / GROUT	NOTES & LOCATION
WALL (WAINSCOT)						
FILM-1	WINDOW FILM TINT	DECORATIVE FILMS	SXWF-SM SILVER MATTE	60" ROLL	-	REFER TO EXTERIOR ELEVATIONS, G.C. TO REMOVE EXISTING FILM AND REPLACE WITH THIS NEW ONE.
FRP	FIBERGLASS REINFORCED PLASTIC	MARLITE	STANDARD FRP / S 100G WHITE	3/32 " T	SMOOTH FINISH	LOCATED AT BACK OF HOUSE, REFER TO FINISH FLOOR PLANS
M-1-A	CORRUGATED METAL PANEL	ATAS INTERNATIONAL INC.	METAFOR: SILVERSMITH (28)	.04 GAUGE	-	LOCATED AT FRONT OF HOUSE (F.O.H.) ORDER COUNTER & SOFFIT, AND EXTERIOR MINIMAL VERTICAL TRIMS, UNIFORM 2" WIDE FACE ROLLED EDGE TRIM, REFER TO EXTERIOR & INTERIOR ELEVATIONS
M-1-B	CORRUGATED METAL PANEL	ATAS INTERNATIONAL INC.	METAFOR: BLACK ANODIZED (02)	.04 GAUGE	-	LOCATED AT FRONT OF HOUSE (F.O.H.) ORDER COUNTER & SOFFIT, AND EXTERIOR MINIMAL VERTICAL TRIMS, UNIFORM 2" WIDE FACE ROLLED EDGE TRIM, REFER TO EXTERIOR & INTERIOR ELEVATIONS
M-1-C	PERFORATED CORRUGATED METAL PANEL	ATAS INTERNATIONAL INC.	METAFOR: DARK BRONZE ANODIZED (71)	.04 GAUGE	-	LOCATED AT FRONT OF HOUSE (F.O.H.) ORDER COUNTER & SOFFIT, AND EXTERIOR MINIMAL VERTICAL TRIMS, UNIFORM 2" WIDE FACE ROLLED EDGE TRIM, REFER TO EXTERIOR & INTERIOR ELEVATIONS
M-1-D	PERFORATED CORRUGATED METAL PANEL	ATAS INTERNATIONAL INC.	METAFOR: CLASSIC BRONZE (01)	.04 GAUGE	-	LOCATED AT FRONT OF HOUSE (F.O.H.) ORDER COUNTER & SOFFIT, AND EXTERIOR MINIMAL VERTICAL TRIMS, UNIFORM 2" WIDE FACE ROLLED EDGE TRIM, REFER TO EXTERIOR & INTERIOR ELEVATIONS
M-1-E	PERFORATED CORRUGATED METAL PANEL	ATAS INTERNATIONAL INC.	METAFOR: MEDIUM ANTIQUE COPPER	.04 GAUGE	-	LOCATED AT FRONT OF HOUSE (F.O.H.) ORDER COUNTER & SOFFIT, AND EXTERIOR MINIMAL VERTICAL TRIMS, UNIFORM 2" WIDE FACE ROLLED EDGE TRIM, REFER TO EXTERIOR & INTERIOR ELEVATIONS
M-1-F	PERFORATED CORRUGATED METAL PANEL	ATAS INTERNATIONAL INC.	METAFOR: (26) BONE WHITE	.04 GAUGE	-	LOCATED AT FRONT OF HOUSE (F.O.H.) ORDER COUNTER & SOFFIT, AND EXTERIOR MINIMAL VERTICAL TRIMS, UNIFORM 2" WIDE FACE ROLLED EDGE TRIM, REFER TO EXTERIOR & INTERIOR ELEVATIONS
M-3-18	STAINLESS STEEL	BY K.E.C., U.N.O.	COMMERCIAL KITCHEN GRADE	18 GAUGE	BRUSHED, 'OIL FREE' TYPE	LOCATED AT FRONT OF HOUSE (F.O.H.) ORDER COUNTER, AND SOFFIT, MINIMAL VERTICAL TRIMS, UNIFORM 2" WIDE FACE ROLLED EDGE TRIM, REFER TO INTERIOR ELEVATIONS
M-4	DIAMOND PLATE PANLE	BY K.E.C., U.N.O.	COMMERCIAL KITCHEN GRADE	18 GAUGE	BRUSHED, 'OIL FREE' TYPE	LOCATED AT BACK OF HOUSE ON WALLS ADJACENT THE GARBAGE TOTE
M-5	BREAK METAL	—	—	TBD	ANODIZED BLACK FINISH	
M-6	STEEL PLATE	—	—	1/2"	POWDER COATED IRON ORE	
T-10-A	MOSA GLOBAL WALL ACCENT TILE	CREATIVE MATERIALS CORPORATION	15010 ACCENT WHITE (MATTE)	6" x 6"	LATICRETE 60 DUSTY GREY	LOCATED IN RESTROOMS. REFER TO RESTROOM INTERIOR ELEVATIONS FOR PATTERN. ALIGN FLOOR, BASE & WALL TILE JOINTS. REFER TO ADDITIONAL INSTALLATION INSTRUCTIONS ON A402.
T-10-B	MOSA GLOBAL WALL ACCENT TILE	CREATIVE MATERIALS CORPORATION	15200 PLAIN IVORY BLACK (MATTE)	6" x 6"	LATICRETE 60 DUSTY GREY	LOCATED IN RESTROOMS. REFER TO RESTROOM INTERIOR ELEVATIONS FOR PATTERN. ALIGN FLOOR, BASE & WALL TILE JOINTS. REFER TO ADDITIONAL INSTALLATION INSTRUCTIONS ON A402.
T-10-C	MOSA GLOBAL WALL ACCENT TILE	CREATIVE MATERIALS CORPORATION	15220 PLAIN LIGHT COOL GREY (MATTE)	6" x 6"	LATICRETE 60 DUSTY GREY	LOCATED IN RESTROOMS. REFER TO RESTROOM INTERIOR ELEVATIONS FOR PATTERN. ALIGN FLOOR, BASE & WALL TILE JOINTS. REFER TO ADDITIONAL INSTALLATION INSTRUCTIONS ON A402.
T-1-12	MOSA QUARTZ TILE	CREATIVE MATERIALS CORPORATION-	4104 V (SMOOTH FINISH)	12" X 24"	LATICRETE 60 DUSTY GREY	FRONT OF HOUSE
T-11-2.5	WALL TILE	FIRE CLAY TILE	GLAZED THIN BRICK-FLATS COLOR: SILK	2 1/2" X 8 1/18"	MAPEI 94: STRAW	DINNING AREA & RESTROOM VESTIBULE
WD-SF-A	WOOD PANELING (SIDING)		RUSTIC WHITE OAK SPECIES 1X3'S PANELING WITH CLEAR OIL	2.5" WIDE S3S SQUARE EDGE	PLANED	REFER TO INTERIOR ELEVATIONS
WD-SF-B	WOOD PANELING (INFILL)		RUSTIC WHITE OAK SPECIES 2X6'S PANELING OR SCREENING WITH CLEAR OIL	5.5" WIDE S3S SQUARE EDGE	PLANED	ORIENTATION VARIES PER ELEVATION. REFER TO EXTERIOR ELEVATIONS.
WD-SF-C	WOOD	SHERWIN WILLIAMS	WEST COAST TIGHT KNOT RED CEDAR	TBD	SHER-WOOD HOMOCLAD, CLEAR V81V1	EXTERIOR LOCATIONS
MISC FINISHES						
S-1	QUARTZ	CEASARSTONE	#2003 CONCRETE COLOR	¾" THICK	P-5	RESTROOM COUNTER TOP. REFER TO DETAILS.

SHAKE SHACK

SITEPLAN



EXTERIOR-WORK SCOPE

- CL.1 24" H TRIMLESS FACE/HALO LIT CHANNEL LETTERS (QTY 1)
- BR.1 24" H FACE / HALO PUSH THROUGH BURGER (QTY 1)
- CL.2 20" H FACE/HALO LIT CHANNEL LETTERS (QTY 1)
WALL MOUNTED
- BR.2 20" H FACE/HALOT LIT S/F PUSH THROUGH BURGER (QTY 1)
WALL MOUNTED
- BL.1 24" H D/F ILLUMINATED PUSH THROUGH BURGER
BLADE SIGN (QTY 1)
- VI.1 ADDRESS VINYL (QTY 1)

CODE ALLOWANCE



EXTERIOR LOCATION PLAN - Proposed

SCALE: N.T.S.

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	DATE: 04.12.2018	1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0	LANDLORD APPROVAL	DATE		0.0	
	DESIGNER: A. Rocco	2	00.00.00	XX	XXXX					
	SALES REP:	3	00.00.00	XX	XXXX					
PROJ MGR: B. Smith	4	00.00.00	XX	XXXX	QC		DESIGN PHASE: CONCEPTUAL			
	5	00.00.00	XX	XXXX						
	6	00.00.00	XX	XXXX						
	7	00.00.00	XX	XXXX						
	8	00.00.00	XX	XXXX						
	9	00.00.00	XX	XXXX						
	10	00.00.00	XX	XXXX						

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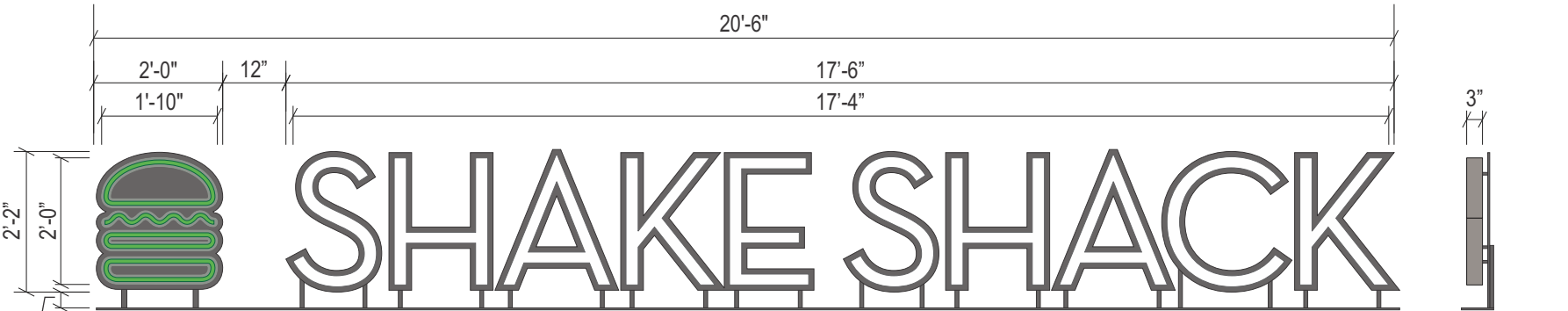
CL.1/BR.1 TRIMLESS FACE / HALO LIT LETTERS W/ FACE / HALO LIT PUSH THROUGH BURGER (Qty 1)

SQUARE FOOTAGE: 44.0

FIELD SURVEY REQUIRED



WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'



FRONT VIEW
SCALE: 3/8" = 1'-0"

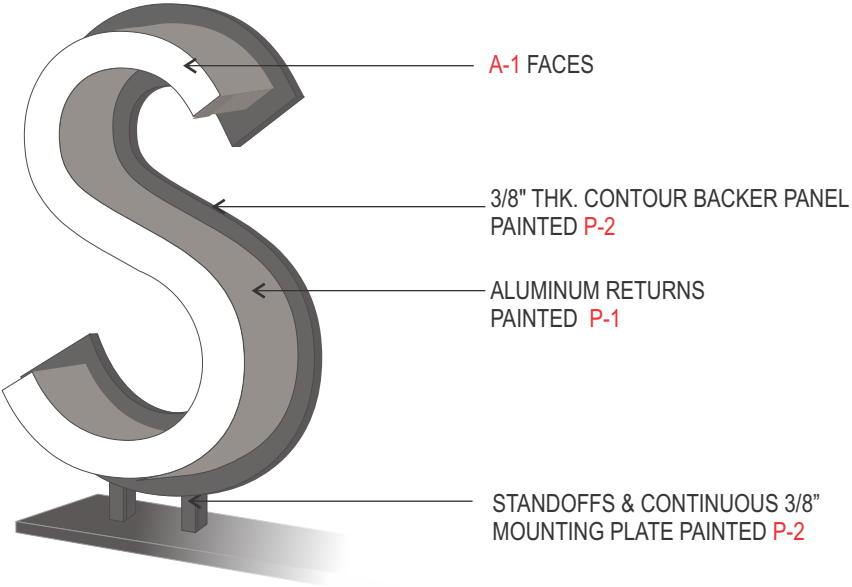
SIDE VIEW
SCALE: 3/8" = 1'-0"

SPECIFICATIONS

- FACE / HALO ILLUMINATED CHANNEL LETTERS W/ A-1 FACES W/ WHITE LED ILLUMINATION.
ALUMINUM RETURNS & 1" JEWELITE TRIMCAP PAINTED P-1.
3/8" CONTOUR BACKER PANEL & 3/4" SQ. STAND-OFFS WELDED TO 3/8" THK. PLATE PAINTED P-2.
RACEWAY PTD. P-2
- FACE / HALO LED ILLUMINATED ROUTED & PUSHED THRU BURGER.
ACRYLIC CABINET PAINTED P-1, WITH 1/2" PUSH THRU CLEAR ACRYLIC FACE.
1ST & 2ND SURFACE VINYL V-1.
3/8" CONTOUR BACKER PANEL & 3/4" SQ. SUPPORTS & HARDWARE P-2.
RACEWAY PTD. P-2

COLORS/FINISHES

- P-1 MP 18140 SMOKY SILVER METALLIC - MATTE FINISH
- P-2 SW 7069 - IRON ORE - MATTE FINISH
- A-1 .1875" THICK WHITE ACRYLIC FACE. FONT TYPE NEUTRAFACE DISPLAY BOLD
- A-2 CLEAR ACRYLIC
- V-1 3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)



ISOMETRIC VIEW

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JOB #: 230548-R1
DATE: 04.12.2018
DESIGNER: A. Rocco
SALES REP:
PROJ MGR: B. Smith

REV.	DATE	BY	DESCRIPTION
1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0
2	00.00.00	XX	XXXX
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
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6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
4789 ADMIRALTY WAY
MARINA DEL RAY, CA 90292

DESIGN PHASE: CONCEPTUAL

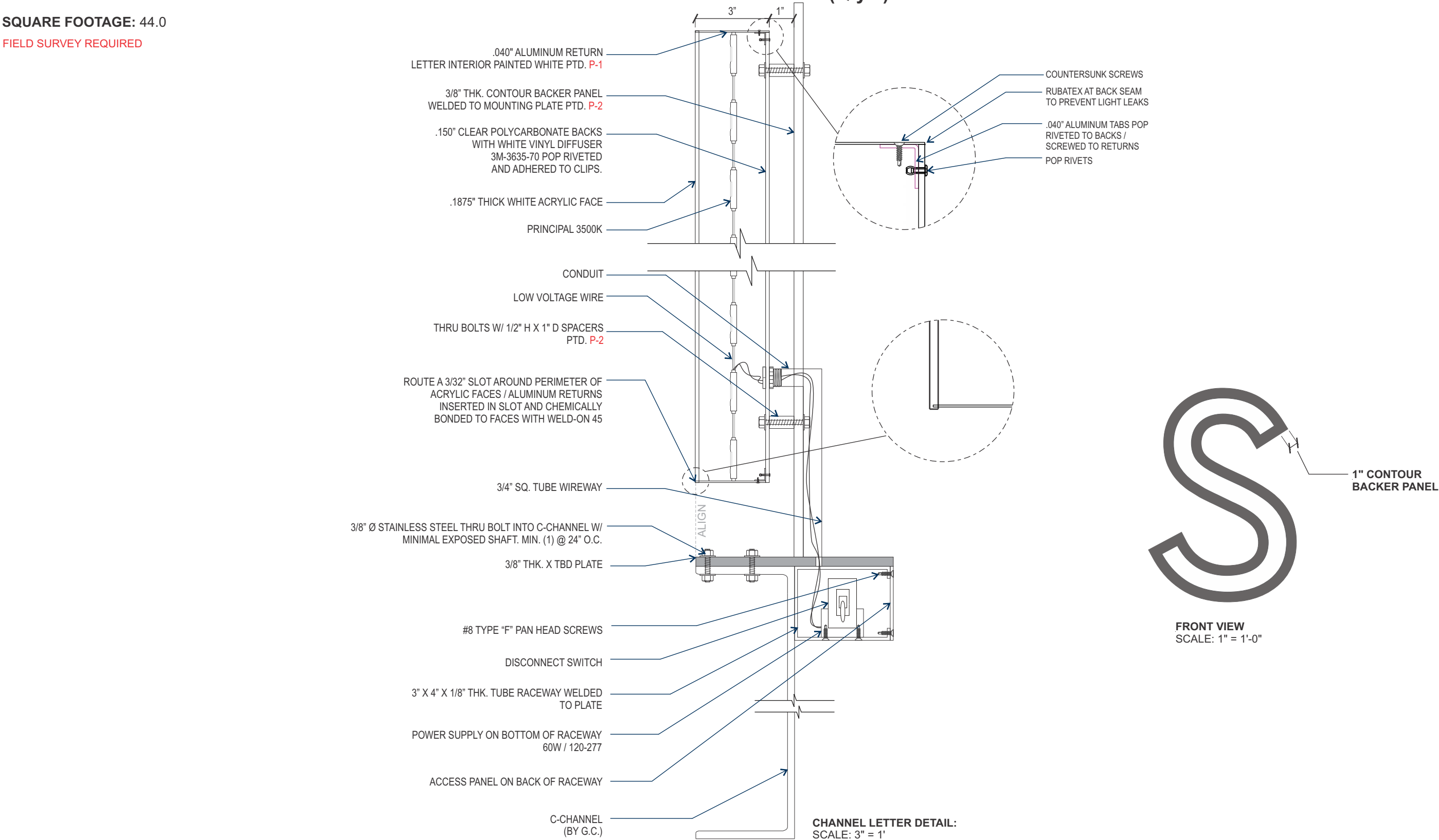
SHEET NUMBER

1.0

CL.1 TRIMLESS FACE / HALO LIT CHANNEL LETTERS W/ CONTOUR BACKER PANEL (Qty 1)

SQUARE FOOTAGE: 44.0

FIELD SURVEY REQUIRED

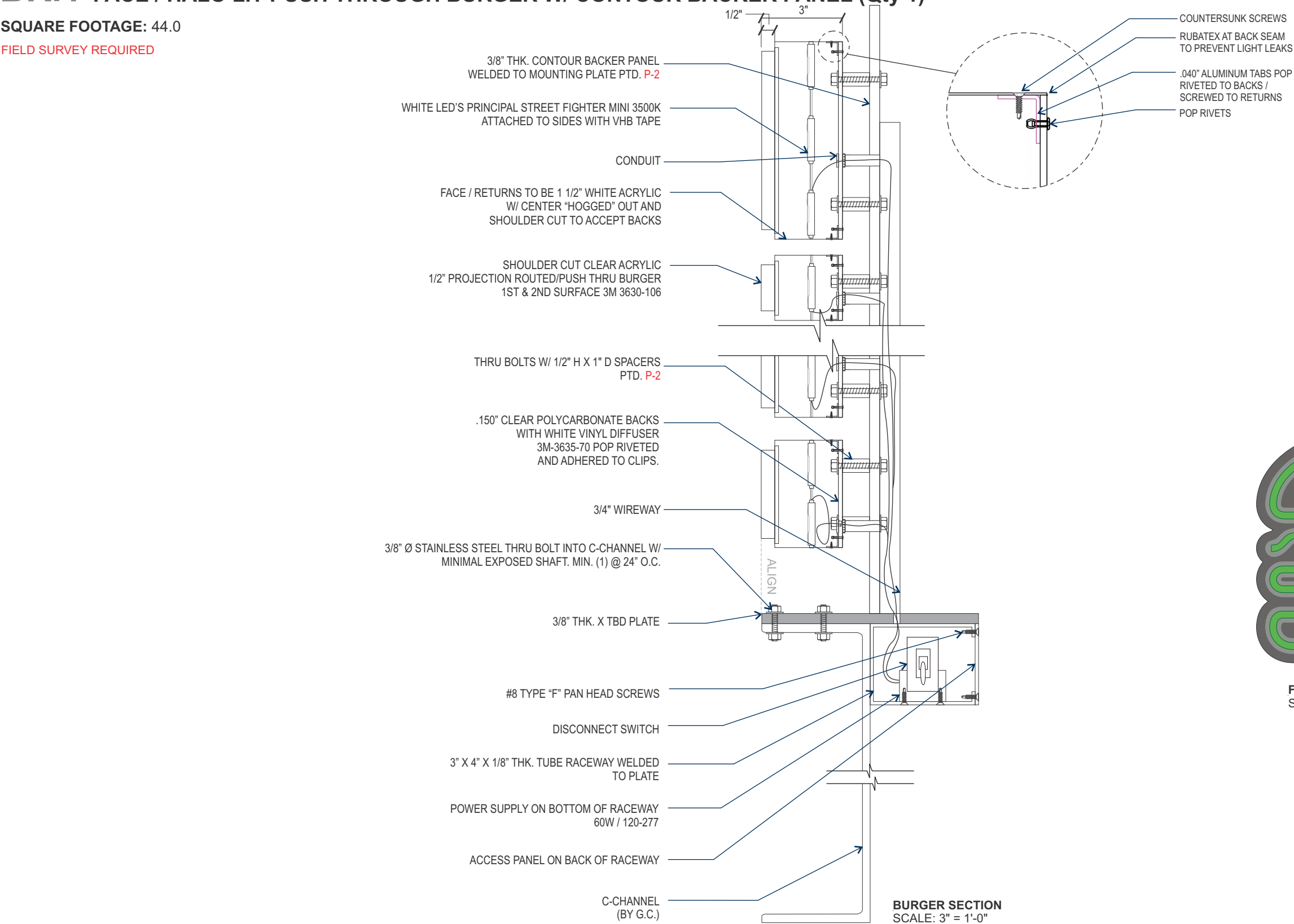


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		<div>1</div> <div>04.24.18</div> <div>AR</div> <div>REVISE ELEVATION ON SHEET 1.0 & 4.0</div>	<div>LANDLORD APPROVAL</div> <div>DATE</div>				
		<div>2</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>	<div>QC</div>				
		<div>3</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>					
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<div>10</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>							

BR.1 FACE / HALO LIT PUSH THROUGH BURGER W/ CONTOUR BACKER PANEL (Qty 1)

SQUARE FOOTAGE: 44.0

FIELD SURVEY REQUIRED



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DATE: 04.12.2018
DESIGNER: A. Rocco
SALES REP:
PROJ MGR: B. Smith

REV.	DATE	BY	DESCRIPTION
1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0
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6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
4789 ADMIRALTY WAY
MARINA DEL RAY, CA 90292

DESIGN PHASE: CONCEPTUAL

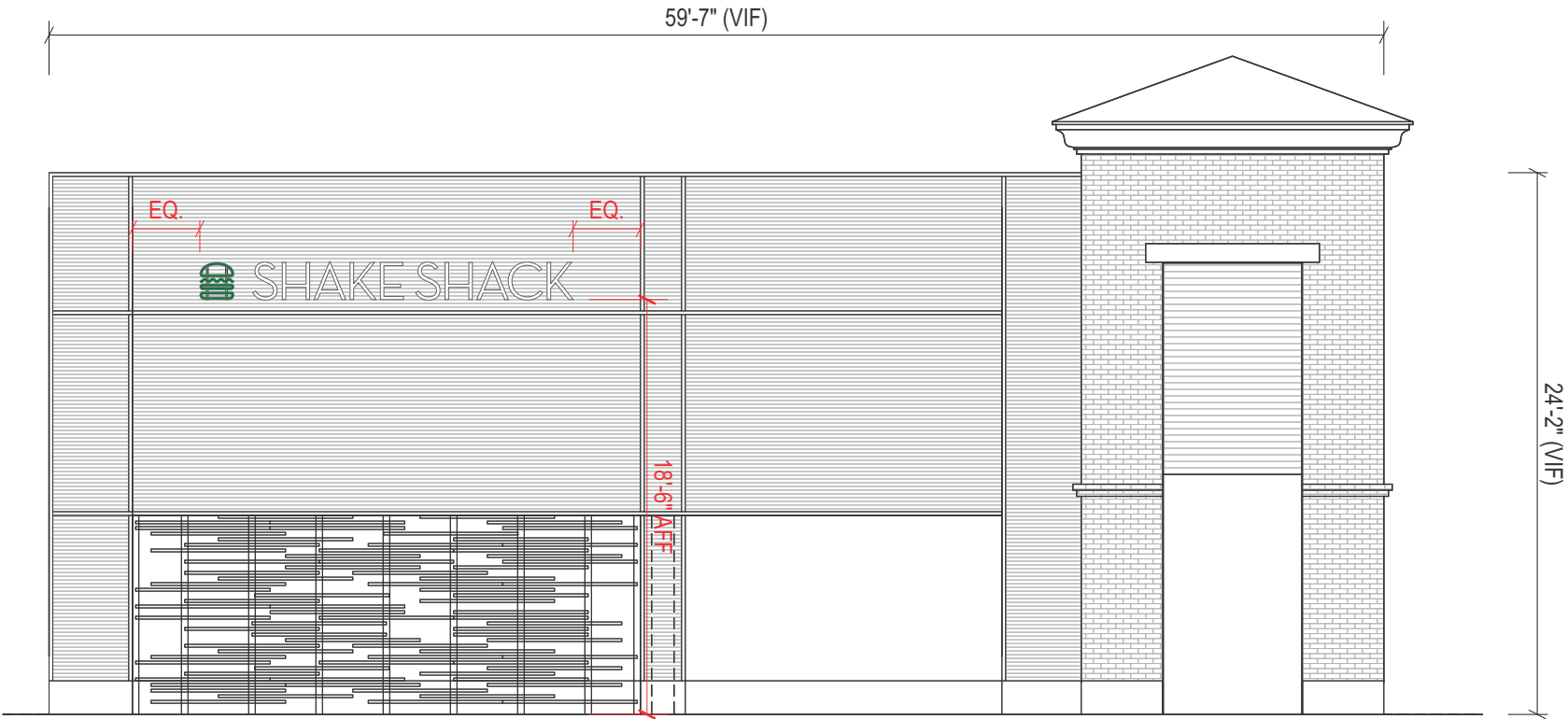
SHEET NUMBER

1.2

CL.2/BR.2 FACE / HALO LIT LETTERS W/ FACE / HALO LIT S/F PUSH THROUGH BURGER - WALL MOUNTED (Qty 1)

SQUARE FOOTAGE: 27.76

FIELD SURVEY REQUIRED



EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'



FRONT VIEW
SCALE: 3/8" = 1'-0"

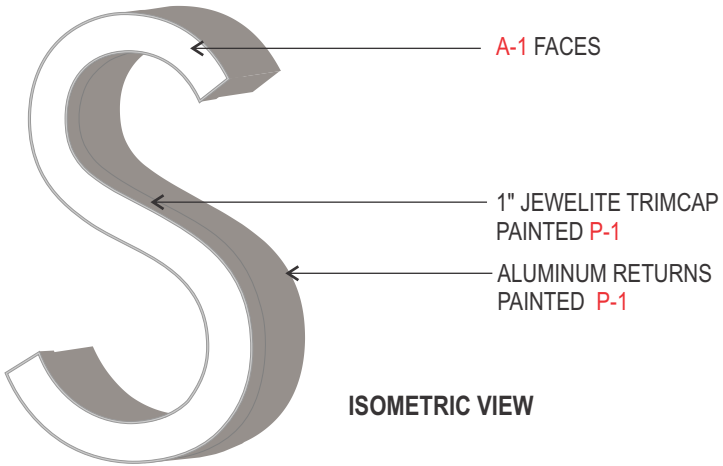
SIDE VIEW
SCALE: 3/8" = 1'-0"

SPECIFICATIONS

- FACE / HALO ILLUMINATED CHANNEL LETTERS W/ A-1 FACES W/ WHITE LED ILLUMINATION.
ALUMINUM RETURNS & 1" JEWELITE TRIMCAP PAINTED P-1.
1 1/2" STAND-OFFS PTD. P-6.
- FACE / HALO LED ILLUMINATED ROUTED & PUSHED THRU BURGER.
ACRYLIC CABINET PAINTED P-1, WITH 1/2" PUSH THRU CLEAR ACRYLIC FACE.
1ST & 2ND SURFACE VINYL V-1.
3/4" SQ. SUPPORTS, 3/4" STAND-OFFS & HARDWARE P-6.

COLORS/FINISHES

- P-1 MP 18140 SMOKY SILVER METALLIC - MATTE FINISH
- P-6 PTD. TO MATCH ATAS SILVERSMITH - MATTE FINISH
- A-1 .1875" THICK WHITE ACRYLIC FACE FONT TYPE NEUTRAFACE DISPLAY BOLD
- A-2 CLEAR ACRYLIC
- V-1 3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)



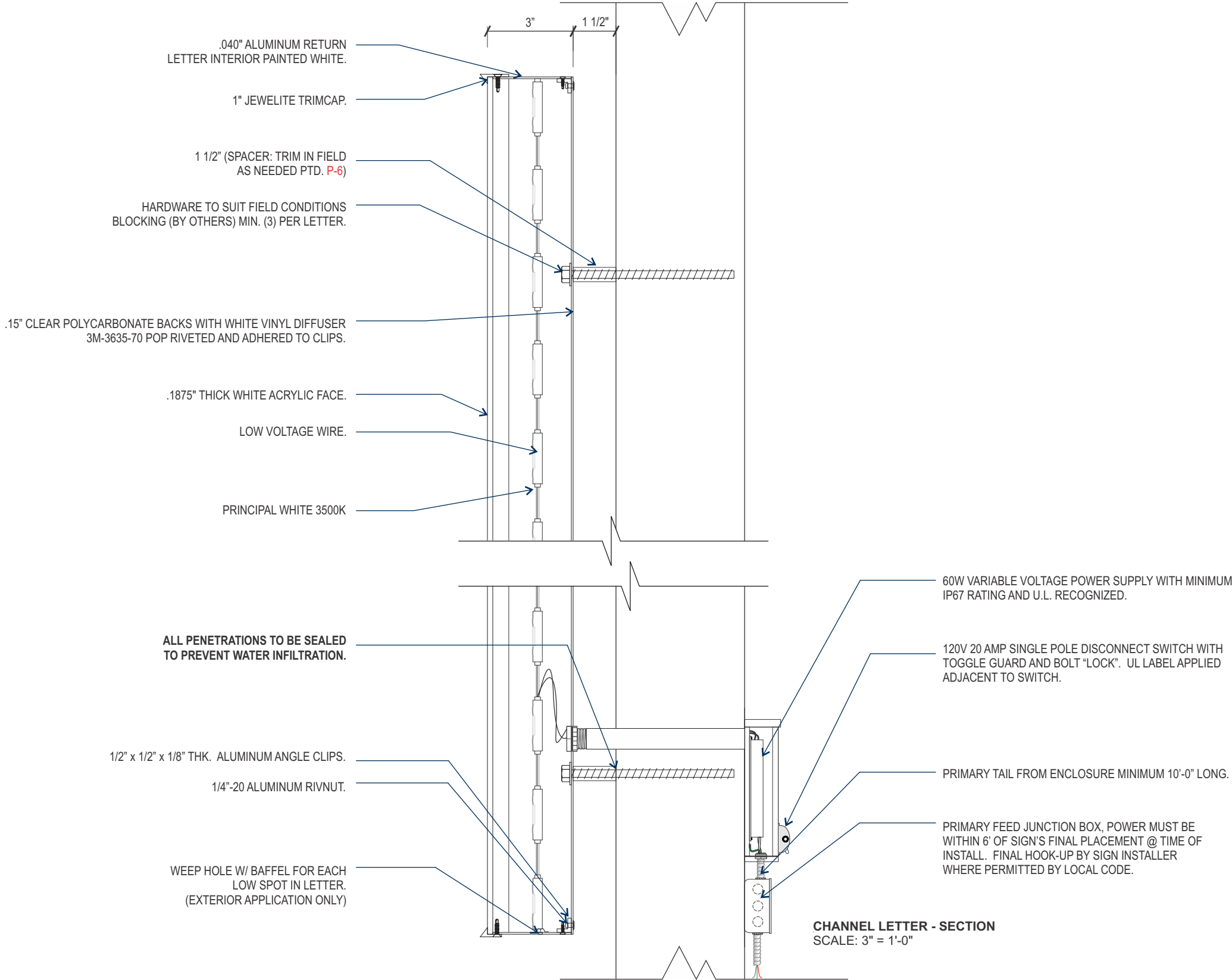
ISOMETRIC VIEW

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		1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0					
		2	00.00.00	XX	XXXX	LANDLORD APPROVAL	DATE			
		3	00.00.00	XX	XXXX					
		4	00.00.00	XX	XXXX	QC				
5	00.00.00	XX	XXXX						DESIGN PHASE: CONCEPTUAL	
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9	00.00.00	XX	XXXX							
10	00.00.00	XX	XXXX							

CL.2/BR.2 FACE / HALO LIT LETTERS W/ FACE / HALO LIT S/F PUSH THROUGH BURGER - WALL MOUNTED (Qty 1)

SQUARE FOOTAGE: 27.76

FIELD SURVEY REQUIRED



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DATE: 04.12.2018
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SALES REP:
PROJ MGR: B. Smith

REV.	DATE	BY	DESCRIPTION
1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0
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7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
4789 ADMIRALTY WAY
MARINA DEL RAY, CA 90292

DESIGN PHASE: CONCEPTUAL

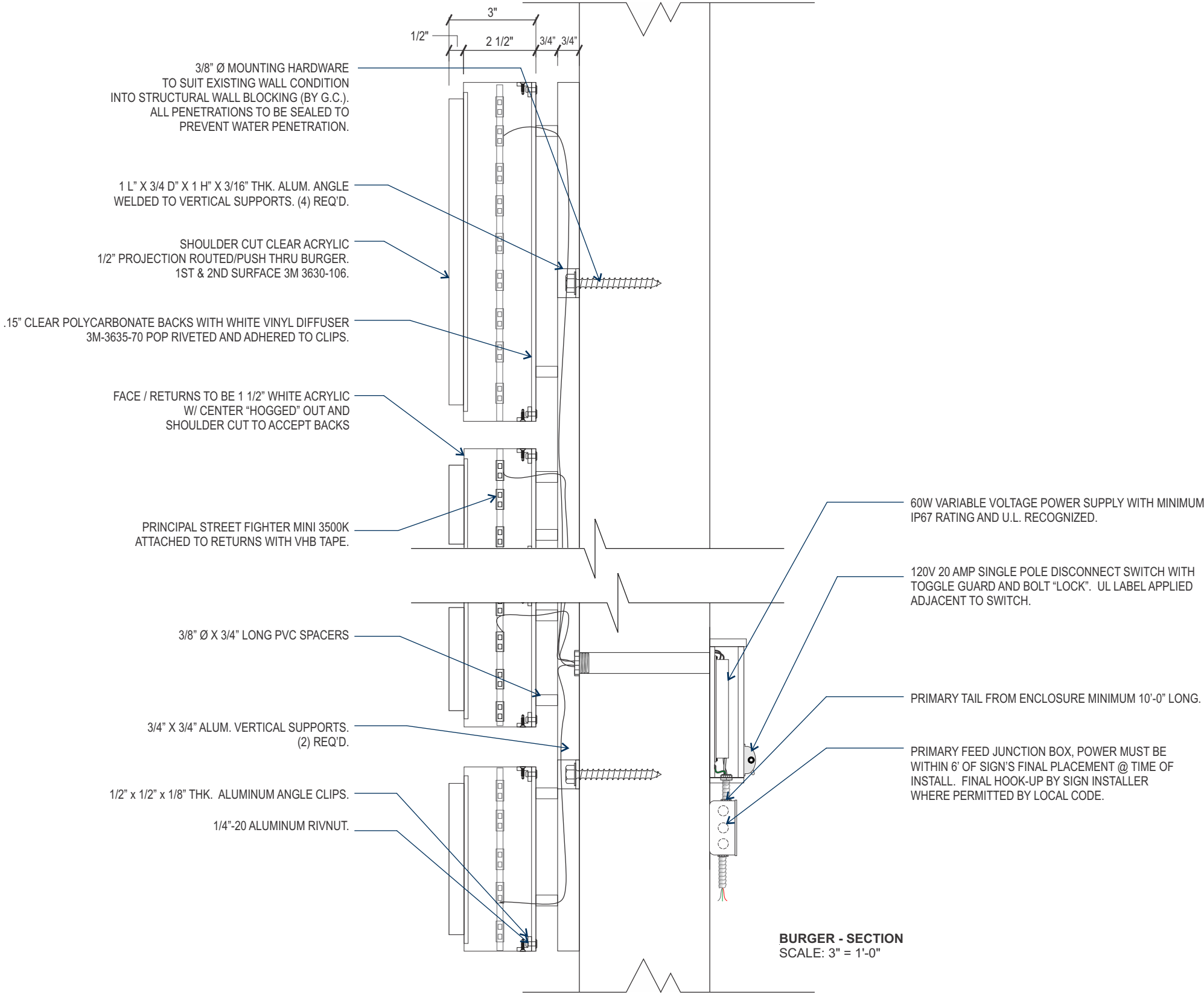
SHEET NUMBER

2.1

BR.2 FACE / HALO LIT S/F PUSH THROUGH BURGER - WALL MOUNTED (Qty 1)

SQUARE FOOTAGE: 27.76

FIELD SURVEY REQUIRED



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JOB #: **230548-R1**
DATE: 04.12.2018
DESIGNER: A. Rocco
SALES REP:
PROJ MGR: B. Smith

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7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
4789 ADMIRALTY WAY
MARINA DEL RAY, CA 90292

DESIGN PHASE: CONCEPTUAL

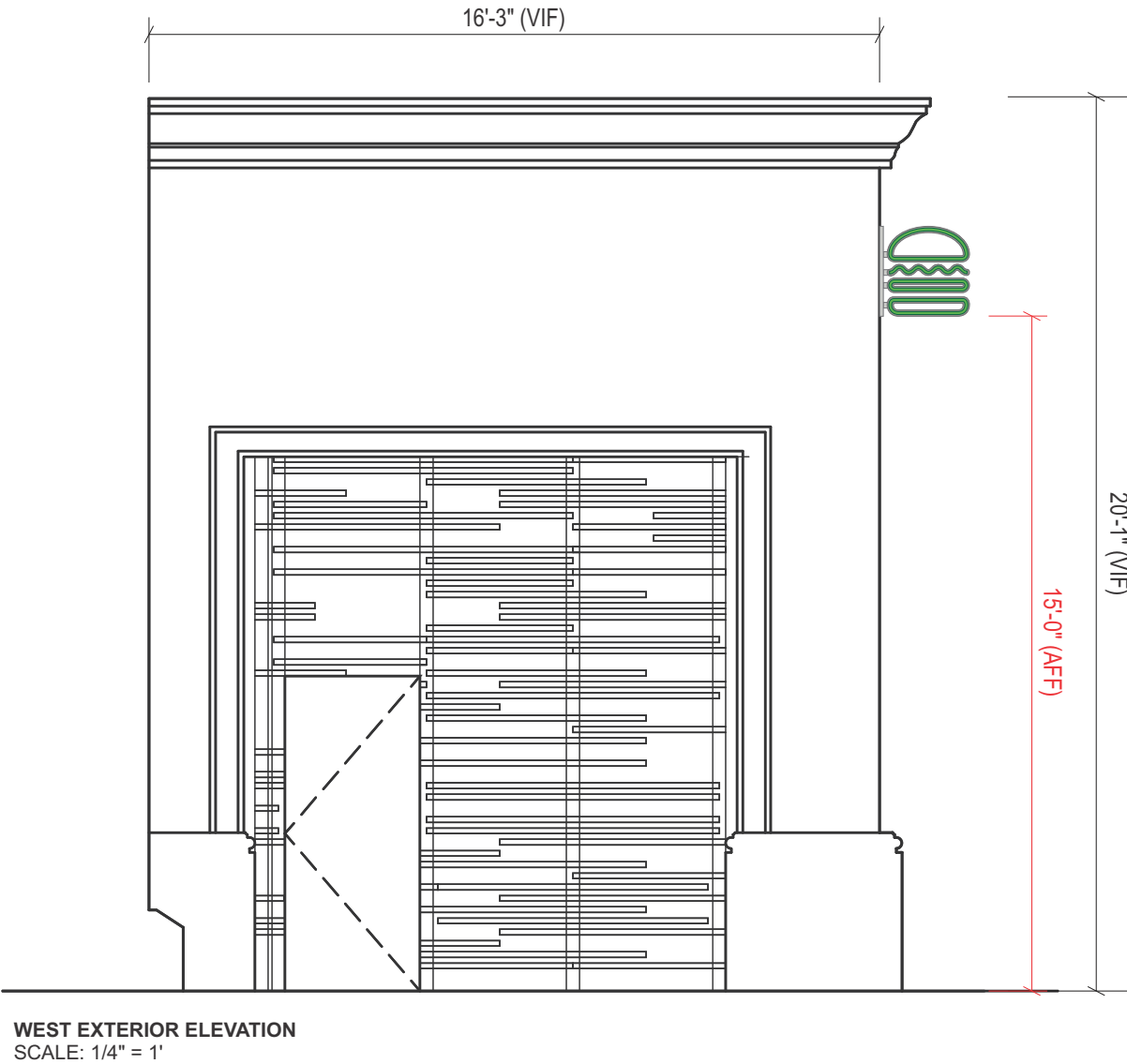
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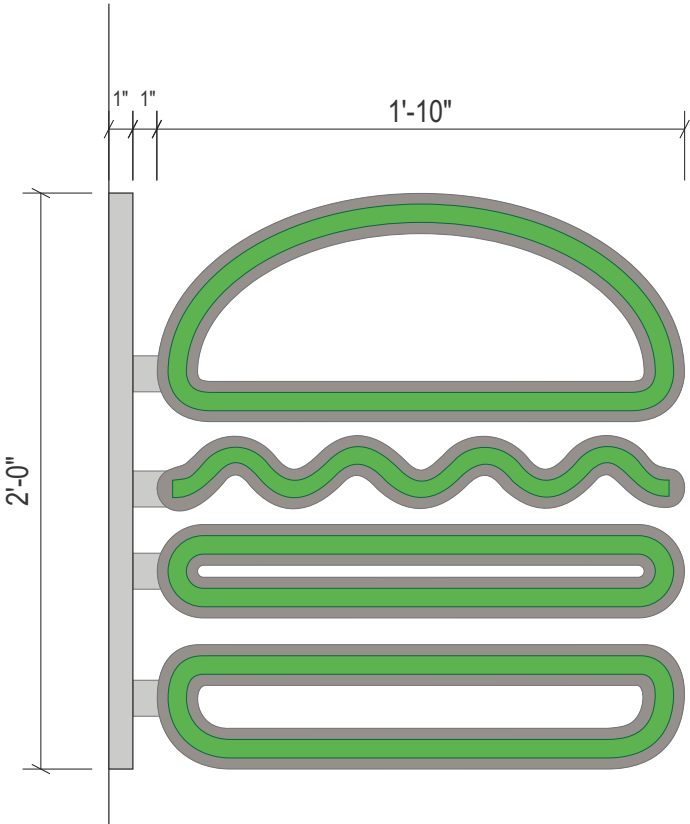
BL.1 D/F ROUTED & PUSH THRU BURGER - BLADE SIGN (Qty 1)

SQUARE FOOTAGE: 3.67

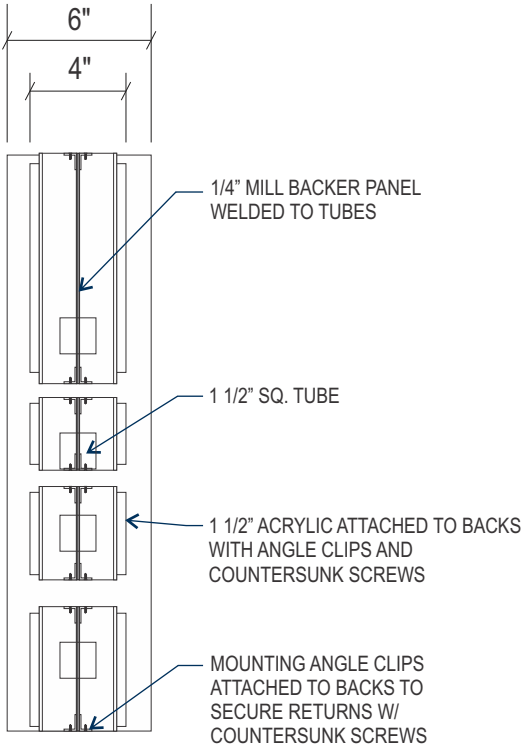
FIELD SURVEY REQUIRED



WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'



FRONT VIEW
SCALE: 1 1/2" = 1'-0"



SIDE VIEW
SCALE: 1 1/2" = 1'-0"

SPECIFICATIONS

- LED ILLUMINATED ROUTED & PUSHED THRU FACE.
- ACRYLIC CABINET PTD P-1 W/ 3/8" PUSH THRU CLEAR ACRYLIC FACE
- 1ST & 2ND SURFACE VINYL **V-1**
- 1 1/2" DIA. MOUNTING ARMS & HARDWARE PTD **P-5**

COLORS/FINISHES

- P-1** MP 18140 SMOKY SILVER METALLIC - MATTE FINISH
- A-2** CLEAR ACRYLIC
- V-1** 3M 3630-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)
- P-5** SW 7064 - PASSIVE - MATTE FINISH

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		<div>1</div> <div>04.24.18</div> <div>AR</div> <div>REVISE ELEVATION ON SHEET 1.0 & 4.0</div>					
		<div>2</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>	<div>LANDLORD APPROVAL</div> <div>DATE</div>				
		<div>3</div> <div>00.00.00</div> <div>XX</div> <div>XXXX</div>	<div>QC</div>				

BL.1 D/F ROUTED & PUSH THRU BURGER - BLADE SIGN (Qty 1)

SQUARE FOOTAGE: 3.67

FIELD SURVEY REQUIRED

1/8" FABRICATED ALUMINUM
COVER WITH WELDED FLAT BAR
REINFORCEMENTS AT BACK OF PIPE
CONNECTIONS. ATTACH TO 1/4" MOUNTING
PLATE W/ COUNTERSUNK SCREWS

1 1/2" DIA. MOUNTING ARMS WELDED TO
TO RETURNS & 1/4" MOUNTING PLATE

CLEAR ACRYLIC ROUTED PUSH THRU.
1ST & 2ND SURFACE 3M 3630-106.
(SHOULDER CUT)

FACE / RETURNS TO BE 1 1/2" WHITE ACRYLIC
W/ CENTER "HOGGED" OUT AND
SHOULDER CUT TO ACCEPT BACKS

LED POWER SUPPLY
INSIDE POWER
SUPPLY BOX

ACRYLIC ATTACHED TO FACE
WITH INDUSTRIAL ADHESIVE

PRINCIPAL MINI 3500K LED'S TO
ALUMINUM RETURNS WITH
VHB TAPE.

TUBE SUPPORTS PAINTED
TO MATCH RETURNS

TOGGLE SWITCH
MOUNTED TO POWER
SUPPLY BOX

ATTACHMENT TO WALL
TO SUIT EXISTING CONDITION
ADD BLOCKING BEHIND WALL
AS REQUIRED

1/4" THICK ALUMINUM MOUNTING PLATE W/ 1/8" THICK FLANGE
ATTACH TO WALL WITH HARDWARE TO SUIT EXISTING
CONDITIONS.

BURGER / MOUNTING SECTION DETAIL
SCALE: 3"=1'-0"

JONES SIGN
Your Vision. Accomplished.
WWW.JONESSIGN.COM

JOB #: 230548-R1
DATE: 04.12.2018
DESIGNER: A. Rocco
SALES REP:
PROJ MGR: B. Smith

REV.	DATE	BY	DESCRIPTION
1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0
2	00.00.00	XX	XXXX
3	00.00.00	XX	XXXX
4	00.00.00	XX	XXXX
5	00.00.00	XX	XXXX
6	00.00.00	XX	XXXX
7	00.00.00	XX	XXXX
8	00.00.00	XX	XXXX
9	00.00.00	XX	XXXX
10	00.00.00	XX	XXXX

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE
QC	

SHAKE SHACK

SHAKE SHACK
4789 ADMIRALTY WAY
MARINA DEL RAY, CA 90292

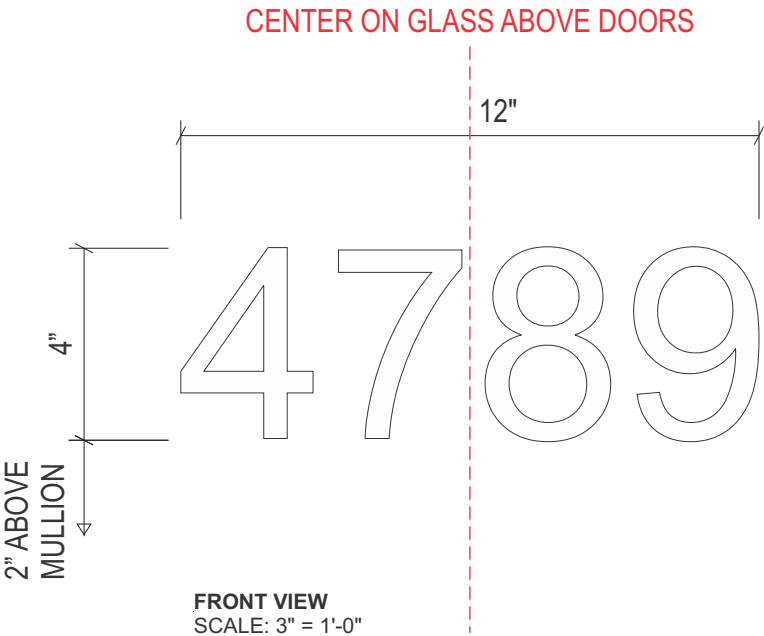
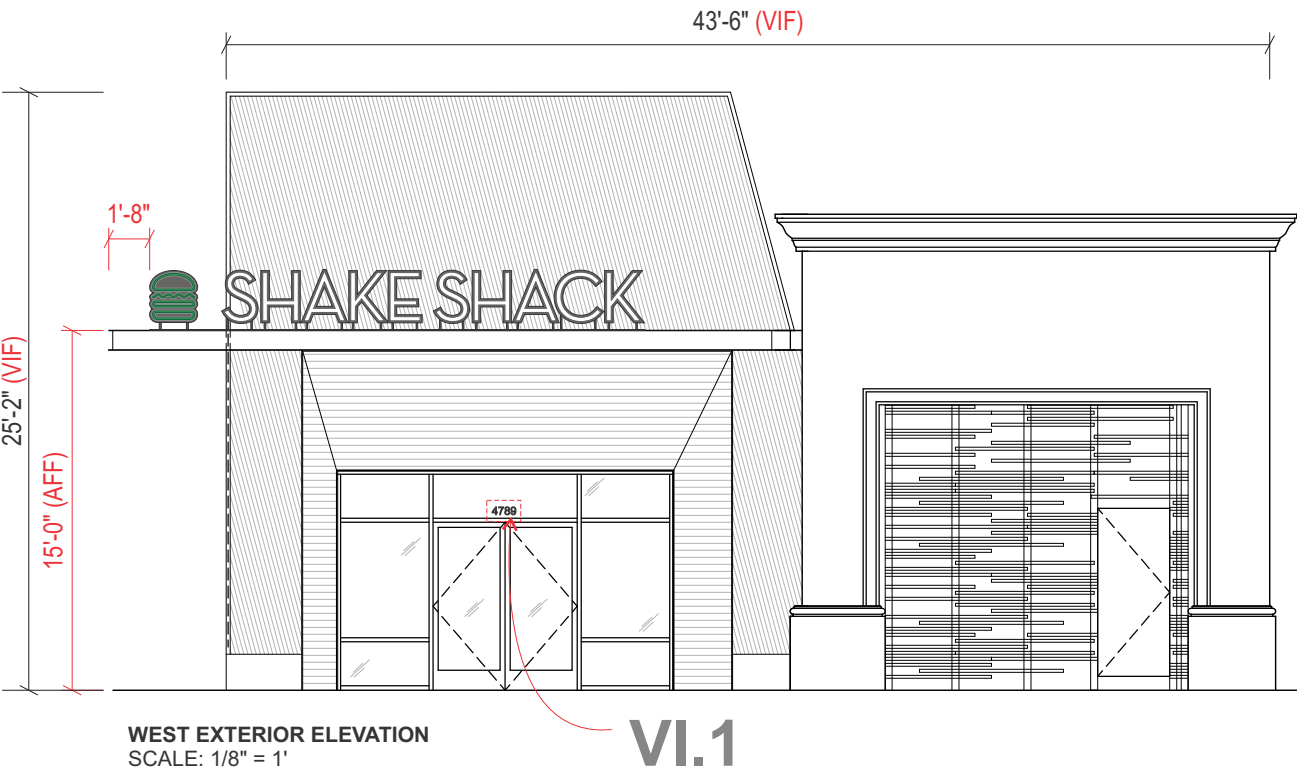
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

3.1

VI.1 EXTERIOR ADDRESS (Qty 1)

SQUARE FOOTAGE: .40



SPECIFICATIONS

1. DIE-CUT VINYL GRAPHICS APPLIED 2ND SURFACE TO WINDOWS ABOVE FRONT DOORS

NOTE:
-CLEAN FACE SURFACES PRIOR TO APPLYING VINYL GRAPHICS

COLORS/FINISHES

V-2 3M 7725-10 (OPAQUE WHITE VINYL)

FONT

ARIAL W/ 1/2" STROKE

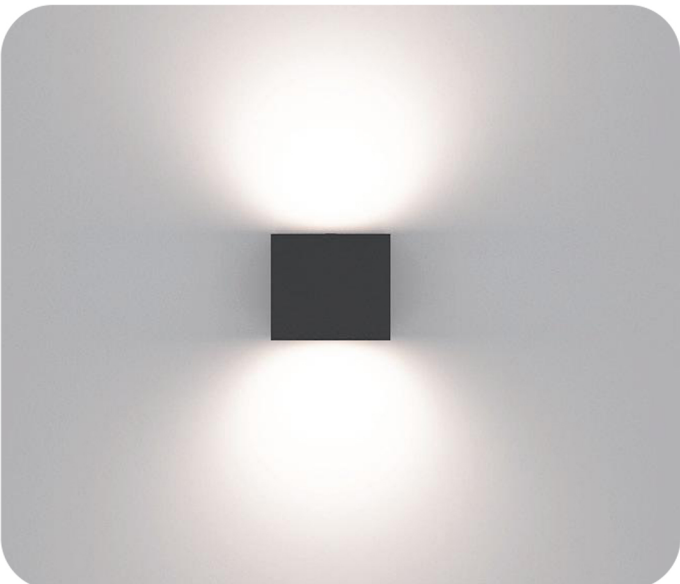
<div>JONES SIGN</div> <div>Your Vision. Accomplished.</div> <div>WWW.JONESSIGN.COM</div>	<div>JOB #: 230548-R1</div> <div>DATE: 04.12.2018</div> <div>DESIGNER: A. Rocco</div> <div>SALES REP:</div> <div>PROJ MGR: B. Smith</div>	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL		DATE	SHAKE SHACK	SHAKE SHACK 4789 ADMIRALTY WAY MARINA DEL RAY, CA 90292	SHEET NUMBER <div>4.0</div>
		1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0	LANDLORD APPROVAL		DATE			
		2	00.00.00	XX	XXXX	QC					
		3	00.00.00	XX	XXXX						
		4	00.00.00	XX	XXXX					DESIGN PHASE: CONCEPTUAL	
		5	00.00.00	XX	XXXX						
		6	00.00.00	XX	XXXX						
		7	00.00.00	XX	XXXX						
		8	00.00.00	XX	XXXX						
		9	00.00.00	XX	XXXX						
		10	00.00.00	XX	XXXX						

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Light Fixture: XL
Location: side of entrance's canopy.
Type: LED tape
Manufacturer: Diode LED
Model:DI-0160 Blaze



Light Fixture: XW2
Location: west elevation
Type: Wall Sconce
Manufacturer: Ligman Lighting USA
Model:UGI-31581



Light Fixture: XC2
Location: underneath entrance's canopy.
Type: Downlight
Manufacturer: Lumiere
Model:Westwood 904-2





Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

July 12, 2018

TO: Design Control Board
FROM:  Gary Jones, Director

SUBJECT: ITEM 7C – PARCEL 112 – SOUTHERN CALIFORNIA EDISON / VERIZON WIRELESS – DCB # 18-014 – CONSIDERATION OF A POLE-MOUNTED WIRELESS TELECOMMUNICATIONS FACILITY

Item 7C on your agenda is a submittal from Verizon Wireless (Applicant), seeking approval for a pole-mounted wireless telecommunications facility (Facility). The project is located in the public right of way adjacent to 4500 Via Marina.

PROJECT OVERVIEW

Existing Conditions

The proposed project site contains a 26' tall Southern California Edison light pole located in the sidewalk within the Department of Public Works' right of way on Via Marina near parcel 112.

Proposed Project

The applicant proposes to replace the existing light pole with a new pole-mounted Facility, disguised as a light pole. The light pole will remain functional.

BUILDING DESIGN

Pole-Mounted Facilities

The proposed Facility would be approximately 26' tall, with a slightly larger pole diameter than the existing street light, and consist of grey concrete. The antenna would be located on the top of the pole and shielded with a canister. Two remote radio units (RRUS) would be mounted to the sides of the pole concealed by fiberglass cable covers. The enclosure concealing the antenna and RRUS units would be painted to match the pole. Three subterranean equipment vaults would be installed adjacent to the new light pole. The Facility would be installed in the sidewalk within 3' of the existing location. The existing street light would remain in place until the new one is installed.

STAFF REVIEW

Staff finds the applicant's proposed design adequately screens the Facility's antenna equipment. The project is consistent with the following Marina del Rey Design Guidelines.

- *DG.179 – Discourage service areas or utilities visible from the waterfront and promenade.*



- *DG.186 – Encourage the installation of utilities underground.*
- *DG.187 – Locate satellite dishes or wireless telecommunication facilities in unobtrusive locations and/or surrounded by walls to minimize their visual impact.*
- *DG.188 – Screen and buffer antennas and on-site transformers from any public street views.*
- *DG.191 – Treat mechanical equipment as a unique design feature using quality materials or blending with the architecture.*

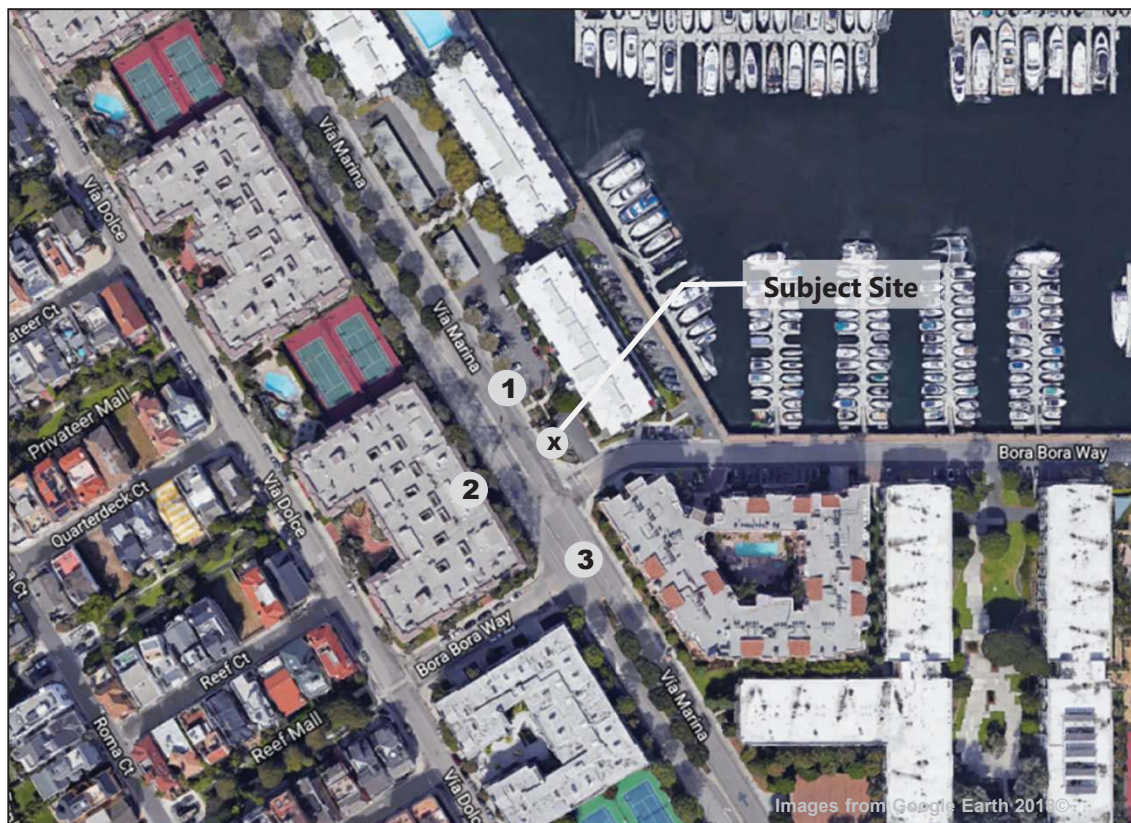
Staff recommends **APPROVAL** of DCB #18-014, subject to the following conditions:

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

GJ:BL:te



S I T E P H O T O S I M U L A T I O N S



Date: 4/10/18

Site Name: SCL Mar Vista 15

Address: F/O 4478 Via Marina
Los Angeles, CA 90292

Applicant: Verizon
15505 Sand Canyon Ave.
Irvine, CA 92618

Contact: Rob Searcy
Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352
rob.searcy@cableeng.com

Certificate of Authenticity / Disclaimer:

Cable Engineering Services warrants that this photo simulation is an accurate representation of the proposed site based upon the project plans and additional information provided by the Applicant. The final constructed site may vary.

Prepared by: Anika Denton
Graphic Detail Productions
ajdenton@gdprod.com



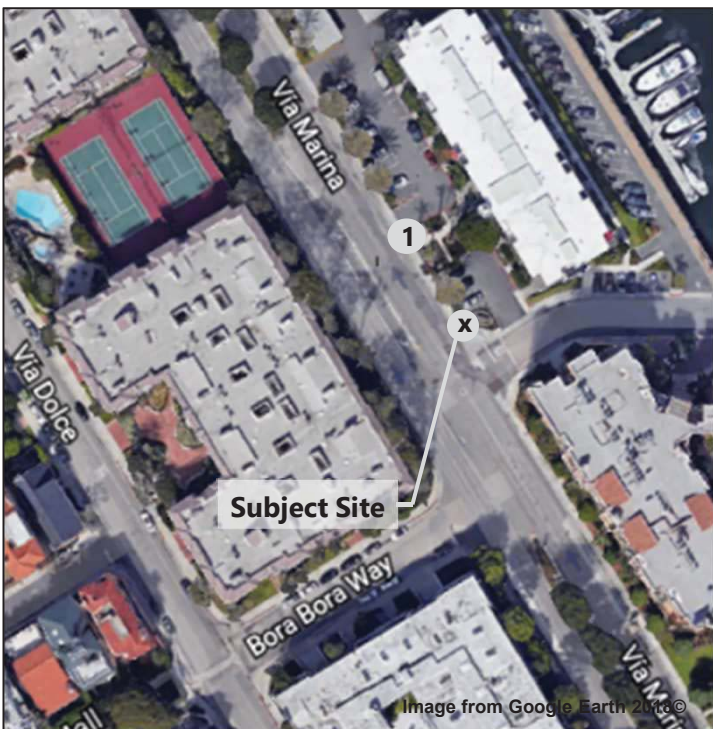
Prescott Communications Inc.

Existing



Photosimulation View 1

Looking southeast from Via Marina toward subject site.



Verizon
15505 Sand Canyon Ave.
Irvine, CA 92618



Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352



Graphic Detail Productions
1909 Del Paso Ave.
Los Angeles, CA 90032
(323) 445-6294

Date: 4/10/18
Site Id: SCL Mar Vista 15

Address: F/O 4478 Via Marina
Los Angeles, CA 90292

Existing



Photosimulation View 2

Looking east from across Via Marina toward subject site.



Verizon
15505 Sand Canyon Ave.
Irvine, CA 92618



Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352



Graphic Detail Productions
1909 Del Paso Ave.
Los Angeles, CA 90032
(323) 445-6294

Date: 4/10/18
Site Id: SCL Mar Vista 15

Address: F/O 4478 Via Marina
Los Angeles, CA 90292

Existing



Photosimulation View 3

Looking north from Via Marina toward subject site.

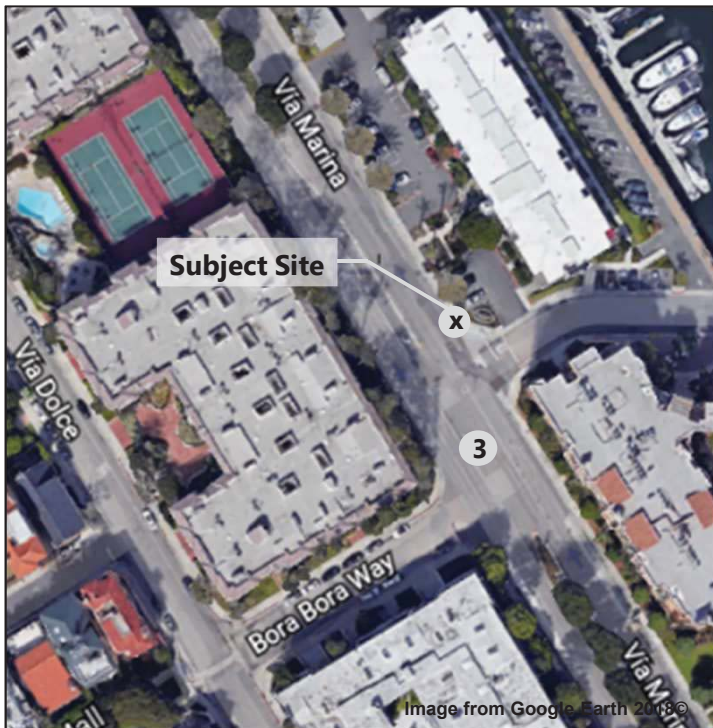


Image from Google Earth 2018©



Photosimulation



Verizon
15505 Sand Canyon Ave.
Irvine, CA 92618



Cable Engineering Services
10640 Sepulveda Blvd.
Mission Hills, CA 91345
(818) 898-2352



Graphic Detail Productions
1909 Del Paso Ave.
Los Angeles, CA 90032
(323) 445-6294

Date: 4/10/18
Site Id: SCL Mar Vista 15

Address: F/O 4478 Via Marina
Los Angeles, CA 90292

SHEET INDEX

T-1 TITLE SHEET
Z-1 SITE PLAN
Z-2 PLAN VIEW
Z-3 EXISTING ELEVATIONS
Z-4 PROPOSED ELEVATIONS
Z-5 SITE LOCATION PHOTOS
Z-6 EQUIPMENT DETAILS
Z-7 RF INFORMATION
1-A ACCURACY CERTIFICATION
S-1 TOPOGRAPHIC SURVEY

SYMBOLS

UTILITY LINETYPE LEGEND

PROPOSED CONDUIT
POWER
GAS
WATER
PHONE
STREET LIGHT
OIL
SEWER
CABLE TV
STORM DRAIN

EQUIPMENT LEGEND

RRUS 32 = 12.45"x7.41"x27.6"
(WxLxH)
RRUS32
PSU = 13"x8"x7"
(WxLxH)
PSU
PB = 17"x30"x18"
(WxLxH)
(FIBER) PULL BOX
FSB = 17"x30"x15"
(WxLxH)
SCE (FSB)
CONC. HANDHOLE
HH = 17"x30"x15"
(WxLxH)
VZW (WTR) HANDHOLE

verizon

Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DOCUMENTS IS PROPRIETARY BY NATURE.
ANY USE OR DISCLOSURE OTHER THAN THAT WHICH
RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SITE NAME:

SCL MAR VISTA 15

F/O 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

C.E.S. PROJECT NO.:

10011182-15

STAMP:

SITE INFORMATION:

ISSUE DATE: 05-19-17

ENGINEERED BY: C.E.S.

DRAFTED BY: C.E.S.

verizon

Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

PLANS PREPARED BY:

C&S cable engineering services
PRESCOTT COMMUNICATIONS INC.

10640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818)898-2352 Fax No.: (818)898-9186

REVISIONS:

1	05-19-17	90% ZD	DESIGN: JA CHECK: JM DATE: JLM
2	09-21-17	100% ZD	DESIGN: JLM CHECK: JLM DATE: JLM
			DESIGN: JLM CHECK: JLM DATE: JLM
			DESIGN: JLM CHECK: JLM DATE: JLM
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			DESIGN: JLM CHECK: JLM DATE: JLM
			DESIGN: JLM CHECK: JLM DATE: JLM
			DESIGN: JLM CHECK: JLM DATE: JLM

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

C.E.S. DWG. NO. VZW1701WZDLAC

POWER & TELCO UTILITY CONTACTS

POWER:
COMPANY: SCE
CONTACT: DAVID LAW
PHONE: (909) 873-7931

TELCO:
COMPANY: TBD (DARK FIBER FED)
CONTACT: TBD
PHONE: TBD

THOMAS GUIDE
REGION: LA
PAGE: 701
GRID #: J1

CONSULTANT TEAMS

ENGINEERING COMPANY:
CABLE ENGINEERING SERVICES
10640 SEPULVEDA BLVD. SUITE 1
MISSION HILLS, CA. 91345
PHONE: (818) 898-2352
FAX: (818) 898-9186
CONTACT: STEPHANIE BRILL
E-MAIL: Stephanie.Brill@cableeng.com

LAND SURVEYOR:
BERT HAZE
LAND SURVEYING & MAPPING
3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
PHONE: (714) 557-1567
FAX: (714) 557-1568
CONTACT: BERT HAZE

PLANNING CONSULTANT:
CABLE ENGINEERING SERVICES
10640 SEPULVEDA BLVD. SUITE 1
MISSION HILLS, CA. 91345
PHONE: (818) 898-2352
FAX: (818) 898-9186
CONTACT: ROB SEARCY
E-MAIL: rob.searcy@cableeng.com

STRUCTURAL ENGINEER:
N/A

SCL MAR VISTA 15

F/O 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR VERIZON'S PERSONAL COMMUNICATION SERVICES (PCS) WIRELESS TELECOMMUNICATIONS NETWORK. SCE TO REPLACE EXIST. (24'-0" AGL) OCTAGONAL CONCRETE STREET LIGHT POLE #4315971E (SCE ST. LT. POLE) WITH A NEW 23'-0" (22'-9"± AGL) x 11.8" DIA. ROUND CONCRETE ST. LIGHT ANTENNA POLE #4315971E (DWG. NO. #1507-034) 3' NORTH OF EXIST. LOCATION. VERIZON WIRELESS CONTRACTOR TO PLACE A 14.6" DIA. x 24" TALL CANISTER ANTENNA WITH 12" SHROUD ON TOP OF NEW ST. LIGHT ANTENNA POLE AND (2)-RRUS 32'S WITH (2)-PSU'S POLE MOUNTED 12" BELOW CANISTER. VERIZON WIRELESS CONTRACTOR TO PLACE (1)-17"x30"x15" SCE FUSE SPLICER BOX (FSB) HANDHOLE, (1)-17"x30"x15" VZW FUSED SERVICE SWITCH/BREAKER (WTR) HANDHOLE AND (1)-17"x30"x18" (FIBER) PULL BOX IN CONCRETE SIDEWALK.

COORDINATES LATITUDE: 33° 58' 17.71" N. LONGITUDE: 118° 27' 20.51" W.

PROJECT SUMMARY

OWNER:
SOUTHERN CALIFORNIA EDISON
EDISON CARRIER SOLUTIONS
2 INNOVATION WAY, 1st FLOOR
POMONA, CA 91768

APPLICANT:
VERIZON WIRELESS
15505 SAND CANYON RD.
IRVINE, CA 92618

ZONING:
CABLE ENGINEERING SERVICES
10640 SEPULVEDA BLVD. SUITE 1
MISSION HILLS, CA. 91345
PHONE: (818) 898-2352
FAX: (818) 898-9186
CONTACT: ROB SEARCY
E-MAIL: rob.searcy@cableeng.com

ENGINEERING COMPANY:
CABLE ENGINEERING SERVICES
10640 SEPULVEDA BLVD. SUITE 1
MISSION HILLS, CA. 91345
PHONE: (818) 898-2352
FAX: (818) 898-9186
CONTACT: TONY LEON
E-MAIL: tony.leon@cableeng.com

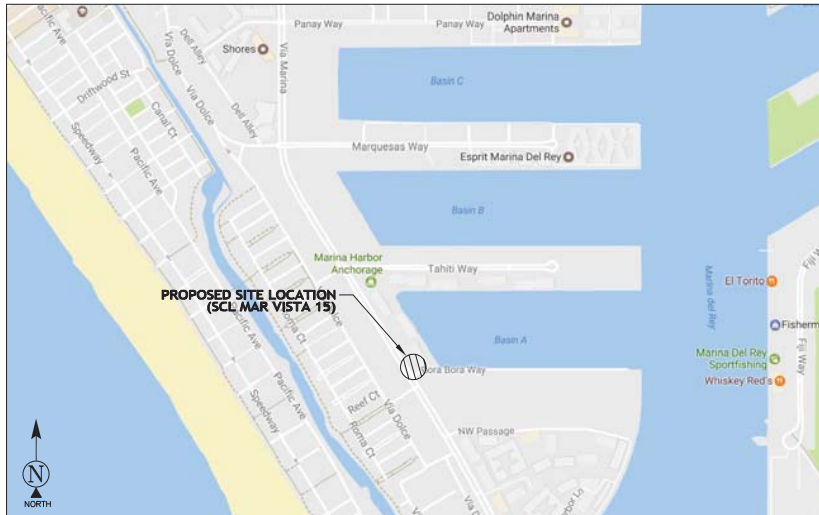
APN#:
N/A

JURISDICTION:
COUNTY OF LOS ANGELES

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN.
ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD		
VERIZON MANAGER		
RF MANAGER		
SITE ACQUISITION		
AEC		
PLANNER		



VERIZON WIRELESS SITE LOCATION



NOTE:
1-LID TO BE MARKED "VZW" FIBER PULL BOX



NOTE:
1-LID TO BE MARKED "SCE (FSB)" FOR HANDHOLE #1
1-LID TO BE MARKED "VZW (WTR)" FOR HANDHOLE #2

NOTE:
CONTRACTOR TO ALLOW INGRESS AND EGRESS
TO DRIVEWAYS AT ALL TIMES DURING
CONSTRUCTION.

UNDERGROUND UTILITIES NOTE:

THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EX. UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

UTILITY LINE TYPE LEGEND:

PROPOSED CONDUIT

POWER

GAS

WATER

PHONE

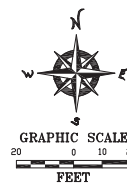
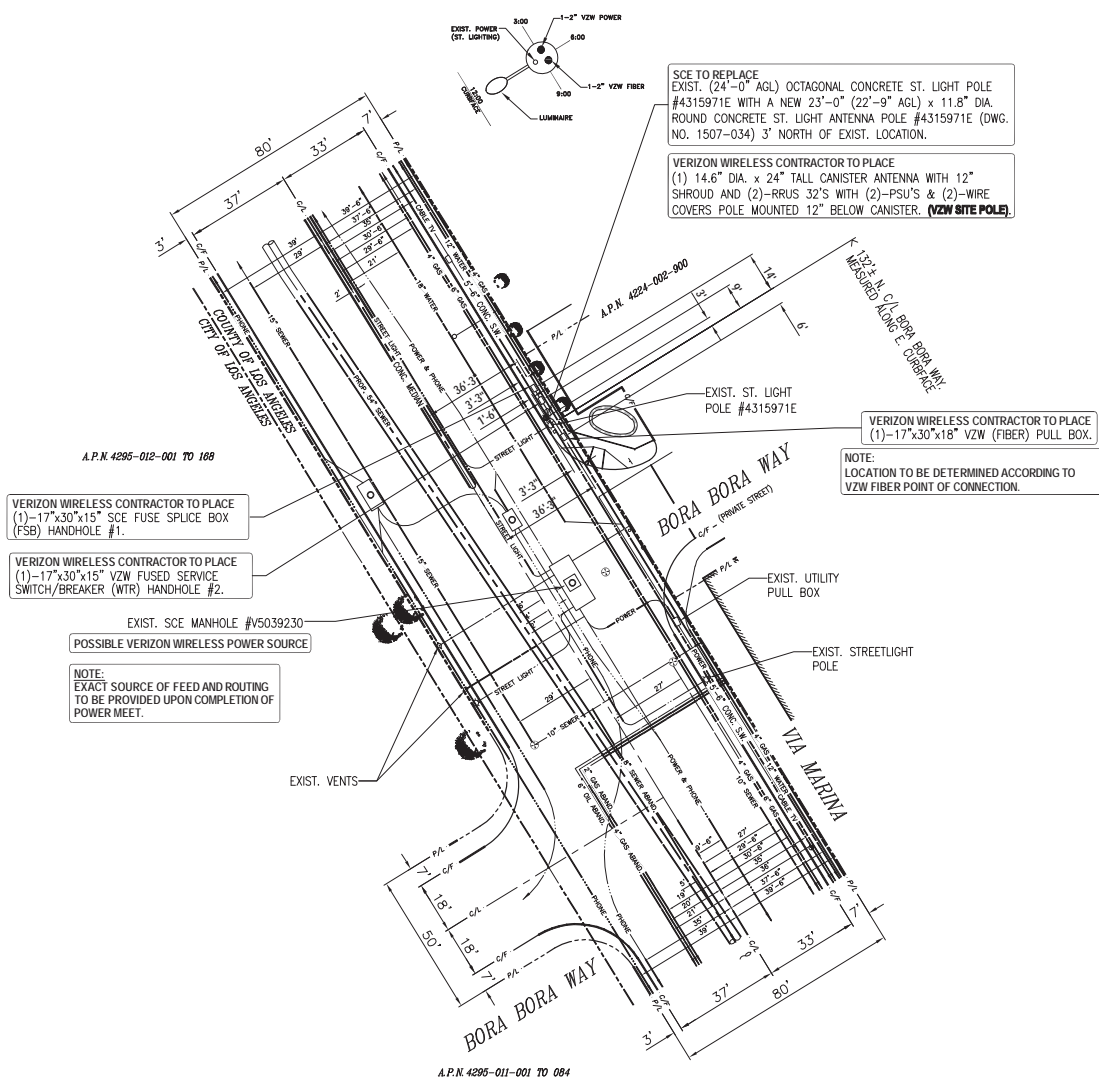
STREET LIGHT

OIL

SEWER

CABLE TV

STORM DRAIN



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— SITE NAME:

SCL MAR VISTA 15

F/O 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

C.F.S. PROJECT NO.:

10011182-15

STAMP:

SITE INFORMATION:

ISSUE DATE: 05-19-17

ENGINEERED BY:

DRAFTED BY:

C.E.S.



Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

PLANS PREPARED BY:

**cable
engineering
services**

PRESCOTT COMMUNICATIONS INC.

10640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818)898-2352 Fax No.: (818)898-9186

REVISIONS:

[illegible]

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

Z-1

C.E.S. DWG. NO. VZW17061WZDLAC

UNDERGROUND UTILITIES NOTE:

THE LOCATIONS AND EXISTENCE OF ANY UNDERGROUND PIPES, STRUCTURES OR CONDUITS SHOWN ON THIS PLAN WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EX. UTILITIES OTHER THAN THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT SHOWN ON THIS PLAN.

VERIZON WIRELESS CONTRACTOR TO PLACE (1)-17"x30"x15" SCE FUSE SPICE BOX (FSB) HANDHOLE #1.

VERIZON WIRELESS CONTRACTOR TO PLACE (1)-17"x30"x15" VZW FUSED SERVICE SWITCH/BREAKER (WTR) HANDHOLE #2.

EXIST. MAIL BOX

EXIST. SCE MANHOLE #V5039230
POSSIBLE VERIZON WIRELESS POWER SOURCE

NOTE:
EXACT SOURCE OF FEED AND ROUTING
TO BE PROVIDED UPON COMPLETION OF
POWER MEET.

A.P.N 4295-012-001 TO 108

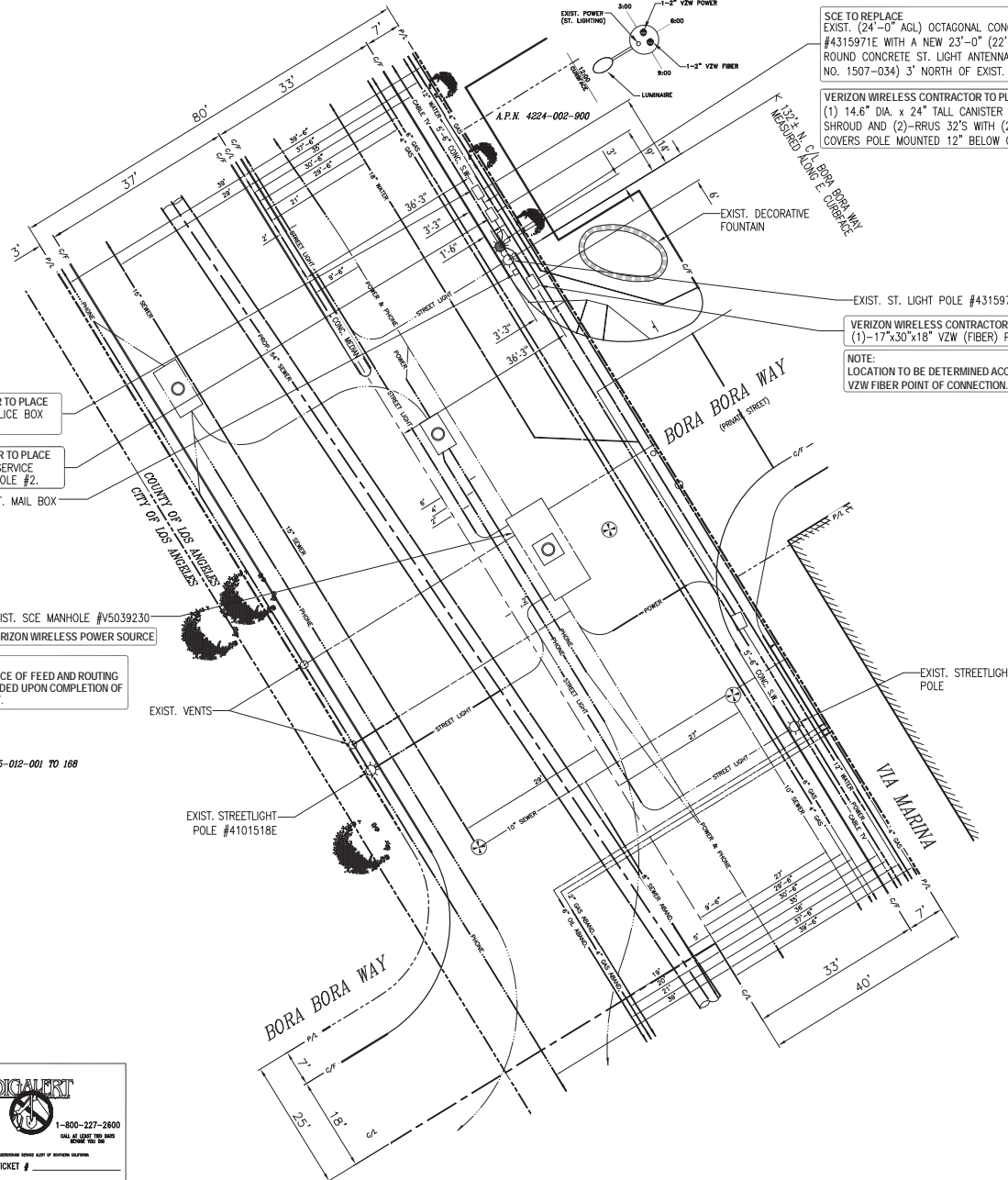
UTILITY LINE TYPE LEGEND:

PROPOSED CONDUIT
POWER
GAS
WATER
PHONE
STREET LIGHT
OIL
SEWER
CABLE TV
STORM DRAIN



1-800-227-2600
CALL TO LOCATE THE DATES
BEFORE YOU DIG

INTERFERING SERVICE MUST BE STOPPED
TICKET #



SCE TO REPLACE
EXIST. (24'-0" AGL) OCTAGONAL CONCRETE ST. LIGHT POLE
#4315971E WITH A NEW 23'-0" (22'-9" AGL) x 11.8" DIA.
ROUND CONCRETE ST. LIGHT ANTENNA POLE #4315971E (DWG.
NO. 1507-034) 3' NORTH OF EXIST. LOCATION.

VERIZON WIRELESS CONTRACTOR TO PLACE
(1) 14.6" DIA. x 24" TALL CANISTER ANTENNA WITH 12"
SHROUD AND (2)-RRUS 32'S WITH (2)-PSU'S & (2)-WIRE
COVERS POLE MOUNTED 12" BELOW CANISTER. (VZW SITE POLE).

EXIST. ST. LIGHT POLE #4315971E

VERIZON WIRELESS CONTRACTOR TO PLACE
(1)-17"x30"x18" VZW (FIBER) PULL BOX.

NOTE:
LOCATION TO BE DETERMINED ACCORDING TO
VZW FIBER POINT OF CONNECTION.

PROPRIETARY INFORMATION

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SITE NAME:

SCL MAR VISTA 15

FIO 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

C.E.S. PROJECT NO.:

10011182-15

STAMP:

SITE INFORMATION:

ISSUE DATE:

05-19-17

ENGINEERED BY:

C.E.S.

DRAFTED BY:

C.E.S.

verizon
Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

PLANS PREPARED BY:

C&S cable engineering services

PRESCOTT COMMUNICATIONS INC.

10640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818)898-2352 Fax No.: (818)898-9186

REVISIONS:

1	05-19-17	90% ZD	DESIGNER: JA
			CHECKER: JM
			INCHES: JLM
2	09-21-17	100% ZD	DESIGNER: AJH
			CHECKER: JM
			INCHES: JLM
			DESIGNER:
			CHECKER:
			INCHES:
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			CHECKER:
			INCHES:
			DESIGNER:
			CHECKER:
			INCHES:

SHEET TITLE:

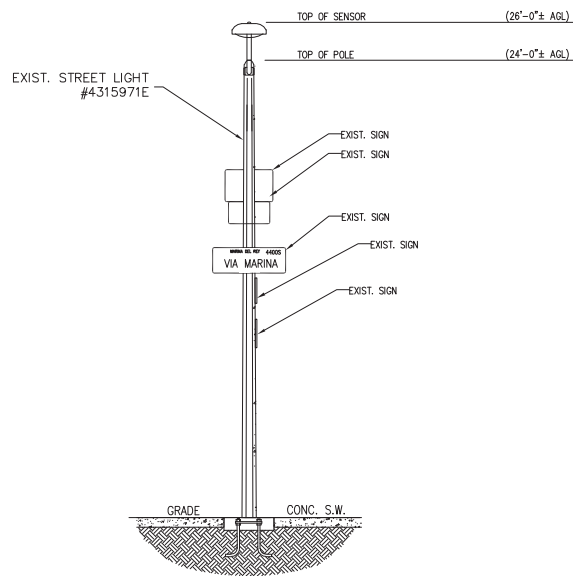
PLAN VIEW

SHEET NUMBER:

Z-2

C.E.S. DWG. NO. VZW17061WZDLAC





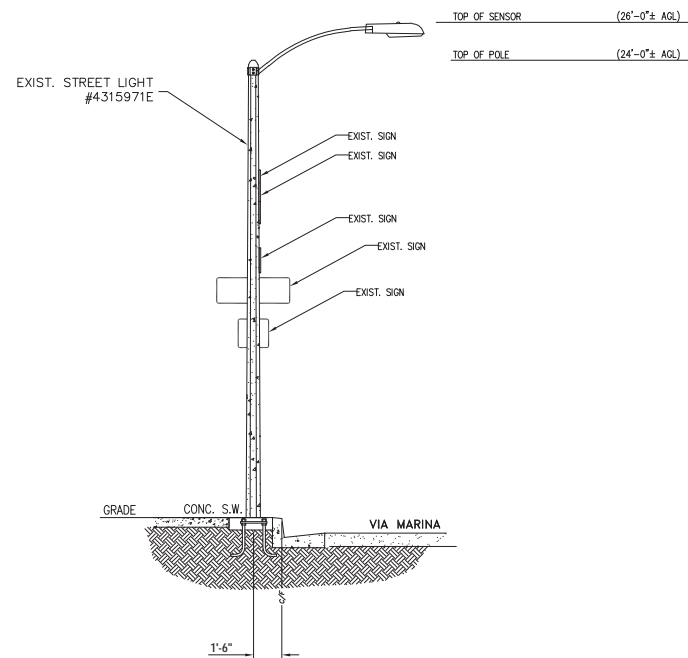
FRONT VIEW
LOOKING EAST

EXISTING ELEVATION



1

EXISTING ELEVATION



SIDE VIEW
LOOKING SOUTH



2

PROPRIETARY INFORMATION
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FIO 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

C.E.S. PROJECT NO.:

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STAMP:

SITE INFORMATION:

ISSUE DATE: 05-19-17

ENGINEERED BY: C.E.S.

DRAFTED BY: C.E.S.

verizon
Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

PLANS PREPARED BY:

C&S cable engineering services

PRESCOTT COMMUNICATIONS INC.

10640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818)898-2352 Fax No.: (818)898-9186

REVISIONS:

1	05-19-17	90% ZD	DESIGN: JA CHECK: JM APP: JLM
2	09-21-17	100% ZD	DESIGN: JA CHECK: JM APP: JLM
			DESIGN: JA CHECK: JM APP: JLM
			DESIGN: JA CHECK: JM APP: JLM
			DESIGN: JA CHECK: JM APP: JLM
			DESIGN: JA CHECK: JM APP: JLM
			DESIGN: JA CHECK: JM APP: JLM
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			DESIGN: JA CHECK: JM APP: JLM
			DESIGN: JA CHECK: JM APP: JLM

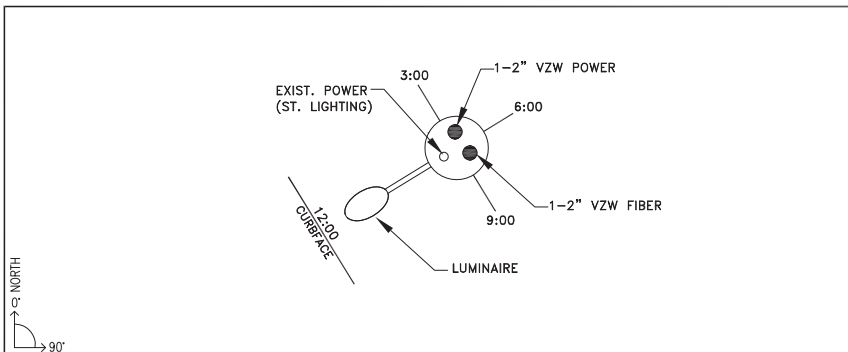
SHEET TITLE:

**EXISTING
ELEVATIONS**

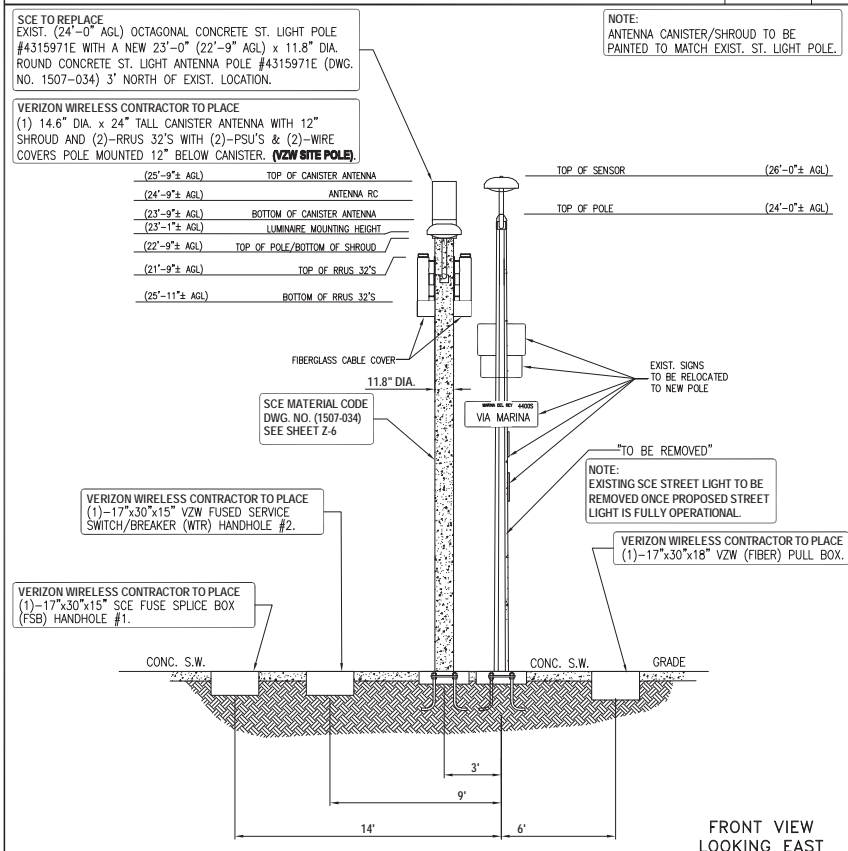
SHEET NUMBER:

Z-3

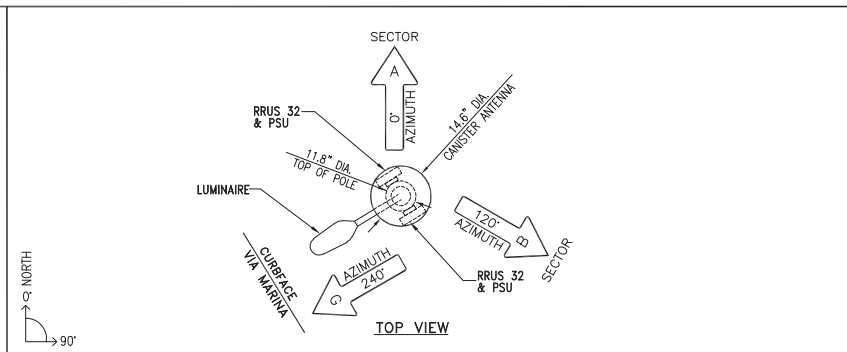
C.E.S. DWG. NO. VZ017061WZDLAC



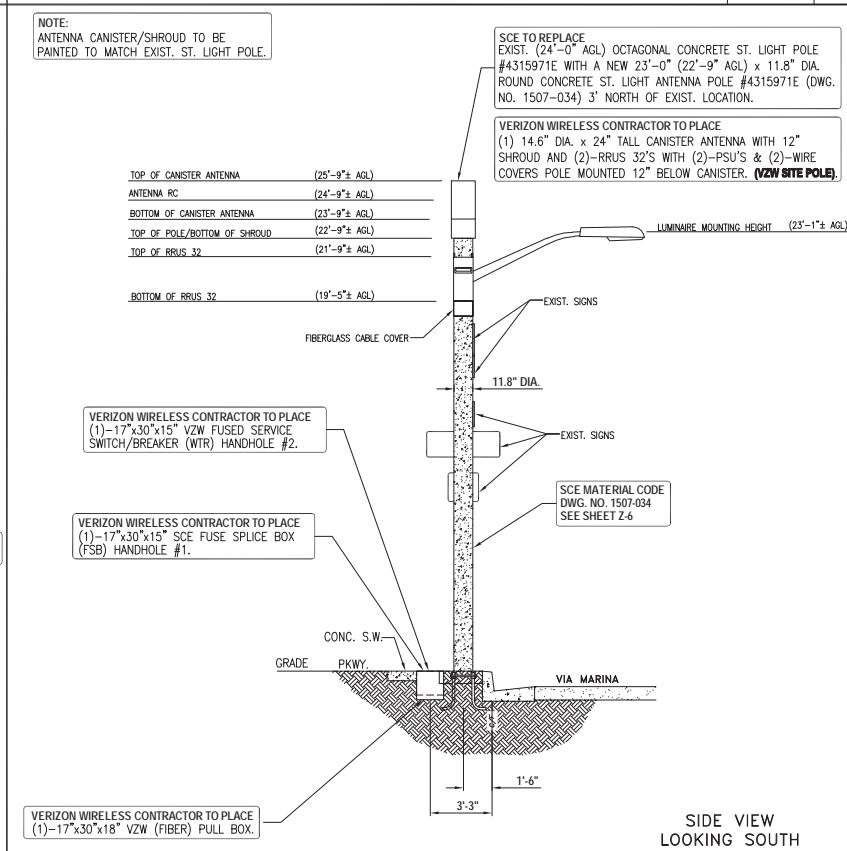
RISER DETAIL SCALE: 1 N.T.S.



PROPOSED ELEVATION GRAPHIC SCALE 3 0 1.5 3 FEET 3



VECTOR DETAIL SCALE: 2 N.T.S.



PROPOSED ELEVATION GRAPHIC SCALE 3 0 1.5 3 FEET 4

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

SCL MAR VISTA 15
FIO 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

C.E.S. PROJECT NO.: 10011182-15

STAMP:

SITE INFORMATION:
ISSUE DATE: 05-19-17
ENGINEERED BY: C.E.S.
DRAFTED BY: C.E.S.

verizon
Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

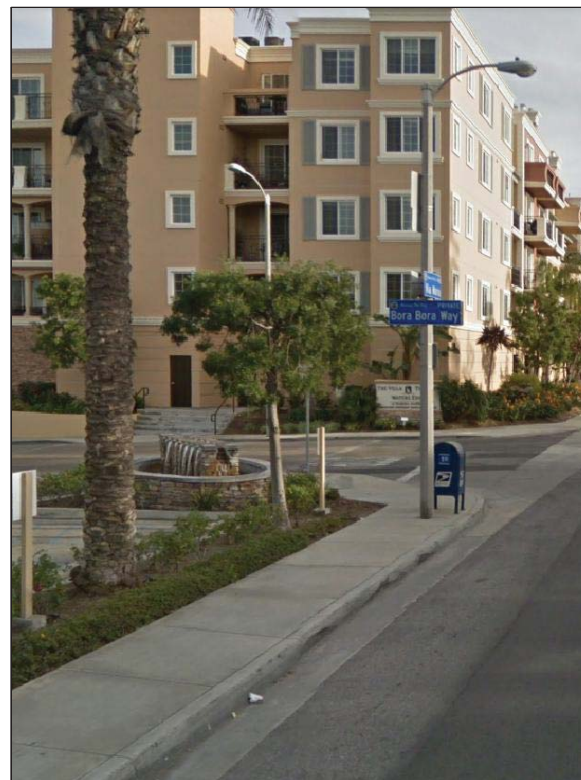
PLANS PREPARED BY:
C&S cable engineering services
PRESCOTT COMMUNICATIONS INC.
10640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818)898-2352 Fax No.: (818)898-9186

REVISIONS:

NO.	DATE	DESCRIPTION	BY	CHKD
1	05-19-17	90% ZD	JM	JL
2	09-21-17	100% ZD	JM	JL

SHEET TITLE: **PROPOSED ELEVATIONS**

SHEET NUMBER: **Z-4**
C.E.S. DWG. NO. VZW17061WZDLAC



SITE LOCATION PHOTOS

SCALE:
N.T.S.

1

PROPRIETARY INFORMATION

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SITE NAME:

SCL MAR VISTA 15

F/O 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

C.E.S. PROJECT NO.:

10011182-15

STAMP:

SITE INFORMATION:

ISSUE DATE: 05-19-17

ENGINEERED BY:

DRAFTED BY: C.E.S.

verizon
Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

PLANS PREPARED BY:

CES cable
engineering
services

PRESCOTT COMMUNICATIONS INC.

10640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818)898-2352 Fax No.: (818)898-9186

REVISIONS:

[illegible]

SHEET TITLE:

SITE LOCATION PHOTOS

SHEET NUMBER:

Z-5

C.E.S. DWG. NO. VZW17061WZDLAC

SITE NAME: _____

F/O 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

C.E.S. PROJECT NO.: _____

STAMP: _____

SITE INFORMATION: _____

ISSUE DATE: 05-19-17

ENGINEERED BY:

DRAFTED BY:

C.E.S.

PLANS PREPARED BY: _____



PRESCOTT COMMUNICATIONS INC.

10640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818)898-2352 Fax No.: (818)898-9186

REVISIONS: _____

SHEET TITLE: _____

SHEET NUMBER: _____

C.E.S. DWG. NO. VZW17061WZDLAC

SCALE:	1
N.T.S.	

SCALE:	2
NTS	

SCALE:	3
NTS	

BERT HAZE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING

3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX

1-A ACCURACY CERTIFICATION

DATE OF SURVEY: APRIL 4, 2017

SITE NUMBER: N/A
SITE NAME: SCL MAR VISTA 15
TYPE: STREET LIGHT
LOCATION: F/O 4478 VIA MARINA
LOS ANGELES, CA 90292

I, BERT HAZE, HEREBY CERTIFY THE GEODETIC COORDINATES AT THE CENTER OF THE EXISTING STREET LIGHT ARE:

*GEODETIC COORDINATES: (NORTH AMERICAN DATUM 1983)

LATITUDE 33°58'17.71" N
LONGITUDE 118°27'20.51" W

AND FURTHER CERTIFY THAT THE ELEVATION CALLS PRODUCED HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.), NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) ** (SEE BENCHMARK DATUM REFERENCED HEREON)

GROUND ELEVATION @ EXISTING STREET LIGHT LOCATION = 16 FEET/4.9 METERS (A.M.S.L.)(NAVD88)

TOP ELEVATION OF EXISTING STREET LIGHT POLE = 40 FEET/12.2 METERS (A.M.S.L.)(NAVD88)

TOP ELEVATION OF EXISTING SENSOR (HIGHEST POINT/FIXED STRUCTURE) = 42 FEET/12.8 METERS (A.M.S.L.)(NAVD88)
AND FURTHER CERTIFY THAT THE MEASURED HEIGHTS ARE AS STATED ABOVE THE GROUND LINE (A.G.L.)

HEIGHT OF EXISTING STREET LIGHT POLE = 24 FEET/7.3 METERS (A.G.L.)

HEIGHT OF EXISTING SENSOR (HIGHEST POINT/FIXED STRUCTURE) = 26 FEET/7.9 METERS (A.G.L.)

THE ACCURACY STANDARDS FOR THIS "1-A ACCURACY CERTIFICATION" ARE AS FOLLOWS:

GEODETIC COORDINATE LOCATIONS: FIFTEEN (15) FEET HORIZONTALLY
THE ELEVATIONS OF THE GROUND AND THE FEATURES LOCATED: THREE (3) FEET VERTICALLY (A.M.S.L.)
THE MEASURED HEIGHTS OF THE FEATURES LOCATED: ONE (1) FOOT ± VERTICALLY (A.G.L.)

NAD 83 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "LEICA GS14" "GNSS" RECEIVERS CONNECTED TO THE "LEICA SMART NET" REFERENCE NETWORK.

**BENCH MARK REFERENCE:
UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 15" AS SHOWN ON THE "VENICE" 7.5 MINUTE QUADRANGLE MAP.
ELEVATION: 17.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN SAID ACCURACY STANDARDS)



SIGNED _____
BERT HAZE, PLS 7211 DATE _____

JN 740.028

PROPRIETARY INFORMATION
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SITE NAME:

SCL MAR VISTA 15

F/O 4478 VIA MARINA
LOS ANGELES, CA 90292
SCE STREET LIGHT POLE #4315971E

C.E.S. PROJECT NO.:

10011182-15

STAMP:

SITE INFORMATION:

ISSUE DATE: 05-19-17

ENGINEERED BY: C.E.S.

DRAFTED BY: C.E.S.

verizon
Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

PLANS PREPARED BY:

C&S cable engineering services
PRESCOTT COMMUNICATIONS INC.

10640 Sepulveda Blvd. Suite 1, Mission Hills, CA 91345
Phone No.: (818)898-2352 Fax No.: (818)898-9186

REVISIONS:

1	05-19-17	90% ZD	DESIGN: JA SC: JM DSP: JL
2	09-21-17	100% ZD	DESIGN: AJ1 SC: JM DSP: JL
			DESIGN: SC SC: SC DSP: DSP
			DESIGN: SC SC: SC DSP: DSP
			DESIGN: SC SC: SC DSP: DSP
			DESIGN: SC SC: SC DSP: DSP
			DESIGN: SC SC: SC DSP: DSP
			DESIGN: SC SC: SC DSP: DSP

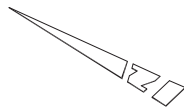
SHEET TITLE:

**ACCURACY
CERTIFICATION**

SHEET NUMBER:

1-A

C.E.S. DWG. NO. VZW17061WZDLAC



SCALE: 1" = 10'

COORDINATES:

LATITUDE 33°56'17.71" N
LONGITUDE 118°27'20.51" W

NAD 83 GEODETIC COORDINATES AND ELEVATIONS WERE ESTABLISHED USING SURVEY GRADE "LEICA GS14" "GNSS" RECEIVERS CONNECTED TO THE "LEICA SMART NET" REFERENCE NETWORK.

BASIS OF BEARINGS:

ESTABLISHED BY G.P.S. OBSERVATIONS AND PROCESSED TO CALIFORNIA ZONE 5, STATE PLANE GRID COORDINATE SYSTEM OF 1983.

ASSESSOR'S IDENTIFICATION:

N/A

AREA:

N/A

BENCH MARK REFERENCE:

U.S.G.S. BENCH MARK "BM 15"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 15" AS SHOWN ON THE "VENICE" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 17.5 FEET A.M.S.L. (NAVD88) (DATUM VERIFIED IN FIELD TO BE WITHIN 1-A ACCURACY STANDARDS)

TITLE REPORT IDENTIFICATION:

N/A

EASEMENT NOTES:

N/A

LEGAL DESCRIPTION:

N/A

DATE OF SURVEY:

APRIL 4, 2017

SURVEYORS NOTE:

THE RIGHT OF WAY LINES AND THEIR DIMENSIONS SHOWN HEREON ARE PER READILY AVAILABLE RECORDED INFORMATION AND THEIR LOCATIONS ARE APPROXIMATE, PENDING RECEIPT OF TITLE REPORT(S) FOR THE ADJACENT REAL PROPERTY.

LIVING PLANTS STATEMENT:

THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY VALID FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.

RECORD OF SURVEY
R.S.B. 193 / 25-27

L.A.C.A. MAP NO. 88
A.M. 1 / 53-70

LOT 24

LOT 23
APN 4224-002-900

LOT 22

VIA MARINA

TRACT NO. 25464
M.B. 831 / 56-58

LOT 3
APN 4295-012-001 TO 168

LOT 4
APN 4295-011-001 TO 084

LEGEND:

- BLD BUILDING
- BW BACK OF WALK
- EOC EDGE OF CONCRETE
- FD FOUND
- FH FIRE HYDRANT
- FL FLOWLINE
- FS FINISHED SURFACE
- GL GUTTER LIP
- GV GAS VENT
- H HEIGHT
- IN INCHES
- LD LEAD
- LTT LEAD, TACK, AND TAG
- MBX MAIL BOX
- MH MANHOLE
- NG NATURAL GROUND
- SEN SENSOR
- SL STREET LIGHT
- SMH SEWER MANHOLE
- SPK SPIKE
- SS STREET SIGN
- TC TOP OF CURB
- TP TOP
- TR TREE
- TRPM PALM TREE
- TRPN PINE TREE
- TW TOP OF WALL
- UPB UTILITY PULL BOX
- VT VENT
- WV WATER VALVE
- BLOCK WALL
- CENTERLINE
- FIRE HYDRANT
- FOUND MONUMENT
- GAS VENT
- MANHOLE
- ROOF VENT
- SEWER MANHOLE
- STREET LIGHT
- STREET SIGN
- WATER VALVE



UNDERSIGNED SERVICE ALERT OF SOUTHERN CALIFORNIA

TICKET #

1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG



BERT HASE
AND ASSOCIATES, INC.
LAND SURVEYING & MAPPING

3188 AIRWAY AVENUE, SUITE K1
COSTA MESA, CALIFORNIA 92626
714 557-1567 OFFICE
714 557-1568 FAX
JN. 740.928

CeS cable
engineering
services

PRESCOTT COMMUNICATIONS INC.

10640 SEPULVEDA BLVD. SUITE 1
MISSION HILLS, CA 91345
(818) 898-2352 FAX (818) 898-9186



Southern California
15505 Sand Canyon Ave. Irvine, CA 92618

REVISIONS

DATE	DESCRIPTION
04/11/17	ISSUED FOR REVIEW (MDL)

PROJECT NO.: 10011182-15	PERMIT NO.:
PROJECT NAME: SCL MAR VISTA 15	DATE:
T.G. PAGE NO.: LA 701~J1	CITY: LOS ANGELES
TOTAL FOOTAGE:	COUNTY: LOS ANGELES COUNTY
DRAFTED BY: MDL DATE: 04/11/17	LOCATION:
CHECKED BY: CWV DATE: 04/11/17	F/O 4478 VIA MARINA LOS ANGELES, CA 90292
ISSUE DATE: 04/11/17	ZONE No.: SHEET 5-1 OF
SHEET TITLE TOPOGRAPHIC SURVEY	PLAN No.: VZW17061WZDLAC



Caring for Your Coast

• • •

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

July 12, 2018

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: **ITEM 8A - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On May 15, 2018 the Board of Supervisors approved and authorized the Director of Beaches and Harbors to award and execute master agreements with four contractors for as-needed California Coastal Commission consultant services, at an annual aggregate amount of \$140,000, with an initial three-year term and four one-year extension options, for a potential aggregate amount of \$980,000 in total for the seven-year term.

On June 12, 2018 the Board of Supervisors adopted an ordinance amending Title 19 - Airports and Harbors of the Los Angeles County Code to add regulations in various sections to minimize and prevent the discharge of chemical and bacterial pollutants into receiving waters of Marina del Rey Harbor.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the June 2018 Regional Planning Commission agenda.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the June 2018 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 January and May 2018 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 Department of Regional Planning is currently reviewing the Coastal Development Permit application for the gateway parks. The signage will be submitted as a separate planning application.

GJ:BL:kn

Attachments (3)



SMALL CRAFT HARBOR COMMISSION MINUTES

January 10, 2018

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

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

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

Item 1- Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 10:05 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Amir Tadros.

Item 2- Approval of Minutes

Motion to approve November 08, 2017, Meeting Minutes by Vice Chair Lumian, seconded by Commissioner Alfieri, unanimously approved.

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

Abstained: 1 – Mr. Montgomery

Item 3 – Communication from the Public

Peg Moline inquired about the Marina Beach construction, and requested that the pending hearing regarding the newly vacated Palawan building be scheduled in April.

Laura Harrington requested information on possible locations for a placement of a community boathouse.

Walter Lamb requested information regarding parking lot tours, and announced that the comments for the draft EIR for the restoration project are due February 5th, 2018.

Captain Alex Balian spoke about discrepancies between the State and Federal laws regarding the new recreational marijuana use. He also spoke about the efforts of the US Coast Guard to ensure charters are legal and safe, and distributed US Coast Guard flyers about licensed captains and vessel inspection requirements.

Vice Chair Lumian explained that any time an owner of a vessel receives some type of consideration other than money, they are still considered charters and will require a captain license. He also clarified that vessel inspections are optional.

Captain Alex Balian concurred with Vice Chair Lumian and stated that US Coast Guard wants to make the vessel inspections mandatory.

Denise George spoke on behalf of Blue Pacific Boating Sailing School and expressed concern about the strict charter requirements. She further explained that the water taxi license requirement is expensive and irrelevant to her business.

Vice Chair Lumian commented that the water taxi license seems expensive, and inquired whether the fee is annual or on a one-time basis.

Gary Jones responded that he was not certain of the exact fees associated with the license since DBH is not the issuing agency.

Vice Chair Lumian requested a future presentation by the governing agency regarding the water taxi license requirements and fees.

Gary Jones replied that Treasurer Tax Collector's staff (TTC) have indicated their willingness to provide a presentation at a future meeting, and stated that they are in the midst of examining the current water taxi license ordinance as the present language is not ideal.

Vice Chair Lumian inquired about another organization that expressed concern at the November meeting regarding the strict chartering restrictions on Dock 55 and in Marina del Rey. He requested that DBH relieve the current requirements in order for more business to prosper. He also suggested that some of the newly renovated marinas, such as Esprit II, dedicate some space towards bareboat chartering.

Gary Jones explained that most of the existing ground leases do not allow commercial activities out of their docks, as that triggers a number of issues, including parking requirements. He further explained that as leaseholds approach expiration, the County would tactfully negotiate with those parcels for future uses that would allow commercial activities.

Bob Atkins spoke about the agreement between DBH & Pacific Ocean Management (Dock 55) and the water taxi license fees.

Item 4 – Communication with the Commissioners

Chair Rifkin disclosed his attendance at the Convention and Visitor Bureau's meeting.

Item 5a – Marina Sheriff

Deputy Sheriff Nichols presented the crime statistics and liveaboard report.

Commissioner Montgomery inquired about an annual crime statistics report and mentioned his interest in comparing 2016 versus 2017.

Deputy Sheriff Nichols responded that he will provide it at the next meeting.

Item 5b – MdR and Beach Special Events

Carol Baker reported a number of successful events, including the Winter Snow Wonder, the New Year's Eve Fireworks Show and Glow Party. She also mentioned the need for a better traffic control plan for next year's events.

Commissioner Alfieri commented on the traffic issues during the Holiday Boat Parade and suggested better traffic plans.

Carol Baker replied that they are working on improving their traffic control efforts.

Chair Rifkin requested additional information on the "Free Ride" program, its funding source and timeline.

Carol Baker explained that the "Free Ride" program is an electric vehicle that provides free transportation within the Marina. Passengers request the service via a text message. The service is funded through paid ads and sponsorships.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has a 3% vacancy which consists of small-size slips (22ft-24ft, and 38ft); Parcel 77 power boat storage is completely full; and mast-up storage has 40 spaces open with no waiting list.

Item 6a – Proposed Water Quality Ordinance

Maral Tashjian provided the staff report.

Tim Riley supported the changes and additions to the ordinance, and requested approval of the ordinance.

Simon Landt also expressed support for the adoption of the ordinance.

Bob Atkins expressed concern with the ordinance and stated that the proposed ordinance is duplicating federal regulations which are already in place.

Commissioner Montgomery asked if individuals have been previously fined for hull cleaning.

Maral Tashjian responded that the hull cleaning ordinance is regulated by the harbor master and therefore is not aware of any infractions.

Commissioner Montgomery asked if there has been a previous enforcement of the existing ordinance.

Maral Tashjian replied that it is assumed that the harbor master would enforce the existing laws.

Commissioner Montgomery requested that staff research if anyone has ever been cited.

Gary Jones responded that they would find out through the harbor master and report back.

Commissioner Alfieri motioned to approve the ordinance.

Vice Chair Lumian stated that he was pleased to hear that the Lessees Association is in support of the ordinance proposal. He also expressed his support for the ordinance; however recommended the dye tabs be included as part of the ordinance.

Chair Rifkin expressed his disappointment in the lack of statistical science information to prove the program's effectiveness. He recommends further discussion on the dye tab.

Motion to approve the endorsement of the Proposed Water Quality Ordinance by Commissioner Alfieri, seconded by Vice Chair Lumian; unanimously approved.

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

Item 7a –Proposed 2018 Commission Meeting Schedule

Vice Chair Lumian requested two or more Special Night Meetings for this year's schedule and requested that the Boating Night Meeting be calendared for March. He also requested an April Special Night Meeting to discuss the usage of the Palawan building located on Mother's Beach.

Commissioner Montgomery announced that he is unable to attend a March evening meeting.

Gary Jones replied that the department welcomes the evening meeting suggestions.

Commissioner Alfieri suggested having an evening meeting when there is important items to allow public input.

Motion to approve the revised schedule with the addition of two Special Night Meetings by Commissioner Alfieri, seconded by Mr. Montgomery, unanimously approved.

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

Item 7b – Election of Commission Officers

Commissioner Montgomery motioned to elect the existing Chair Rifkin and Vice Chair Lumian; seconded by Vice Chair Lumian; unanimously approved.

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

Vice Chair Rifkin asked Vice Chair Lumian to attend and represent the Commission at the Convention and Visitors' Bureau meetings.

Vice Chair Lumian accepted.

Item 8 – Staff Reports

Gary Jones provided the staff reports.

Bob Atkins spoke about the Dock 55 management agreement, the water taxi license issue, and requested that the Commissioners find a solution to the existing charter issue.

Vice Chair Lumian requested a public tour of the Palawan Office.

Gary Jones asked for clarification as to what Vice Chair Lumian meant regarding a “public” tour.

Amy Caves stated that it is not possible to tour the facility as part of a Commission meeting because of the Brown Act; however, they could organize a tour that is not a meeting of the Commission.

Vice Chair Lumian replied that some of the beach community organizations requested the opportunity to tour the building.

Gary Jones replied that individual group tours may be arranged by contacting the department. However, the building must first be inspected for safety.

Vice Chair Lumian inquired about the future vision of the building, and if there is a prospect to construct a larger building.

Gary replied that it is critical to maintain its current footprint but won't have confirmation until the assessment of the building is complete. He noted that DBH's Deputy Director, John Kelly, will lead those discussions with the Commission.

Adjournment

Chair Rifkin adjourned the meeting at 11:39 p.m.

SMALL CRAFT HARBOR COMMISSION MINUTES

May 09, 2018

Commissioners: Allyn Rifkin, Chair; David Lumian, Vice Chair; Dennis Alfieri; Richard Montgomery; Nathan Salazar

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

County: Amy Caves, Principal Deputy County Counsel

Item 1- Call to Order and Pledge of Allegiance

Chair Rifkin called the meeting to order at 10:03 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Carol Baker.

Chair Rifkin introduced the newly appointed SCHC commissioner Nathan Salazar.

Commissioner Salazar introduced himself and mentioned his position as an engineer for Los Angeles County, Department of Public Works.

Item 2- Approval of Minutes

Motion to approve January 10, 2018, Meeting Minutes by Commissioner Montgomery, seconded by Commissioner Alfieri, unanimously approved.

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

Item 3 – Communication from the Public

Chair Rifkin limited the time to 2 minutes per person due to the high volume of speakers.

Greg Shaghoian, Marina Outrigger Canoe Club member, expressed his appreciation for all the support from DBH and the Small Craft Harbor Commission (SCHC) and invited everyone to attend the upcoming Outrigger Race on June 2, 2018.

Jonahaw Joss, boater, spoke against the relocation of Parcel 28 (P28) boaters.

Yvonne Clark, liveaboard tenant at P28, suggested that P28 Lessee, Legacy Partners, be mandated by the SCHC to take out a bond to provide assistance for displaced tenants. She also suggested having P28 boaters be represented by an organized group that would directly communicate with Legacy Partners staff.

Lori Kaidman, boater, spoke about the P28 eviction letter and requested an explanation for the sudden eviction.

Vice Chair Lumian asked when Ms. Kaidman received the letter and approximately how many residents received the same letter.

Ms. Kaidman replied that all 300 boaters received the same notice on April 19, 2018.

Andrew Hosken, boater, spoke about the lack of accommodations for recreational boaters in Marina del Rey (MdR), and inquired about future plans for the marina.

David Fischback, liveaboard tenant at P28, expressed concern about losing his liveaboard status should he be forced out of his existing slip at Wayfarer.

Gerry Purcell, floating homeowner at P28, expressed concern about the reentry of his floating home after construction at P28 is completed.

Regis Gaudrot, sailor, expressed concern about the construction of large buildings around the marina which obstruct the wind, and in turn, hinder sailing.

Cristi Rickey, boater, spoke about P28's April 19th letter and expressed concern regarding the increase in slip fees after construction.

Cherie Summers, boater, stated that the high cost of slip rent along with the ongoing redevelopment in MdR is driving out the middle-class boaters.

Steve Curran, MarinaFest participant, announced that MarinaFest will be held on May 19 and 20, 2018. He also announced the formation of a yacht brokers' group in Marina del Rey.

Tom Halpin, liveaboard tenant at P28, expressed concern about the mass eviction at P28 and the increase in slip rent after construction.

Michael Song, boater, expressed concern about the duration of construction at P28 and the impact it will have on boaters.

Michael Madahy, boater, expressed concern about the eviction notice he received from P28 which creates a conflict with his upcoming travel plans.

Brian Eklund, boater, spoke about the ongoing construction throughout MdR which caused him to relocate his boat three times. He also requested assistance should he be evicted from his current slip at P28.

Guadalupe Merritt, boater, requested clarification regarding the April 19th letter she received from P28.

Captain Darrel Steffey, liveaboard tenant at P28, stated that the Wayfarer eviction is causing hardship to 300 residents, especially liveaboards. He requested that DBH staff enforce the requirement of the Coastal Commission which mandates P28 to phase their construction of docks. He also requested that the SCHC review the proposed 55% increase in slip fees for liveaboards.

Stephen Smith, boater, expressed concern about the displacement of boaters from P28.

Chair Rifkin stated that the Commissioners are unable to take any action on the P28 issue as it is not on the agenda; however, he requested that DBH staff provide an update on the situation.

Gary Jones provided a timeline of the P28 events that took place:

- April 19, 2018- First communication sent by the Lessee to all boaters.
- April 23, 2018- DBH received a copy of the letter and began receiving calls from concerned boaters.
- April 24, 2018- DBH sent a letter to Legacy Partners, the P28 lessee, requesting them to immediately rescind the notice and refrain from issuing any further communication to the public until DBH staff has reviewed and approved Legacy's revised phasing plans. The letter sent to Legacy referenced their lease agreement with the County which requires them to phase the reconstruction project, or run the risk of defaulting on their lease.
- April 25, 2018 – Gary spoke with Legacy to discuss the events that had taken place, and to better understand what had transpired that led to the change from the initial phasing plan.
- May 2, 2018-Legacy sent a second letter to all boaters announcing that the evictions were placed on hold until DBH has approved the revised plan.

Mr. Jones further explained that the Coastal Commission (Coastal) has required DBH to mandate that each anchorage operator undergoing construction enter into an improvement transition and phasing plan. The phasing plan is specifically intended for vessels 35 feet and under. During Mr. Jones' conversation with Legacy, Mr. Jones advised them that they will need to assist their boaters in finding alternate accommodations during construction, and must give the boaters the first right of refusal to return to the anchorage after construction. However, Mr. Jones conveyed to Legacy a strong preference in keeping a phasing plan, rather than finding alternate accommodations for the boaters. As for the slip fee increases, the Coastal requirements do not place a cap on slip fees, as it is a market-driven factor. Legacy's staff are working with the Parcel 15 lessee to offer their docks as a possible solution. Mr. Jones further explained that the floating houseboats are no longer permitted in the marina; however, when an anchorage with floating homes goes under construction, the lessee will be required to work with the floating homeowners to provide a solution. Mr. Jones said he will keep the Commissioners updated on the status of this matter as it progresses.

Chair Rifkin requested that the May 2, 2018 letter be provided to the public, along with an update at the next SCHC meeting. He also requested that a representative from Legacy be present at the next meeting.

Gary Jones replied that the matter will be placed on next month's agenda and stated that Mr. Tim O'Brien, Legacy's representative, was present at the meeting and ready to speak to the Commission.

Tim O'Brien, Legacy Partners, stated that Gary Jones' report of the events was accurate and precise. He highlighted that the April 19, 2018, letter was not a notice of eviction but simply a pre-notice for vacating slips by July 15, 2018. He added that their lease only requires them to provide tenants with a 30-day notice; therefore, the intent of the notice was simply to give as much advance notice as possible. He further explained that after conferring with DBH, it was clear that no eviction notices were to be issued until everyone is on the same page. The May 2nd letter was then mailed to the boaters to clarify the confusion. He added that they will comply with the phasing plan, as requested.

Chair Rifkin thanked Mr. O'Brien for his update and invited him to next month's meeting to give additional updates.

Vice Chair Lumian asked O'Brien if the boaters no longer needed to vacate by July 15th.

Tim O'Brien responded affirmatively.

Commissioner Montgomery inquired about future rent increases, temporary slips for displaced boaters, and possible future concessions for seniors with fixed incomes.

Tim O'Brien responded that slip rents after the dock reconstruction will be increased to the market rate of approximately \$22/linear foot, which is an \$8 increase from their current \$15/linear foot rate. He further explained that not only will the docks be brand new, but P28 has not had any rent increases since 2015. As far as temporary slips for displaced boaters are concerned, Mr. O'Brien explained that P28 has provided a list of available slips to all boaters, and they are currently working with AMLI, who will soon open their new docks at Parcel 15 with 240 available slips. He further mentioned that they have not considered any future concessions for seniors, and are currently focused on the floating homes issue.

Commissioner Alfieri asked the Lessee to consider future assistance for seniors and requested that Legacy provide the Commission with a completed phasing plan. He stated that Legacy's initial distribution of notices was sloppy and unfair to their tenants.

Gary Jones replied that Legacy will return to DBH for approval of a transitional plan, and further assured the Commission that DBH staff will look for compliance in the phasing plan, the lease, the Local Coastal Program (LCP), and the dynamics within the harbor. He also stated that he will provide the Commission with the transitional plan and all the relevant documents once they become available.

Vice Chair Lumian requested that the revised plan be brought before the Commission to allow for public comments before being approved by DBH. He also suggested regulating the amount of projects being under construction at the same time, to minimize disruption.

Motion to approve the request to review Legacy Partners' revised phasing plan by Vice Chair Lumian, seconded by Chair Rifkin; unanimously approved.

Ayes: 5 – Chair Rifkin, Vice Chair Lumian, Mr. Alfieri, Mr. Montgomery, and Mr. Salazar

Vice Chair Lumian suggested completing the dock reconstruction on Bar Harbor and Pier 44 before any other redevelopment of docks is allowed.

Gary Jones reported that besides the current projects which are underway, there are no other foreseen developments.

Chair Rifkin asked that the Department be proactive in keeping an eye on this matter and he is looking forward to an updated report at the next meeting. He also suggested postponing some of the current agenda items to a future meeting due to the time constraints.

Vice Chair Lumian recommended postponing the agenda items under Regular Reports.

Motion to amend the agenda to have items under Regular Reports (5a through 5d) and items under new business (7a and 7b) moved to the next month's meeting by Mr. Montgomery, seconded by Mr. Salazar; unanimously approved.

Ayes: 5 – Chair Rifkin, Vice Chair Lumian, Mr. Alfieri, Mr. Montgomery, and Mr. Salazar.

Item 4 – Communication with the Commissioners

Vice Chair Lumian disclosed his communication with Lori Klaidman, Denise George, Steve Curran, and Steve Cho.

Chair Rifkin disclosed his attendance at the re-opening dedication of the DBH Visitor Center.

Item 6a – Los Angeles County Treasure and Tax Collector Presentation on Water Taxi Licenses

Eric Barnes, Supervising Tax and License Field Inspector, Los Angeles County Treasurer and Tax Collector (TTC) provided the staff report.

Vice Chair Lumian inquired about the history of the water taxi license in Marina del Rey and Chair Rifkin asked for the definition of "water taxi."

Mr. Barnes replied that the definition for "water taxi" under Title 7.806.670 states "any vessel used for the transportation of passengers for hire when operated by the owner, agent, or employee at rates per mile, per trip, per hour, per day, or any other period of time in which the vessel is routed." He further explained that the recent concerns of illegal chartering in MdR has brought this topic to the surface, and his office is working collaboratively with DBH staff along with the Sheriff's Department to address those concerns. He also mentioned that TTC is in the process of reviewing and expanding the language that defines water taxis, and possibly changing the name.

Vice Chair Lumian inquired about the cost of the taxi license and the possible reasons for rejecting an application.

Mr. Barnes replied that the water taxi operator's license has a one-time fee of \$1,560 and an additional \$179 for each boat. He further explained that applications typically get denied if the applicant fails to produce the documentation requested by the TTC, such as insurance, or proper lease agreements.

Vice Chair Lumian inquired if a sailing school would have to obtain a water taxi license.

Mr. Barnes replied that sailing schools are not required to obtain a water taxi license unless they are providing a captained charter service.

Captain Alex Balian testified in support of the water taxi license process.

Denise George, Blue Pacific Yachting, spoke about her issues with the process of obtaining a water taxi license, and requested to be listed as a legal charter company while the water taxi license process gets redefined.

Paul Zurburgg, boater, expressed concern about a number of illegal standup paddleboard (SUP) rental companies operating out of Mother's Beach. He also mentioned that paddleboarders do not follow navigational rules, which poses safety concerns on the water.

Chair Rifkin asked staff to explain the process of licensing the SUP companies.

Steve Penn explained that the rental companies must have a sublease agreement with a County lessee. The lessee will then send the sublease agreement to DBH for approval. He further explained that paddleboards are considered vessels under the US Coast Guard regulations, and therefore, paddleboarders must follow all navigational rules.

Vice Chair Lumian inquired as to how many approved SUP rental companies are within Marina del Rey.

Steve Penn replied that he did not have the exact number, but there are several approved vendors, including one at Fisherman's Village, and another on Palawan Way.

Carol Baker added that DBH also issues recreational permits to various companies, mostly consisting of small operators that provide kayaks and SUPs to be used in the Marina Beach area. She further explained that the Code Enforcement officers do monitor the marina for unauthorized operators.

Vice Chair Lumian mentioned that the issue of unauthorized operators has been brought up in the past, and needs to be regulated to improve safety. He requested a list of approved operators along with the required criteria to become an approved operator.

Carol Baker replied that she will provide the information at the next meeting.

Item 8 – Staff Reports

Steve Penn provided the staff reports.

Vice Chair Lumian inquired about the future plans for Parcel 21.

Steve Penn replied that DBH is still considering the best use of that area, and will report back when new information is developed.

Adjournment

Chair Rifkin adjourned the meeting at 12:06 p.m.

**Marina del Rey Redevelopment Projects Report
As of July 10, 2018**

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, and anticipated completion date is May 30, 2019.</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 July 10, 2018**

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 2016. 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.</p>

**Marina del Rey Redevelopment Projects Report
As of July 10, 2018**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
53 -- The Boatyard	Greg Schem	<ul style="list-style-type: none"> * 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. 	<p>Massing -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall.</p> <p>Parking -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.</p>	<p>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 is expected in July 2018.</p> <p>Regulatory -- The DCB approved the final design of the project on December 16, 2015.</p> <p>Regulatory Matter: Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead.</p>
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>

**Marina del Rey Redevelopment Projects Report
As of July 10, 2018**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
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>
15 -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> * Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-Parking space garage 	<p>Massing -- Six buildings up to 5 stories and 70' high</p> <p>Parking -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p>Proprietary -- The lease was executed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is July 2018.</p> <p>Regulatory -- June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway.</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 June 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

July 12, 2018

TO: Design Control Board
FROM:  Gary Jones, Director
SUBJECT: **ITEM 8B – 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 YOGA

Burton Chace Park ♦ Community Room* ♦ 13650 Mindanao Way ♦ Marina del Rey
Sundays & Mondays
10:30 a.m. – 12:30 p.m.

Get your Namaste on by taking part in the Department of Beaches and Harbors' (Department) FREE one-hour Yoga class, which will allow you to reduce your stress, enjoy the outdoors, and relax your body! Students must bring their own mats.

*If weather permits, class will be taught outdoors.

For more information: Call (424) 526-7910 or visit beaches.lacounty.gov



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 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 or visit beaches.lacounty.gov

SUNSET SERIES SAILBOAT RACES 2018

Marina del Rey
Wednesdays through September 5, 2018
5:30 p.m. - 8:00 p.m.

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

For more information: Call (310) 823-4567

MARINA DEL REY WATERBUS

Ongoing through September 3, 2018

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

WaterBus Schedule:

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

Holiday Schedule

Labor Day: 11:00 a.m. – 9:00 p.m.

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

"BEACH EATS" GOURMET FOOD TRUCKS

4101 Admiralty Way ♦ Marina del Rey
Thursdays through September 27, 2018
5:00 p.m. – 9:00 p.m.

The Department is hosting a gourmet food truck event every Thursday from 5 p.m. to 9 p.m. in Marina del Rey. The event offers a variety of delectable savory foods and desserts. Plus, event-goers can listen to live music and picnic on the beach. The weekly assortment of trucks will vary with menu options such as gourmet burgers, hot dogs, tacos, lobster rolls, ice cream, cupcakes, and more. Paid parking is available in beach parking lot #10 for 25 cents for every 10 minutes.

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

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 or visit beaches.lacounty.gov

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 or visit beaches.lacounty.gov

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

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

Saturday, July 21st
U.S. 99 (Blues)

Sunday, July 22nd
Chazzy Green aka 'The Funky Sax Man' (Jazz/Funk)

Saturday, July 28th
Friends (R&B)

Sunday, July 29th
2Azz1 (Jazz/Funk)

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

SUMMER YOUTH SAILING CAMP

The Boathouse at Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey
Beginning Sailing: July 16th – 20th; July 23rd – 27th; July 30th – Aug 3rd and Aug 20th – 24th
Intermediate Sailing: Aug 6th – 10th
Advanced Sailing: Aug 13th – Aug 17th
10:00 a.m. – 4:00 p.m.

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

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

Ages: 11 - 17 years old
Class Size: 6 - 12 students with 3 Lifeguard instructors
Fee: \$285 per week

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

For more information: Call (424) 526-7889 or visit beaches.lacounty.gov

2018 FREE MARINA DEL REY SUMMER CONCERT SERIES

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

Symphonic Thursdays

July 26th

Marina del Rey Symphony
Leonard Bernstein At 100:
Ballet With Bernstein

August 9th

Katharine McPhee
Pop

August 23rd / August 25th (Encore)

Marina del Rey Symphony
South Pacific
Fully Staged Production

Pop Saturdays

July 21st

Lalah Hathaway
R&B

August 4th

Cat Power
Alternative/Indie

August 18th

X (All Original Members)
Punk/Rock

September 1st

La Santa Cecilia
Latin

Come to the park early for a free JAM Session, which allows guests to pick up a few moves at these interactive arts events centered around music and movement. All ages and skill levels welcome! JAM Sessions will be held from 3:00 p.m. – 4:30 p.m.

August 25th Tahitian Dance
September 1st Salsa Dance

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

FREE MARINA MOVIE NIGHTS

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

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

Movie Lineup:

July 28th *Dirty Dancing*
August 11th *Grease*

Come to the park early for a free JAM Session, which allows guests to pick up a few moves at these interactive arts events centered around music and movement. All ages and skill levels welcome! JAM Sessions will be held from 6:00 p.m. – 7:30 p.m.

July 28th Tango
August 11th Swing Dance

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

42ND ANNUAL OLD FASHIONED DAY IN THE PARK

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Sunday, July 29, 2018
10:00 a.m. – 3:00 p.m.

Old Fashioned Day in the Park is sponsored by the Classic Yacht Association. Tour vintage yachts to classic cars from the 1920's to the 1960's. The event is free and open to the public.

For more information: Call (310) 429-3028

GJ:CB:da