MARINA DEL REY DESIGN CONTROL BOARD
AGENDA

Wednesday, September 19, 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 July 18, 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. Old Business
A. Parcel 50 – Caruso Affiliated / Shake Shack – DCB 18-015 – Consideration of building modifications and new signage

6. New Business
A. Parcel 30 – LEGADO MARINA LLC / KILLER SHRIMP – DCB # 18-016 – Consideration of new awnings

B. Design Control Board Process Overview - Presentation

7. 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 Design Guidelines Update

B. Marina del Rey Special Events
8. **Adjournment**

**PLEASE NOTE**

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

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

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

Please visit the Department of Beaches and Harbors Website Address at [http://marinadelrey.lacounty.gov](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

Si necesita asistencia para interpretar esta información, llame a este numero: 310-822-4639.
Location of September 19, 2018 DCB Items

New Business
5A – Parcel 50 – Shake Shack
6A – Parcel 33 – Killer Shrimp / Killer Cafe
Members Present: Helena Jubany FAIA, Vice Chair (First District); Jerome Stanley, Member (Second District); Steven Cho, Member (Fourth District); Tony Wong, P.E, Member (Fifth District)

Members Absent: None

Department Staff Present: Brock Ladewig, Deputy Director; Michael Tripp, Division Chief; Maral Tashjian, Planning Specialist; Kandyce Newton, Secretary

County Staff Present: Amy Caves, County Counsel

Guests Testifying: Sean Nass, Sign Centrix; Aaron Clark, Armbruster, Goldsmith and Delvac; Joseph Artinger, Continental Signs Inc., Ernesto Lopez, Menemsha Architecture; David Fernandez, Menemsha Architecture; Jeremy Harmon, Cable Engineering Services

1. Call to Order and Pledge of Allegiance

Vice Chair Jubany called the meeting to order at 1:30 p.m.

Mr. Stanley led the Pledge of Allegiance.

2. Approval of the May 16, 2018 Minutes

Moved by Mr. Stanley, seconded by Mr. Wong, the May 16, 2018 minutes were approved.

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

3. Public Comment

Bill Bryce expressed concerns regarding the May 2018 DCB approval of building modifications and new signage for the Essex/Massilia project on Parcel 125, the negative effects it would have on Marina City Club residents, and the lack of notification received regarding the hearing of the project during May’s Design Control Board meeting.

Jack Fishman also expressed concerns regarding the construction of the Essex/Massilia project, its use restrictions, and potential noise levels the project would bring due to the proximity to the Marina City Club towers.

Mr. Stanley asked staff about the process for determining use and noise restrictions and for clarification regarding this Board’s purview of the project.

Mr. Tripp clarified that this Board reviewed and approved the initial conceptual design for the Essex/Massilia project in May of 2018. The project would still be required to go before the
Regional Planning Commission to obtain permitting for land use. Issues such as determining the use, hours, and noise regulations would be determined at that time. Additionally, the Department of Regional Planning would notify members of the public by mailing out hearing notices to all property owners within 500 feet of the building.

Mr. Wong asked staff how members of the public are notified for this Board’s meetings and if there is a mailing requirement.

Mr. Tripp replied that notification of monthly Design Control Board meetings are posted on the Department’s website and at various locations throughout the Marina; however, the Department does not notify the public by mail. Alternatively, members of the public may elect to be added to the Department’s interest list to receive Design Control Board meeting notifications.

Ms. Caves clarified that all meeting notification procedures were followed in informing the public of the May 2018 Design Control Board hearing.

Lynn Shapiro commented on a Regional Planning notification she received regarding the erecting of a mural in Marina del Rey.

4. Consent Agenda
   None

5. Election of Officers
   Mr. Wong nominated Ms. Jubany as Chair and Mr. Stanley as Vice Chair of the Design Control Board Commission.

   Moved by Mr. Wong, seconded by Mr. Stanley, the nominations were approved.

   Ayes: 4 – Ms. Jubany, Mr. Stanley, Mr. Cho and Mr. Wong
   Nays: 0

6. Old Business
   A. Parcel 44 – Pacific Marina Venture, LLC / Boardwalk Marina Del Rey – DCB #08-015-C –
   Consideration of shopping center sign program

   Maral Tashjian presented the staff report.

   Sean Nass of Sign Centrix introduced himself and added that the program design was developed to enhance the property in a way that provided tenants with good directional signage without being overbearing. Mr. Nass also stated that he was available to answer any questions the Board had.
Aaron Clark of Armbruster, Goldsmith and Delvac also introduced himself as the developer’s representative, and clarified that the shopping center is currently under construction and the matter before the Board was the consideration of signage for the shopping center. Mr. Clarke also thanked departmental staff member, Troy Evangelho, for his assistance in helping to refine the sign program design.

Public Comment
None

Board Comment
None

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

Ayes: 4 – Vice Chair Jubany, Mr. Stanley, Mr. Cho and Mr. Wong
Nays: 0

7. New Business
A. Parcel 44 – Pacific Marina Venture, LLC / Trader Joe's – DCB #18-013 – Consideration of new signage

Maral Tashjian presented the staff report.

Joseph Artinger of Continental Signs Inc. introduced himself and stated that he would answer any questions that the Board may have regarding the signage.

Public Comment
None

Board Comment
None

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

Ayes: 4 – Vice Chair Jubany, Mr. Stanley, Mr. Cho and Mr. Wong
Nays: 0

B. Parcel 50 – Caruso Affiliated / Shake Shack – DCB #18-015 – Consideration of building modifications and new signage

Maral Tashjian presented the staff report.
Ernesto Lopez of Menemsha Architecture, introduced himself and stated that he worked with departmental staff, Troy Evangelho, to modify the design in a way that would meet Marina Del Rey Design Guidelines while also maintaining the tenant’s brand identity.

David Fernandez, also with Menemsha Architecture, introduced himself and commented that in developing the design his firm examined the existing facility and attempted to preserve key elements while also incorporating the brand’s identity.

**Public Comment**
None

**Board Comment**
Vice Chair Jubany commented that she liked the design, but noted it is a departure from the current architecture.

Mr. Stanley also noted the large departure and expressed concerned regarding the precedent that the Board may be setting by potentially approving a project with large brand-based variations from the established standard. Mr. Stanley stated that he was not comfortable with such a large departure and did not believe that scaling back the design would impact the business.

Mr. Cho commented that in terms of the design there is no unifying element that makes the design coherent or visible and if a departure is to be made from the general design aesthetic, then the departure should be clearer and not made up of multiple disparate elements.

Vice Chair Jubany agreed with Mr. Cho in that the design needed to be further simplified because the current design was not cohesive.

Mr. Cho recommended that the project incorporate an overall unifying design to create greater consistency rather than having a different look from every angle.

Vice Chair Jubany recommended that the metal material perhaps be utilized as a secondary element due to its variation from the shopping center’s traditional stucco.

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

* Ayes: 4 – Vice Chair Jubany, Mr. Stanley, Mr. Cho and Mr. Wong
* Nays: 0

C. Parcel 112 – Southern California Edison / Verizon Wireless – DCB #18-014 – Consideration of pole mounted wireless telecommunication facility
Maral Tashjian presented the staff report.

Mr. Wong asked if Southern California Edison owned all the light poles throughout the Marina.

Ms. Tashjian answered that Southern California Edison owns the light pole associated with this project, but she was unsure if they owned all the light poles throughout the Marina.

Mr. Wong expressed concerns regarding the monopoly of service by certain service providers and suggested that staff consider regulations that would promote equal access for all service providers.

Mr. Tripp stated that Southern California Edison owns the pole and other wireless service providers could also work with Edison to place one of their antennas on the tower; however, the current proposed design would only accommodate one antenna.

Jeremy Harmon of Cable Engineering Services introduced himself and stated that the staff report was consistent, and he was available for questions if necessary.

Public Comment
Lynne Shapiro commented that she was pleased with the pole design and asked if the pole would replace the street light.

Mr. Harmon replied yes, the pole has dual functions and would fully replace the street light.

Board Comment
None

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

Ayes: 4 – Vice Chair Jubany, Mr. Stanley, Mr. Cho and Mr. Wong
Nays: 0

7. Staff Reports
All reports were received and filed.

Public Comment
None
8. **Adjournment**
   Vice Chair Jubany adjourned the meeting at 2:27 p.m.

Respectfully Submitted,

Kandyce Newton
Secretary for the Design Control Board
September 13, 2018

TO: Design Control Board
FROM: Gary Jones, Director

SUBJECT: ITEM 5A – PARCEL 50 – CARUSO AFFILIATED / SHAKE SHACK – DCB #18-015 – CONSIDERATION OF BUILDING MODIFICATIONS AND NEW SIGNAGE

Item 5A on your agenda is a resubmittal from Shake Shack (Applicant), seeking approval for building modification and new signage. The project is located at 4786 Admiralty Way.

PROJECT OVERVIEW

Background
Your Board denied the initial design of this project on July 18, 2018. You provided the following comments to the applicant.

1) The façade design was too big of a departure from the rest of the shopping center.
2) The design utilized too many materials and looked different on all sides.
3) There is too much metal, which should be used as a secondary material.

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.

Summary of Changes
The rear and side building façades were changed from metal to a light grey stucco finish and articulated with joint reveals. The original cornice was retained on the rear façade and a smaller profile cornice was added to the side façade. Shake Shack’s signature corrugate metal finish now wraps along the building and extends to the parapet wall above the mechanical room.

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. A cornice with a small profile would run across the top of the building.

The south elevation would feature a grey stucco and white corrugated metal finish. The west elevation would feature a grey stucco 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, hedges, and trees would remain. 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 that the proposed project changes address the comments given to the applicant during the July 18, 2018 Design Control Board meeting. Staff also finds the project is consistent with the Marina del Rey Design Guidelines, the Revised Permanent Sign Control and Regulations, and the Waterside Shopping Center Sign Program.

Staff recommends **APPROVAL** of DCB #18-015, 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:MT:te
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.
CONTEXTUAL ARCHITECTURE
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 be 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.
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**SW 7069**
*Iron Ore*
*Interior / Exterior*
*Locator Number: 251-C7*

**SW 7064**
*Passive*
*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**
Wood Screen

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

**EXTERIOR FINISH**
Rustic White Oak Flooring Oiled
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<th>Material</th>
<th>Finish</th>
<th>Color/Number</th>
<th>Location</th>
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<td>QUARRY TILE</td>
<td>DALE TILE</td>
<td>6&quot; x 6&quot;</td>
<td>TBD KITCHEN/BOH</td>
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<td>T-10-A</td>
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<td>OTHERS</td>
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**General Notes:**

1. 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 be Painted Black in Restroom locations.

2. G.C. to provide 24"x24" test samples on finished substrate.
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

SPECIFICATIONS
1. 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. STANDOFFS WELDED TO 3/8" THK, PLATE PAINTED P-2
   RACEWAY PTO. P-2
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 PTO. P-2

COLORS/FINISHES
- P-1 MP 11410 SMOKY SILVER METALLIC - MATTE FINISH
- P-2 51N 7055 - IRON ORE - MATTE FINISH
- P-3 18070 THICK WHITE ACRYLIC FACE
- P-4 INT TYPE NEUTRAFACE DISPLAY BOLD
- A-1 CLEAR ACRYLIC
- V-1 3M 3630-10X BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in connection with a project being planned for you by Jones Sign. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of Jones Sign, is forbidden by law and carries as a fine of up to 20% of the purchase price of the sign. Jones Sign will endeavor to closely match colors, including Pantone, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.
CL.1 TRIMLESS FACE / HALO LIT CHANNEL LETTERS W/ CONTOUR BACKER PANEL (Qty 1)

SQUARE FOOTAGE: 44.0
FIELD SURVEY REQUIRED

0.040" ALUMINUM RETURN LETTER INTERIOR PAINTED WHITE PTD. P-1
3/8" THK. CONTOUR BACKER PANEL WELDED TO MOUNTING PLATE PTD. P-2
1/16" CLEAR POLYCARBONATE BACHS WITH WHITE VINYL DIFFUSER
3M 6935-19 POP RIVETED AND ADHERED TO CLIPS
1/8"THK WHITE ACRYLIC FACE
PRINCIPAL SIDES

CONDUIT
LOW VOLTAGE WIRE
THRU BOLTS W/ 1/2" X 1" O SPACERS PTD. P-2
ROUTE A 3/32" SLOT AROUND PERIMETER OF ACRYLIC FACES / ALUMINUM RETURNS INSERTED IN SLOT AND CHEMICALLY BONDED TO FACES WITH WELD-ON 45

3/4" SQ. TUBE WIREWAY
3/8" STAINLESS STEEL THRU BOLT INTO C-CHANNEL W/ MINIMAL EXPOSED SHAFT MIN. 1/2" @ 6 O.C.
3/8" THK. X TBD PLATE

#8 TYPE "F" PAN HEAD SCREWS
DISCONNECT SWITCH
3" X 4" X 1/8" THK. TUBE RACEWAY WELDED TO PLATE
POWER SUPPLY ON BOTTOM OF RACEWAY 60W / 120-277
ACCESS PANEL ON BACK OF RACEWAY

C-CHANNEL (BY O.C.)

CHANNEL LETTER DETAIL:
SCALE: 3" = 1'
BR.1 FACE / HALO LIT PUSH THROUGH BURGER W/ CONTOUR BACKER PANEL (Qty 1)

SQUARE FOOTAGE: 44.0
FIELD SURVEY REQUIRED

CONDUIT

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

SHOULDER CUT CLEAR ACRYLIC
1/2" PROJECTION ROUTED/PUSH THRU BURGER
1ST & 2ND SURFACE 3M 365-106

THRU BOLTS W/ 1/2" H X 1" O SPACERS
PTD: P-2

.150" CLEAR POLYCARBONATE BACKS
WITH WHITE VINYL DIFFUSER
3M 9435-10 POP RIVETED
AND ADHERED TO CLIPS

3/4" WIREWAY

3/8" STAINLESS STEEL THRU BOLT INTO C-CHANNEL W/
MINIMAL EXPOSED SHAFT MIN. (1) @ 24" O.C.

3/4" THK. X TBD PLATE

#8 TYPE "T" PAN HEAD SCREWS
DISCONNECT SWITCH

3" X 4" X 1/8" THK. TUBE RACEWAY WELDED
TO PLATE

POWER SUPPLY ON BOTTOM OF RACEWAY
60W / 120-277

ACCESS PANEL ON BACK OF RACEWAY

C-CHANNEL
(BY O.C.)

BURGER SECTION
SCALE: 3" = 1'-0"

COUNTERSUNK SCREWS

RUBATEX AT BACK SEAM
TO PREVENT LIGHT LEAKS

3/4" ALUMINUM TUBES POP RIVETED TO BACKS
SCREWED TO RETURNS
POP RIVETS

FRONT VIEW
SCALE: 1" = 1'-0"
**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**

![Diagram of SHAKE SHACK]

**EAST EXTERIOR ELEVATION**

**SCALE:** 1/8" = 1'

**FRONT VIEW**

**SCALE:** 3/8" = 1'-0"

**SIDE VIEW**

**SCALE:** 3/8" = 1'-0"

**SPECIFICATIONS**

1. FACE / HALO ILLUMINATED CHANNEL LETTERS W: A1 FACES W: WHITE LED ILLUMINATION, ALUMINUM RETURNS & 1" JEWELRITE TRIMCAP PAINTED P-1.
   1 1/2" STAND-OFFS PTD. P-4.
2. FACE / HALO ILLUMINATED ROUTED & PUSHED THRU BURGER, ACRYLIC CABINET PAINTED P-1, 1/2" PUSH THRU CLEAR ACRYLIC FACE.
   1ST & 2ND SURFACE VINYL P-1, 3/4" SC SUPPORTS, 3/4" STAND-OFFS & HARDWARE P-4.

**COLORS/FINISHES**

- **P-1** 19400 SMOKY SILVER METALLIC - MATTE FINISH
- **P-6** PTD. TO MATCH ATLAS SILVERSMITH - MATTE FINISH
- **A-1** 1875" THICK WHITE ACRYLIC FACE
- **A-2** CLEAR ACRYLIC
- **V-1** 3M 3605-106 BRIGHT GREEN - TRANS VINYL (1ST & 2ND SURFACE)

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**Job #:** 230548-R1

**Client Approval:**

**Date:**

**Landlord Approval:**

**Date:**

**Design Phase:** Conceptual

**Sheet Number:** 2.0

**Jones Sign 4788 Admiralty Way Marina Del Ray, CA 90292**
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

- 24" ALUMINUM RETURN LETTER INTERIOR PAINTED WHITE.
- 1" JEWELITE TRIMCAP
- 1.12" (SPACER: TRIM IN FIELD AS NEEDED PTD. F-4)
- HARDWARE TO SUIT FIELD CONDITIONS BLOCKING (BY OTHERS) MIN. (3) PER LETTER.
- .15" CLEAR POLYCARBONATE BACKS WITH WHITE VINYL DIFFUSER
- 3/4-SECS-TO POP RIVETED AND ADHERED TO CLIPS.
- .1875" THICK WHITE ACRYLIC FACE.
- LOW VOLTAGE WIRE.
- PRINCIPAL WHITE 3000K

ALL PENETRATIONS TO BE SEALED TO PREVENT WATER INFILTRATION.

1/2" x 1/2" x 1/8" THK. ALUMINUM ANGLE CLIPS.
1/4"-20 ALUMINUM RIVET.

KEEP HOLE #8 BAFFLE FOR EACH LOW SPOT LIGHT (EXTERIOR APPLICATION ONLY)

600 VARIABLE VOLTAGE POWER SUPPLY WITH MINIMUM INPUT RATING AND U.L. RECOGNIZED.

120V 20 AMP SINGLE POLE DISCONNECT SWITCH WITH TOGGLE GUARD AND BOLT "LOCK". UL LABEL APPLIED ADJACENT TO SWITCH.

PRIMARY TAIL FROM ENCLOSURE MINIMUM 10'-2" LONG.

PRIMARY FEED JUNCTION BOX, POWER MUST BE WITHIN 8" OF SIGN'S FINAL PLACEMENT @ TIME OF INSTALL. FINAL HOOK-UP BY SIGN INSTALLER WHERE PERMITTED BY LOCAL CODE.

CHANNEL LETTER - SECTION SCALE: 3" X 1'-0"

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BL1 D/F ROUTED & PUSH THRU BURGER - BLADE SIGN (Qty 1)

SQUARE FOOTAGE: 3.67
FIELD SURVEY REQUIRED

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

SPECIFICATIONS
1. LED ILLUMINATED ROUTED & PUSHED THRU FACE
2. ACRYLIC CABINET PTD P-1 W/3/16" PUSH THRU CLEAR ACRYLIC FACE
3. 1ST & 2ND SURFACE VINYL.
4. 1 1/2" GA. MOUNTING ARMS & HARDWARE PTD P-5

COLORS/FINISHES
- P-1 MP 10140 SMOKY SILVER METALLIC - MATTE FINISH
- A-2 CLEAR ACRYLIC
- V-1 SF 350-106 BRILLIANT GREEN - TRANS VINYL (1ST & 2ND SURFACE)
- P-5 SW 7064 - PASSIVE - MATTE FINISH

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

SQUARE FOOTAGE: 3.67
FIELD SURVEY REQUIRED

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

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 RETURN & 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 350K LEDS 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.
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 7795-10 (OPAQUE WHITE VINYL)

FONT
- ARIAL W/ 1/2" STROKE

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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
September 13, 2018

TO: Design Control Board
FROM: Gary Jones, Director

SUBJECT: ITEM 6A – PARCEL 33 – LEGADO MARINA LLC / KILLER SHRIMP – DCB # 18-016 – CONSIDERATION OF NEW AWNINGS

Item 6A on your agenda is a submittal from Killer Shrimp (Applicant), seeking approval for new awnings. The project is located at 4211 Admiralty Way.

PROJECT OVERVIEW
   Existing Conditions
   The project site consists of a single building with two surface parking lots and two restaurants, Killer Shrimp and Killer Cafe. Each restaurant has indoor and outdoor waterfront dining.

   Proposed Project
   The applicant proposes to replace the existing red storefront awnings on each restaurant with black awnings.

BUILDING DESIGN
   Awnings
   The one replacement awning at Killer Cafe would measure roughly 5' deep and 114' long, wrapping the perimeter of the restaurant. The twelve replacement awnings at Killer Shrimp’s dining balcony would each measure 11'-5" wide by 7'-8" deep. For both restaurants the existing awning frames would be sanded and painted black, then wrapped in black awning fabric.

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

   Staff recommends APPROVAL of DCB #18-016, subject to the following conditions:

   1) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.
Design Control Board
September 13, 2018
Item 6A
Page 2

2) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.

GJ:MT:te
Monday, August 20, 2018

Gary Jones, Director
Department of Beaches & Harbors
Design Control Board

Dear Beaches and Harbors,

This letter will serve to memorialize our submittal for the upcoming DCB meeting. We are seeking approval on 1 item from the DCB. We would like to replace our existing red awnings to like type black awnings. The new awnings will be consistent in size and material to the existing awnings, as well as encompass the same areas. The existing Danes frames will be sanded and painted black, then wrapped in black sunbrella fabric.

We sincerely thank you for hearing our request.

Regards,

Kevin Michaels
Owner and Manager
Killer Shrimp Marina Del Rey LP
August 23, 2018

Gary Jones, Director
Dept. of Beaches and Harbors
Design Control Board
13837 Fiji Way
Marina Del Rey, CA 90292

Dear Beaches and Harbor,

Please accept this letter as approval and authorization as the primary lessee, Legado Marina, LLC, of location 4211 Admiralty Way, Marina Del Rey. Legado Marina would like the DCB to approve of the exterior improvement project that the sublessee, Killer Shrimp Marina Del Rey LP, is proposing. Killer Shrimp would like to replace the existing red awnings, with, “like type” black awnings. These awnings will remain in the existing locations and use the existing frames, also painted black.

Thank you for your time and consideration.

Regards,

Edward Czuker
Legado Marina, LLC
121 S. Beverly Dr.
Beverly Hills, CA 90212
Proposed Awnings

Killer Shrimp Balcony

Killer Café Awning
Proposed Awnings

Killer Café Awning

Killer Cafe
Photos of Current Awnings

Killer Café

![Killer Café](image1)

Killer Café

![Killer Café](image2)
Photos of Current Awnings

Killer Shrimp Balcony

Killer Cafe
September 13, 2018

TO: Design Control Board
FROM: Gary Jones, Director

SUBJECT: ITEM 6B – DESIGN CONTROL BOARD PROCESS OVERVIEW - PRESENTATION

This item is a staff presentation covering the following topics.

- Boards and Commissions for Marina del Rey
- Regulatory Documents for the Design Control Board
- Regulatory Process of the Design Control Board

GJ:MT:te
September 13, 2018

TO: Design Control Board  
FROM: Gary Jones, Director

SUBJECT: ITEM 7A - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY
No items relating to Marina del Rey were on the July 2018 and August 2018 BOS agenda. On September 11, 2018, the Board will consider an ordinance that would establish a maximum rent increase amount of 3% annually for rental properties in the unincorporated areas of the County, except for those properties that are statutorily exempt from rent control. This ordinance will be in effect for 6 months, if adopted. The Board will also instruct the Director of Beaches and Harbors, in consultation with County Counsel, to return to the Board in 120 days with recommendations regarding how rental units located on County-owned property in Marina del Rey should be addressed in a permanent rent stabilization ordinance, should such an ordinance be adopted at a future date.

REGIONAL PLANNING COMMISSION'S CALENDAR
No items relating to Marina del Rey were on the July 2018 and August 2018 Regional Planning Commission agenda.

CALIFORNIA COASTAL COMMISSION CALENDAR
No items relating to Marina del Rey were on the July 2018 and August 2018 California 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 June 2018 Small Craft Harbor Commission minutes are attached. The Small Craft Harbor Commission will hear an Option Agreement and Amended and Restated Lease on September 12, 2018.

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.
SMALL CRAFT HARBOR COMMISSION MINUTES
June 13, 2018

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

Department of Beaches and Harbors (DBH): Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Michael Tripp, Chief of Planning Division; Michael G. Rodriguez, Chief Property Manager; 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 Michael Tripp.

Item 2 - Approval of Minutes

Motion to approve May 09, 2018, Meeting Minutes by Vice Chair Lumian, seconded by Commissioner Montgomery, unanimously approved.

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

Item 3 – Communication from the Public
Due to the large number of speakers on agenda item 7c, Parcel 28 Slip Transitional Plan Update, Vice Chair Lumian recommended moving said item to the front of the agenda.

Chair Rifkin stated that he would first allow public comments for agenda item 3 followed by 7c.

Bob Atkins expressed concern about the process of obtaining a water taxi license along with the extensive requirements of becoming a Dock 55 Permittee.

After some clarification, the commissioners agreed to first listen to Parcel 28’s presentation, agenda item 7C, before allowing public speakers to comment.

Item 7c – Parcel 28 (Wayfarer) Slip Transitional Plan Update
Tim O’Brien and Ben Mount, Legacy Partners, provided a presentation focusing on the logistics of not displacing vessels 35 feet and smaller, along with liveaboards, and floating homes. A total of 4 phases are anticipated throughout the duration of the project.

Vice Chair Lumian asked for clarification about the accommodations being provided to displaced vessels during the construction.
Ben Mount explained that vessels 35 feet and smaller, along with floating homes, and permitted liveaboards will be accommodated within the Wayfarer transitional plan.

Vice Chair Lumian inquired about the displacement of boats larger than 35 feet.

Ben Mount replied that approximately 50 boats will need to find berths outside of Wayfarer; however, AMLI’s project, Parcel 15, should be completed and available to accommodate those boats.

Vice Chair Lumian requested confirmation that the existing Wayfarer boaters will not be required to reapply post construction and that “out of water” surveys will not be mandated.

Ben Mount answered affirmatively. He further stated that tenants with good rental history will not be required to reapply and that there will not be an “out of water” survey requirement.

Commissioner Montgomery inquired about potential discounts or reductions for seniors.

Tim O’Brien responded that they are proposing a concession for seniors and veterans, which would grant them one month of free rent, upon their return to the renovated slips.

Vice Chair Lumian inquired about slip rates and the changes to the tenant’s utility bills.

Tim O’Brien replied that Wayfarer’s current rates are at $15/linear foot, which is roughly 46% below market value. After construction, the rate will increase to $22/linear foot, which is the going market rate. He further explained that currently boaters do not pay for their utilities; however, after construction, boaters will be billed individually for their own usage.

Alex Aleksandrove, owner of Marina Sailing, expressed concern about the lack of assistance from DBH staff regarding issues affecting his business in Marina del Rey.

Chair Rifkin suggested that DBH staff meets with Mr. Aleksandrove to further discuss his concerns.

Lori Klaidman expressed appreciation for Wayfarer’s revised phasing plan; however, her boat measures 40 feet and requires an end-tie. The new phasing plan excludes her from securing her tenancy at Wayfarer, so she is requesting assistance if possible.

David Fischback expressed concern about the slip rent increase post construction.

Yvonne Clark expressed concern about the current property condition, such as dilapidated handrails, dog waste in common areas, and damaged sidewalks leading to the docks.

Vice Chair Lumian clarified that the sidewalks are County’s responsibility.
Cherie Summers expressed concern about handicap accessibility around new docks, along with the proposed price hike for Warfarer slips.

Bob Atkins spoke about the proposed increases in slip rates along with the excessive insurance requirements.

Elizabeth Rae expressed concern about slip rates and the lack of available space for larger vessels.

Robert Flaherty spoke in favor of liveaboards and requested additional support for permitted liveaboards.

Captain Darrell Steffey spoke about boat surveys, slip rate increases, and concessions for seniors.

Edward Bell spoke about difficulties selling his floating home and asked the commissioners to change the rules which currently prohibit the sale of floating homes.

Chair Rifkin invited Legacy Partners representatives to respond to some questions.

Commissioner Montgomery asked about the decrease in the number of slips after construction. He also asked if a 32-foot vessel can be birthed in a 40-foot slip.

Tim O’Brein responded that the decrease in the number of slips is due to the laws set forth by the Americans with Disability Act (ADA). ADA requires certain navigational turnouts on the docks, which in turn, decreases the number of slips. He further announced that phase 1 of the construction is complete, pending a transformer which has to be set by Southern California Edison (SCE). Once SCE returns to the site and installs the transformer, the dock will be available. He also answered that if a 32-foot vessel is stationed in a 40-foot slip during the phasing plan, the tenant will pay the lower amount, and upon completion of the project, the boats will be placed back in the appropriate slips. He further explained that due to the ongoing construction, Wayfarer is currently accommodating two boats per end-tie.

Ben Mount clarified that boats can hang 4 feet past the slip size.

Commissioner Salazar asked about boaters’ laundry facilities, restrooms, and ADA access.

Tim O’Brien replied that the restroom and laundry facilities have been renovated. If boaters have issues with the facilities, they can speak with the onsite manager, Ryan Bredemeier. He also invited the commissioners to inspect the facilities and stated that the project was designed for ADA access.

Chair Rifkin mentioned that he would like to visit the facilities.

Vice Chair Lumian requested a timeline of the phasing plan.
Ben Mount explained that the project began with phase 1, which is now almost complete, pending SCE’s installation of the transformer. The transformer should be installed by the end of June 2018, and boats should be moved by end of July. Phase 2 will then begin September 1, 2018 with notices going out in August. Phase 3 is expected to begin by November 15, 2018, with notices going out October 15. Phase 4 would primarily depend on the completion of phases 2 and 3, but is expected to be completed by June 2019.

Vice Chair Lumian asked if AMLI would be able to accommodate the larger, end-tie boats, and if they have been notified about the various boats that won’t be accommodated at Wayfarer during the phasing plan.

Ben Mount replied AMLI does have the ability to accommodate larger boats, but they will not be notified of the displaced boats until Wayfarer gets their phasing plan approved.

Vice Chair Lumian requested that the Lessee notify AMLI of the number of boats expected, along with dates and configuration to avoid further complications. He also asked for a contact person that tenants can coordinate with regarding their needs.

Ben Mount stated that Legacy Partners’ contact person is Ryan Bredemeier. Michael Finger is the temporary contact person for AMLI.

Vice Chair Lumian requested that the Lessee consider phasing their rent increases so that tenants are not hit with an immediate spike in rent.

Commissioner Montgomery asked about the seniors’ concession, and in particular about requalifying post construction.

Tim O’Brien replied that as long as the tenant has a good-standing history with Wayfarer, they will not be required to requalify.

Chair Rifkin stated that he had a difficult time understanding the Lessee’s presentation and requested staff to provide a report which includes a timeline of the phasing plan. He also requested that staff coordinates an inspection of the boater restroom and laundry facilities.

Michael Tripp replied that he will provide the report.

Chair Rifkin inquired about liveaboard fees in the marina, and if there is a limit on rent hikes.

Steve Penn replied that DBH does have a liveaboard policy which limits fees to no more than 55% of the base rent.

Chair Rifkin asked if there is a procedure where liveaboards can challenge the onsite amenities.
Steve Penn replied affirmatively and explained that “Controlled Price” policy allows tenants to challenge an unreasonable price for services provided, sold merchandise, slip fees, or apartment rent. He further explained that once DBH receives such challenges they conduct an investigation.

Vice Chair Lumian handed out copies to commissioners of the July 13, 2016, SCHC Meeting Minutes, and read out loud the last three paragraphs on page 5, which reiterated the Controlled Price policy. He also asked staff if anyone has submitted complaints or if any investigations have been conducted.

Steve Penn replied that while he did not have an exact number of investigations off hand, he does, however, recall sporadic inquires and challenges regarding apartment rent and slip fees. He further explained that investigations in the past have been conducted, which includes extensive research on surrounding market rates, up to a 60-mile radius of MdR.

Vice Chair Lumian requested an overview of the number of complaints received by the Department, along with investigations and resolutions. He also requested a presentation on the prohibition of sales of floating homes to better understand the reasoning for the ban.

Steve Penn replied that he will look into the records to identify the requested information. Steve Penn also informed Vice Chair Lumian that the floating home policy is a County Code which DBH has no authority to change.

Chair Lumian reiterated his request for a presentation on said topic so that the commissioners can determine if they should submit a recommendation to the Board of Supervisors to change the Code.

Commissioner Montgomery asked staff for an explanation on the “out of the water” surveys which are required every two years.

Steve Penn replied that the surveys are not required by DBH, but may be required by the individual lessees. He invited Michael Blenk from DBH’s Boating Section to further explain.

Michael Blenk gave a brief explanation of the various types of boat surveys. He explained that not only do insurance companies require boat surveys for liability purposes, but marina managers also require said surveys to determine the condition of the boats coming into their marinas.

Commissioner Salazar inquired if DBH conducts inspections of the leasehold premises, and who the contact person is for complaints regarding restrooms, laundry facilities, and public rights-of-way.

Steve Penn replied that the Lessees are responsible for maintaining their leaseholds; however, DBH’s property agents regularly inspect the facilities and are in direct communication with the Lessees. Steve Penn offered his business card to the public so that anyone with complaints may contact him directly.
Item 4 – Communication with the Commissioners
Commissioner Montgomery reported a letter received from Yvonne Clark and disclosed his meeting with Legacy Partners regarding the phasing project.

Chair Rifkin reported a shared communication from Lori Klaidman.

Item 5a – Marina Sheriff
No reports were presented.

Item 5b – MdR and Beach Special Events
Carol Baker announced a number of upcoming summer events. She also mentioned the grand opening of the newly renovated Marina Beach on June 28, 2018, at 5pm. Supervisor Janice Hahn is expected to attend the opening ceremony.

Item 5c – Marina Boating Section Report
Michael Blenk reported that Anchorage 47 only has 7 vacant slips. Parcel 77 power boat storage is completely full, and mast-up storage has 42 spaces available for sail boats on trailers, up to 31 feet. He also reported on illegal charter activity occurring throughout the marina and mentioned that DBH has been closely monitoring the launch ramp, Dock 52, and Burton Chace Park. He stated that pursuant to LA County Code Section 19.12.1220D, the operator or owner of a commercial vessel shall not use the transient docks at Burton Chace Park nor the boarding docks at the County launch ramp for the purpose of loading or unloading passengers or cargo carried on a voyage or provisions materials and supplies used on a voyage without the prior written consent of the Director. He urged the following vessels to cease their unauthorized operations: Mayan Soul, Three Lions, Cat Atomic, Counter Shade, and Mohalo. He mentioned that staff is documenting these activities and will take legal action if it does not stop.

Commissioner Montgomery inquired as to the warning and citing process of illegal charters.

Carol Baker replied that illegal operators are first given a warning. If they continue to operate illegally, they are then issued a citation.

Vice Chair Lumian suggested placing video cameras at the Marina del Rey launch ramp to document the illegal charters. He also inquired about the cost of the fines.

Michael Blenk stated that video cameras are being considered and mentioned that staff is taking action to stop the illegal charters.

Carol Baker stated that the first fine is $100. The fines then increase to $300, then $600. She further explained that DBH is coordinating with the Treasure Tax Collector’s office along with the US Coast Guard which carry severe fines.

Motion to amend the agenda to have items under New Business (7a and 7b) moved to the next month’s meeting by Chair Rifkin, seconded by Vice Chair Lumian; unanimously approved.
Item 5d – Marina del Rey Convention and Visitors Bureau
Janet Zaldua reported that hotel occupancy rate from January to April 2018 was at approximately 86%, and the average hotel rate in the marina is $270. She announced that Tony P’s Restaurant received the California Restaurant Association’s Lifetime Achievement Award.

Item 7d – Dock 52 History and Current Usage
Michael Rodriguez provided the staff report.

Daniel Ginzburg, Owner of FantaSea Yachts, spoke about his business and the usage of Dock 52. He suggested that Marina Sailing and other sailing/charter companies use Burton Chace Park or Dock 55 to avoid conflict at the dock.

Vice Chair Lumian asked Mr. Ginzburg to explain the issues that the small charter operators, such as Marina Sailing, cause by using Dock 52.

Daniel Ginzburg replied that the small charter boats take up the same amount of dock space as a 100-ton vessel, only to board 2-6 people. Meanwhile, his vessels, FantaSea Yachts, have hundreds of people waiting to board/disembark, but cannot access the dock due to the small charter boat.

Rick Oefinger, owner of Marina del Rey Sportfishing, spoke about ongoing issues with the sailing schools operating out of Dock 52. He added that the sailing schools should operate out of another dock, and not interfere with the large vessels/yachts that regularly operate out of Dock 52. Said inference causes long delays for hundreds of people.

Alex Aleksandrove, owner of Marina Sailing, spoke about the issues his business is experiencing in Marina del Rey.

Bob Atkins spoke in support of Alex Aleksandrove and about legalizing boat charters in the Marina.

Chair Rifkin requested clarification regarding the issues between the two major Dock 52 users and the smaller operators.

Steve Penn explained that the agreement between the County and the Fisherman’s Village Leaseholder is due to insufficient parking at Fisherman’s Village. Dock 52 has become the overflow parking lot with the condition that the user of the dock must be a tenant/lessee of Fisherman’s Village. He clarified that the County does not have individual agreements with other charters.
Vice Chair Lumian stated that after hearing the two major operators at Dock 52 speak about the issues created by the smaller operators, it confirms his previous prediction that it does not work. He suggested finding an alternative solution for the smaller boats and suggested allowing them to operate out of their own slips. He also requested for a resolution to be added to next month’s meeting agenda.

Commissioner Montgomery added that he would like to have a staff report on this item which includes a detailed explanation to better understand this issue.

Vice Chair Lumian requested that in the interim, small boats operating from Dock 52 should be moved to the Burton Chace Park docks.

Steve Penn explained that there have been interim solutions provided to the smaller charters; however, the operators of those charter schools have not responded to the proposed solution. He further explained that the County has made many exceptions to their policies to accommodate the smaller charters.

Michael Rodriguez clarified that the County has sent an agreement to the two sailing schools, Blue Pacific Yachting and Marina Sailing. Blue Pacific Yachting signed the agreement and is currently operating out of Burton Chace Park. He further clarified that Marina Sailing has not signed the agreement.

Steve Penn announced that Michael Rodriguez will no longer attend the SCHC meetings as he has accepted a position with the Chief Executive Office. He further thanked him for his hard work and dedication during his tenure at DBH.

Motion to place a resolution of support for Dock 52 to be exclusive to larger boat operators, and smaller boats to operate out of their own slips, on next month’s agenda by Vice Chair Lumian, seconded by Commissioner Montgomery, unanimously approved.

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

Item 8 – Staff Reports
Steve Penn provided the staff reports.

Alex Aleksandrove clarified that he did receive the agreement to operate from Chace Park; however, it’s not a solution for their operation due to parking issues.

Adjournment
Chair Rifkin adjourned the meeting at 12:22 p.m.
# Marina del Rey Redevelopment Projects Report
## As of September 10, 2018

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Project Name</th>
<th>Representative</th>
<th>Redevelopment Proposed</th>
<th>Massing and Parking</th>
<th>Status</th>
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</table>
| 9          | -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion. | Sam Hardage | * Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.  
*New promenade improvements, restaurants and amenities.  
* Wetland public park project (1.46 acres). | **Massing** -- Revised project will be resubmitted at a later date.  
**Parking** -- plan will be resubmitted at a later date. | **Proprietary** -- Option was approved by BOS on 10/6/15.  
**Regulatory** -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017, and anticipated completion date is May 30, 2019. |
| 10/14 (FF) | -- Neptune Marina/ Legacy Partners | Tim O'Brien | * Demolish existing facilities and build 526 apartments.  
* 161-slip marina + 7 end-ties.  
* 28 foot-wide waterfront promenade. | **Massing** -- Four 55’ tall clustered 4-story residential buildings over Parking with view corridor.  
**Parking** -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)  
* Replacement of public parking both on and off site. | **Proprietary** – December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16. Construction commenced on December 14, 2016, and anticipated completion date is October 30, 2019.  
**Regulatory** -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project. |
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<tr>
<td>43</td>
<td>Marina del Rey Hotel Anchorage</td>
<td>Jeff Pence</td>
<td>* Demolition of a 349-slip marina and construction of a 277-slip marina.</td>
<td>Massing --</td>
<td>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.</td>
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<td>44</td>
<td>Pier 44/Pacific Marina Venture</td>
<td>Michael Pashaie/</td>
<td>* Build 5 new visitor serving commercial and dry storage buildings</td>
<td>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.</td>
<td>Proprietary -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. Construction began on September 11, 2017. Regulatory -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016. Regulatory Matter: Shared Parking Agreement.</td>
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<td>David Taban</td>
<td>* 82,652 s.f. visitor serving commercial space</td>
<td>Parking--381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</td>
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| 53 -- The Boatyard      | Greg Schem     | * New 921 s.f. ADA Restroom  
* New 3,916 s.f. carport with 14 garage spaces and boater storage.  
* Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway. | **Massing** -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall.  
**Parking** -- Parking proposed is 147 spaces. The code requires 134 spaces for this use. | **Proprietary** -- On 11/6/2012 the Lessee initialed a term sheet for an extension of the leasehold. On January 13, 2016, SCHC endorsed DBH's recommendation to extend the lease for 39 years. The grant of option was approved by the BOS at its March 15, 2016 meeting. Option was exercised and lease executed on 4/29/16. Project is under construction and anticipated completion is expected in September 2018.  
**Regulatory** -- The DCB approved the final design of the project on December 16, 2015.  
**Regulatory Matter:** Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead. |
| 55/56/W -- Fisherman's Village/Gold Coast | Michael Pashaie/ David Taban | * 132-room hotel  
* 65,700 square foot restaurant/retail space  
* 30-slip new marina  
* 28 foot-wide waterfront promenade | **Massing** -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor.  
**Parking** -- On-site Parking includes all project required Parking, Parking for Parcel 61 lessee (Whiskey Reds). | **Proprietary** The lessee provided the SCHC with project updates at the March and May 2015 meetings.  
**Regulatory** -- A plan was last submitted to the Department of Regional Planning in July of 2008. No recent activity has occurred.  
**Regulatory Matter:** Shared Parking Agreement. Variance for reduced setbacks (side and waterfront). |
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| 113 -- Mariner's Village | Michael Sondermann | * Complete leasehold refurbishment of 981 apartments  
* Retail space increase from 2,070 s.f. to 9,000 s.f.  
* New 92-slip anchorage will be constructed  
* New 28 foot-wide pedestrian promenade and public amenities |  | Proprietary – Item opened on 9/23/2013  
Regulatory -- An EIR scoping meeting was held on 09/16/14 in Chace Park. The Small Craft Harbor Commission will hear an Option Agreement and Amended and Restated Lease on September 12, 2018. |
| 15 -- AMLI Residential | Jason Armison | * Demolish existing facilities and build 585 apartments  
* New 8,000 s.f. commercial space  
* New 241 boat slip marina  
* New 1,271-Parking space garage | Massing -- Six buildings up to 5 stories and 70' high  
Parking -- All Parking to be provided on site within new 1,271-space Parking garage | Proprietary -- The lease was executed on 1/30/14.  
Construction commenced on July 1, 2014, and anticipated completion date is July 2018.  
Regulatory -- June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway. |
| 28 -- Wayfarer | Tim O'Brien | * Complete leasehold refurbishment of 379 apartments  
* New bicycle depot for public use  
* Improvements to existing promenade and dock gates and public amenities  
* Replacement of existing docks within 6 months of completed of landside renovation | Massing -- Seven buildings up to 3 stories high  
Parking -- Existing subterranean Parking structure contains 947 Parking spaces. | Proprietary -- The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Project is under construction and anticipated completion date is September 2018. In July 2017, the CCC granted permission to begin the dock reconstruction project.  
Regulatory -- On July 15, 2015, the DCB approved the final design of the project. Construction commenced in December 2015. |
September 13, 2018

TO: Design Control Board
FROM: Gary Jones, Director
SUBJECT: ITEM 7B – 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 his/her own mat.

*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

"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, eventgoers 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. The Beach Shuttle operates 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, September 22nd
JB & The BC Riders (Country/Rock-a-Billy)

Sunday, September 23rd
2Azz1 (Jazz/Funk)

Saturday, September 29th
Upstream (Reggae/Ska)

Sunday, September 30th
Chazzy Green “The Funky Sax Man” (Jazz/Funk)

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

"MARINA SPOOKTACULAR"
Burton Chace Park • 13650 Mindanao Way • Marina del Rey
October 27 – 28, 2018
11:00 a.m. – 9:00 p.m.

Join us at Burton Chace Park for a family-friendly Halloween celebration at Burton Chace Park! Enjoy haunted pirate ships, games, art & crafts, trick-or-treating, pirates, and much more! All ages welcome and admission is free. Food and beverages will be available for
purchase. Don’t miss the JAM Sessions experience at Marina Spooktacular! Enjoy the splendor of Mexican Folk Dance with Ballet Folklórico Ollin on Saturday, October 27th and Aztec Dance by Danza Mexica Cuauhtemoc on Sunday, October 28th. Both dances will celebrate Día de los Muertos.

For more information: Call (424) 526-7900 or visit beaches.lacounty.gov/halloween

GJ:CB:da