

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, September 19, 2018, 1:30 p.m.

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

#### **Audio**

- 1. (iii) 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



Design Control Board Agenda September 19, 2018 Page 2

#### 8. (1) 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 <a href="http://marinadelrey.lacounty.gov">http://marinadelrey.lacounty.gov</a>, or the Design Control Board Archive for more information.

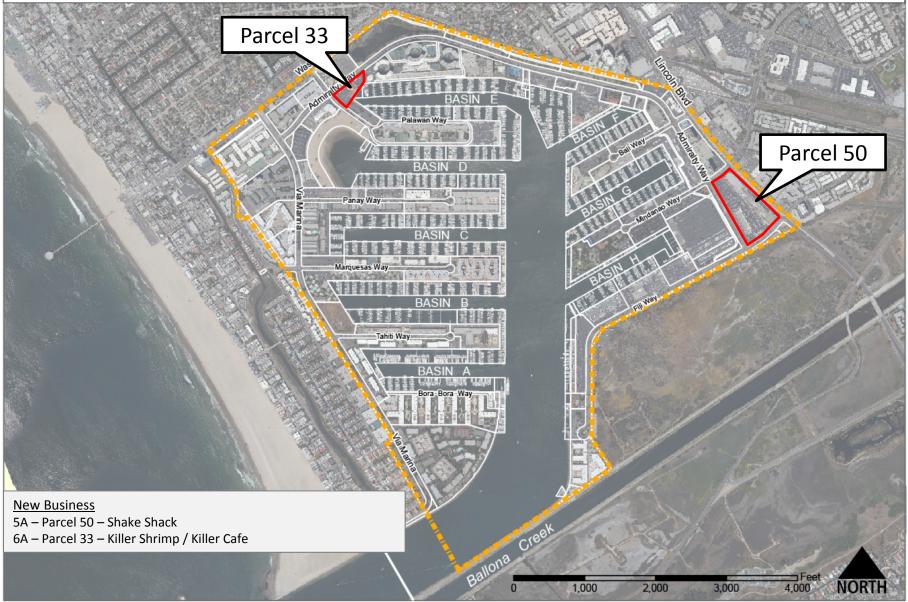
Department of Beaches and Harbors Administration Building 13837 Fiji Way Marina del Rey, CA 90292 MdR Visitors & Information Center 4701 Admiralty Way Marina del Rey, CA 90292

Burton Chace Park Community Room 13650 Mindanao Way Marina del Rev. CA 90292 Lloyd Taber-Marina del Rey Library 4533 Admiralty Way Marina del Rey, CA 90292



# Location of September 19, 2018 DCB Items





# DESIGN CONTROL BOARD MINUTES July 18, 2018

**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 Tashijan 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

Marina del Rey Design Control Board July 18, 2018

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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

Marina del Rey Design Control Board July 18, 2018 Page 6

#### 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

Caring for Your Coast

**Gary Jones** 

Kerry Silverstrom

John Kelly

**Brock Ladewig** Deputy Director

TO:

**Design Control Board** 

Medral Tryp for

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

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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.

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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 <u>APPROVAL</u> of DCB #18-015, subject to the following conditions:

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



Shake Shack at Marina Del Rey WaterSide - Shopping Center Analysis 08/14/2018





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







MARINA DEL REY, CA









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 quidelines.

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.











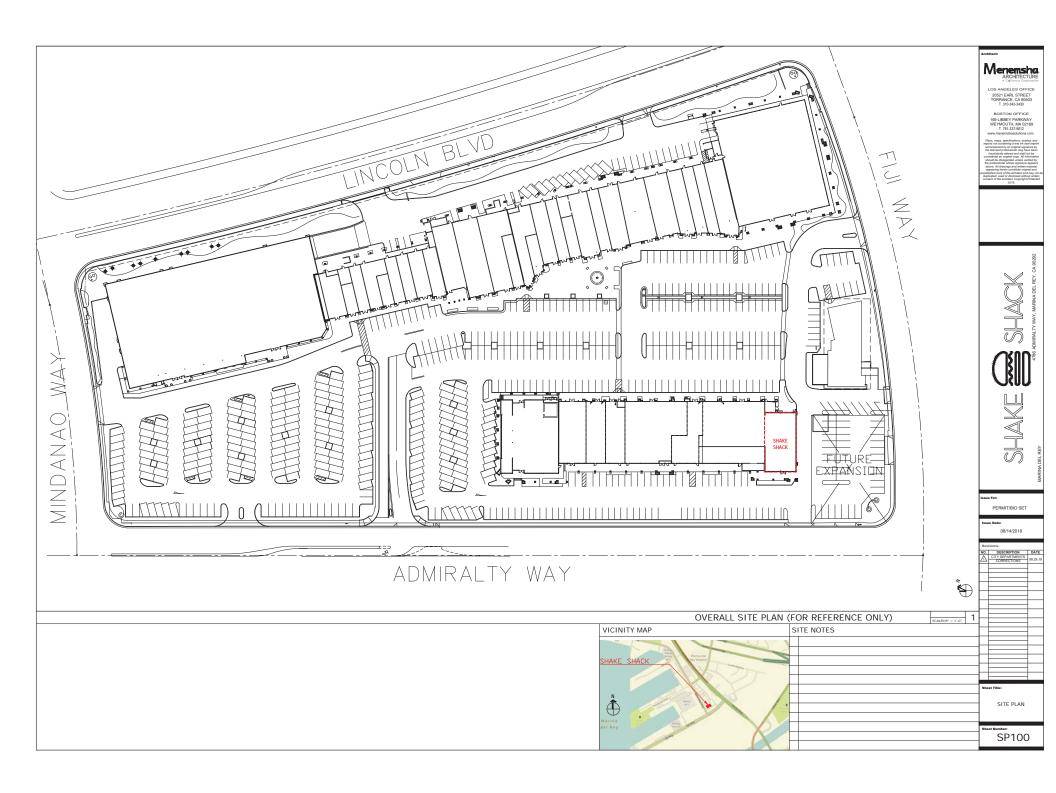


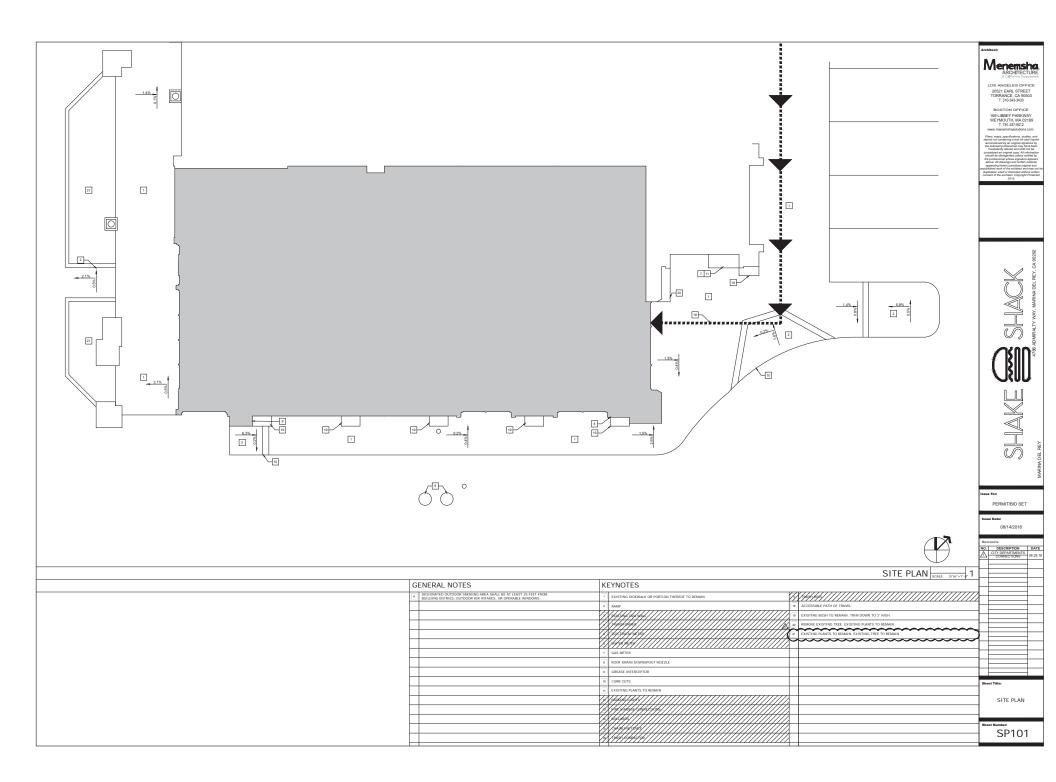




















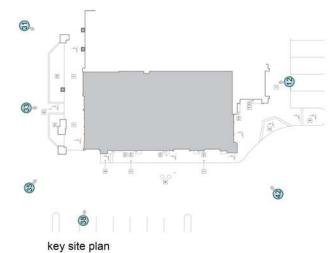
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Picture 42















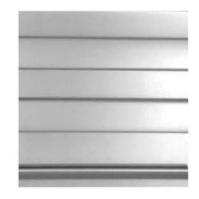












**EXTERIOR FINISH**Corrugated Metal Panel, Bone White Atas by ATAS International Inc.



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



**EXTERIOR FINISH** 

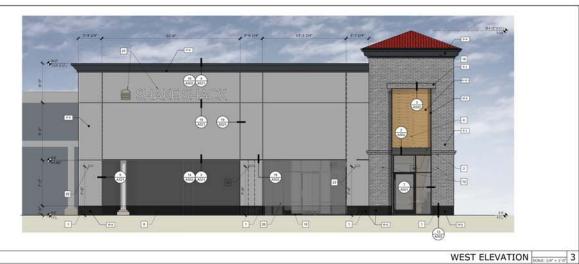
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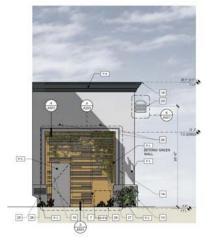


**EXTERIOR FINISH**Rustic White Oak Flooring Oiled









SOUTH PARTIAL ELEVATION SCALE LIN' = 1'-0' 1

Menemsha ARCHITECTURE ACCOUNT CONTROL LOG ANGELES OFFICE 2031 EARL STRIET TORRANCE CA 80503 T. 310-343-3430

SHAKE

PERMIT/BID SET

Dates

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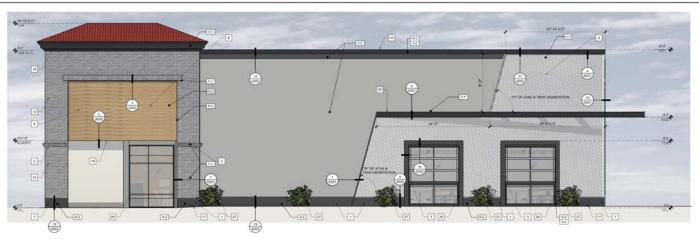
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		NEW WOOD FIRISH. REFER TO DETAILS.	28	EXISTING STOREFRON/WINDOW, PREP AND PAINT MULLIONS
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Menemsha

20521 EARL STREET TORRANCE, CA 90503 T, 310-343-3430

BOSTON OFFICE

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08/14/2018

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25 POOCH PARKING, REPER TO PURNITURE PLAN 27 EXESTING BUSH TO REMAIN. TRON DOWN TO 3" HIGH.

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PARTIAL WEST ELEVATION SCALE: 1/4" -

ELEVATIONS

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PC-2	CONCRETE STAINED	L. M. SCOFIELD	FORMULA ONE LIQUID DYE CONCENTRATE G388 SOFT GRAY		POLISHED CONCRETE	REFER TO FINISH FLOOR PLAN	FRP	REINFORCED PLASTIC	MARLITE	STANDARD FRP / S 100G WHITE	3/32 " T	SMOOTH FINISH	LOCATED AT BACK OF HOUSE, REFER TO FINISH FLOOR PLANS	104	MEN'S RESTROOM	т	т	т	т	т	т	VGT, P	8"-8"	-
	Czhytse ye Synynycy	X ya kafanyi y	JANGSJAKJSAS BYE EGIFFAYIJE BYE EYIJAY GYYY		*\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	(szésés/szi yhytseh jélyések,jélyés	M-1-A	CORRUGATED METAL PANEL	ATAS INTERNATIONAL	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	105	RESTROOM HALLWAY WOMEN'S	PC T	T	T, P	T, P	T, P	T, P	VGT, P	8"-8"	-
E-1	EPOXY FLOOR COATING	DURA-A-FLEX	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.	7///	///////	INC.	X////////	1////	X/////////	EDGE TRIM, REFER TO EXTERIOR & INTERIOR ELEVATIONS  SERVED A SEARCH SEAR	107	RESTROOM	1	<u> </u>			1	-		-	COOLER WALLS & CEILING BY K.E.C.
	1444/	No de La	STANDARD SPEC.	JAJEJAJA		 	97,6	ACKANANER MEKIK YOMEK	ytyty ytytytytytytytyt yty	hstrikister teglestripisterskister (cz		X////////		108	WALK-IN COOLER	١.	١.	+	١.					COOLER WALLS & CEILING BY K.E.C.
			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			r york presidente general virginia virg		yeyeyeyey /		XVIII AND			ZERZYZKYNE ZERZYZKYNE ZERZYZKYNE	109	OFFICE	EP	EP	P	P	P	P	ACP	10'-0"	REFER TO KITCHE
	X 55 K M 5	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		kskst   kskst   ks		Vezete (zie zeste kontrologie kontrologie)				\\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	110	DISH WASH BACK OF HOUS	EP E EP	EP EP	FRP	FRP	FRP	FRP	ACP ACP	10'-0"	-
	(545/5/5/5/5/ 55/5/4/8	Sysphese	TATTATELYGE /Y LASTATELYGE /Y	hytytyky tysy: tysy://	MAR ELEGISTS BIRTSISSISSISSISSISSISSISSISSISSISSISSISSIS	HABARIJAHABARIKANI LABARIPANIKANIKANIKANI	979	SASSISS /	jetyk jetykynykynyk	kskrikski Kskrikskikskikski		X////////		112	COOKLINE	EP	EP	SS	SS	SS	SS	ACP	10'-0"	-
	<b>X</b>	<i>X/////</i>			365						<i>X</i> ///	X/////////////////////////////////////	LESKARIKE LOGARE IN FISAKA VAVASE KORVAKE	113	DRY STORAGE CUSTARD ROOM	_	EP EP	SS FRP	SS		FRP	ACP	10'-0"	
						X/////////////////////////////////////	<i>\$5/\$</i>	1565555 15655555	hijt skydytodyk.	Tistorija korbose Karper		X///////	\frac{1}{2}	115	OPEN KITCHEN		EP	SS			SS	ACP	10"-0"	-
		\\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Spirit Spirit	yn yr yriai yn yr yn yr		XseeseyYst xhxh54,xhxh5k,xhxhx Xshxhqbxx xexhxhyhxbx		PERFORATED	ATAS INTERNATIONAL	METAFOR:	.04		LOCATED AT FRONT OF HOUSE (F.O.H.) ORDER	1. ALL CEILI 2. REFER TO	NG HEIGHTS ARE FLOOR FINISH P PUBLIC AREAS.	TAKEN FROM	TOP OF P	ROJECT FI NFORMATI	INISH FLO	DOR +0'-0", ARDING WA	REFER TO F	RCP FOR HEIGHTS I S IN BACK OF HOUS	NOT INDICATE E AREAS. REF	D. ER TO INTERIOR
17/1	(1) SPO (1) SP	15 15 15 15 15 15 15 15 15 15 15 15 15 1		rffy	Yukykokykykyk yuyeyy yoyey	rocyt cy ycyse xses natyt syes no yw	M-1-P	CORRUAGTED METAL PANEL	INC.	(26) BONE WHITE	GAUGE	-	VERTICAL TRIMS, UNIFORM 2" WIDE FACE ROLLED EDGE TRIM, REFER TO EXTERIOR & INTERIOR ELEVATIONS	3. ALL BACK	OF HOUSE STAIN	NLESS STEEL	BY KITCHE	EN EQUIPM	MENT PRO	VIDER UNL	SS NOTED	OTHERWISE.		
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. 18" GROUT JOINT. USE SMALLEST ALLOWABLE TILE SPACER RECOMMENDED BY MANUFACTURER	M-3-18	STAINLESS STEE	BY K.E.C., U.N.O	COMMERCIAL KITCHE GRADE	N 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	EXP EX EXB EX	OUSTICAL CEILING POSED STRUCTURE ISTING BRICK ISTING FLOOR	GL	P FIBERGL PLASTIC GLASS L METAL	ASS REINFO	ORCED	PL I	AINT OLISHED CO LASTIC LAMI TAINLESS ST	NATE WD	TILE VINYL FACED WOOD PEDIMAT	GYPSUM
		paye tye	jesyksyk jesyk zkryksyk y kysyk			Xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx		Shirted John	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	zynyeyeni yeye		 		EP EP	OXY AMOND PLATE WALL	L PANELING							FEDINA	
1999	ayayay xiye	SAL MIL	hzeyeyeşeşe (yeşeyeşe) eyeşey			XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		BREAK METAL	<i>X///////</i>	<i>X777//////</i>	TBD	ANODIZED BLACK FINISH	X/////////////////////////////////////	4										
	ytyry/5255y/	Andrés Asil Leskykekeksis Leskykes	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	71 81 74 74		Minky yn eskyteis kyn yl ykytyt ysytetein Bog yddy yngaydd yn yn ycyt ysytetein	M-5	STEEL PLATE	-	-	1/2"	FINISH POWDER COATED IRON		┞										
WALL							M-0		CREATIVE	_		ORE	LOCATED IN RESTROOMS. REFER TO RESTROOM	1										
E-1	6" COVE BASE	SHERWIN WILLIAMS	FasTop 12S URETHANE SLURRY SYSTEM & INTEGRAL 6" COVE BASE	-	TO BE APPLIED WITH SHERWIN WILLIAMS 63 STEEL GRAY (54)	1 REFER TO FINISH FLOOR PLAN	T-10-A	MOSA GLOBAL WALL ACCENT TILE	MATERIALS CORPORATION	15010 ACCENT WHITE (MATTE)	6" x 6"	LATICRETE 60 DUSTY GREY	INTERIOR ELEVATIONS FOR PATTERN. ALIGN FLOOR, BASE & WALL TILE JOINTS. REFER TO ADDITIONAL INSTALLATION INSTRUCTIONS ON A402	2.										
T-1-12	MOSA QUARTZ TILE	CREATIVE MATERIALS CORPORATION-	4104 V (SMOOTH FINISH)	12" X 24" CUT TILE DOWN TO	LATICRETE 60 DUSTY GREY	FRONT OF HOUSE KEEP JOINT SIZE TO MIN. PROVIDE ACUASEAL TO TOP EXPOSED EDGE OF TILE	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	2.										
T-9-B	MOSE SCENES COVE BASE	CREATIVE MATERIALS CORPORATION	6134DP0080151 DARK ANTHRACITE CLAY	6" X 24" 3" x 6"	LATICRETE 60 DUSTY GREY	LOCATED IN RESTROOMS. REFER TO FLOOR FINISH PLAN. ALIGN FLOOR, BASE & WALL TILE JOINTS. 18 GROUT JOINT. USE SMALLEST ALLOWABLE TILE	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	2.										
	kiyhykyl ykyk					SPACER RECOMMENDED BY MANUFACTURER  VSYCHEMISON		nykyh frykyt	CSEJENIJ MAKSTONIJE LOKIJONIJE	je sto je Jesjepesje je sjesjesje /		) 	ykyhy yk kykysy											
CEILIN	<u>///////</u>	<u> </u>	<u> </u>	////	<u>X////////////////////////////////////</u>	<u> </u>	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	1										
7///	Villehell	X/////	X//////	///	X////////	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		WOOD PANELING		DUSTIC WALITE OAK	_	~		1										
	CLANGE PORGES			alentskyt		\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	WD-SF-A	(SIDING)		SPECIES 1X3'S PANELING WITH CLEA OIL	R S3S SQUARE EDGE		REFER TO INTERIOR ELEVATIONS											
	15 15 15 15 15 15 15 15 15 15 15 15 15 1	X/////	ykskyl ykytojkyl	4/4/		X/////////////////////////////////////	WD-SF-B	WOOD PANELING		RUSTIC WHITE OAK SPECIES 2X6'S PANELING OR	5.5* WID		ORIENTATION VARIES PER ELEVATION. REFER TO EXTERIOR ELEVATIONS.											
C-3	VINYL FACED GYPSUM CEILING TILES	usg	LAY-IN PANEL CLIMA-PLUS, WHITE. HEAVY DUTY PER ASTM C635.	24" x 24", 1½," THICK	-	REFER TO REFLECTED CEILING PLANS (R.C.P.), G.C. TO USE USG ZXLA ${}^{1}\!X_{\!_{0}}{}^{*}$ WHITE T-GRID WASHABLE TILE.	L	(INFILL)		SCREENING WITH CLE	AR SQUARE EDGE	PLANED	IU EXTERIOR ELEVATIONS.											
C-10	VINYL FACED GYPSUM CEILING TILES		LAY-IN PANEL CLIMA-PLUS, WHITE. HEAVY DUTY PER ASTM C635.	24" x 48", 15/6" THICK		REFER TO REFLECTED CEILING PLANS (R.C.P.), G.C. TO USE USG ZXLA "%" WHITE T-GRID WASHABLE TILE.			\f\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\											
	//////////////////////////////////////	 	\ki\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	MISC F	INISHES	1	1	1			-										
	<u>X///////</u>	<u> </u>	<u> </u>	/////	<u> </u>	<u> </u>	S-1	QUARTZ	CEASARSTONE	#2003 CONCRETE COLOR	₹° THICK	P-5	RESTROOM COUNTER TOP. REFER TO DETAILS.	4										
PAINT	INTERIOR/	SHERWIN			REFER TO GENERAL	REFER TO ELEVATIONS, RCP & FINISH FLOOR																		
P-1	EXTERIOR LATEX PAINT	WILLIAMS	#7064/PASSIVE	- 7777	NOTES #6 & #7	PLANS			1					_										
	Leghykykykykyky Leghyk Luhrenicky	)	/ X																					
	SKYESKY KAKA SKYRY		[		15 15 15 15 15 15 15 15 15 15 15 15 15 1																			
P-4	EXTERIOR LATEX PAINT INTERIOR/		#7069/ IRON ORE/ E80/ LRV6	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS																		
P-5	EXTERIOR LATEX PAINT	SHERWIN	#7067/ CITYSCAPE/ E78/ LRV22	'///	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS																		
	EXTYPOCH VAYEX		<u> </u>	<u> </u>	pesegryo sekiskish//	\ksk\k\f\z\z\s\s\s\s\z\s\k\k\\z\z\z\s\\ \ks\\\																		
P-10	EXTERIOR LATEX PAINT		#6793/ BLUEBELL	-	REFER TO GENERAL NOTES #6 & #7	REFER TO ELEVATIONS, RCP & FINISH FLOOR PLANS																		
5. AT ALL 6. ALL WA	TERIOR GRADE FIN TILE TRANSITIONS LLS TO BE EGGSHE	IISHES AT ALL FLO (EDGES, CORNER! ELL FINISH AND ALI	AY HAVE A 6-8 WEEK LEAD TIM ROUT LINES OF WALL AND FLI HE CONTROL SAMPLE FOR WO ORING, WALL AND CEILING FI S, ETC.) PROVIDE TRIM PIECES L CEILINGS TO BE FLAT FINISH I FINISHED SUBSTRATE.			ONER. I COLOR PER DETAILS. EGGSHELL FINISH. EACH FACE & JAMBS OF DOORS																		

Menemsha ARCHITECTURE A California Corporation

COOLER WALLS & CEILING BY K.E.C., REFER TO KITCHEN D COOLER WALLS & CEILING BY K.E.C., REFER TO KITCHEN D

LOS ANGELES OFFICE 20521 EARL STREET TORRANCE, CA 90503 T. 310-343-3430

BOSTON OFFICE 169 LIBBEY PARKWAY WEYMOUTH, MA 02189 T. 781-337-9012 www.menemshasolutions.com

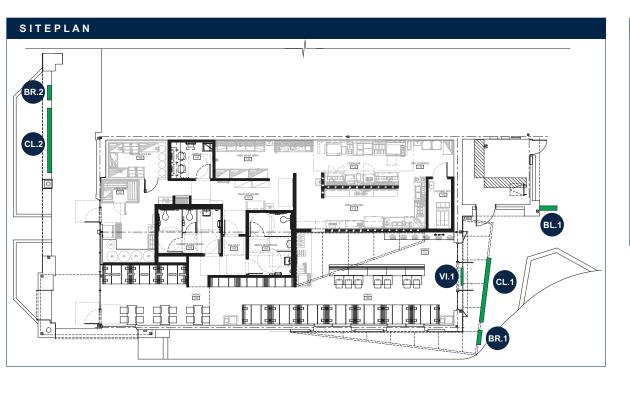
75% CD SET

05/11/2018

FINISH

A601

# SHAKE SHACK



#### EXTERIOR-WORK SCOPE

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

**CODE ALLOWANCE** 

VI.1 ADDRESS VINYL (QTY 1)

EXTERIOR LOCATION PLAN - Proposed SCALE: N.T.S.
SCALE: N.T.S.



000540 D4	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL DATE	т	_
#: <b>230548-R1</b>	- 1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0		-	
	2	00.00.00	XX	XXXX		- 1	
ΓΕ: 04.12.2018	3	00.00.00	XX	XXXX		-1	
	4	00.00.00	XX	XXXX	LANDLORD APPROVAL DATE	i i	-
SIGNER: A. Rocco	5	00.00.00	XX	XXXX		- 1	
	6	00.00.00	XX	XXXX		- 1	4
LES REP:	7	00.00.00	XX	XXXX		-	
LO I LI I	8	00.00.00	XX	XXXX	QC	- 1	
OJ MGR: B. Smith	9	00.00.00	XX	XXXX		- 1	
Jo MOIA. D. SIMUI	10	00.00.00	XX	XXXX		-1	

SHAKE SHACK

SHAKE SHACK 4789 ADMIRALTY WAY MARINA DEL RAY, CA 90292

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DESIGN PHASE: CONCEPTUAL

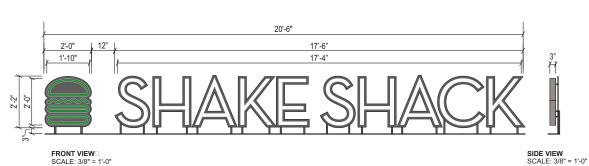
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# CL.1/BR.1 TRIMLESS FACE / HALO LIT LETTERS W/ FACE / HALO LIT PUSH THROUGH BURGER (Qty 1)

#### **SQUARE FOOTAGE: 44.0**

FIELD SURVEY REQUIRED





SCALE: 1/8" = 1'

#### 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
- 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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000E40 D4	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL DATE	П
JOB #: 230548-R1	- 1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0		
DATE: 04.12.2018	2	00.00.00	XX	XXXX XXXX		
DATE: 04.12.2010	4	00.00.00	XX	XXXX XXXX	LANDLORD APPROVAL DATE	
DESIGNER: A. Rocco	5	00.00.00	XX	XXXX		`
	6	00.00.00	XX	XXXXX		_
SALES REP:	8	00.00.00	XX	XXXX	QC	
PROJ MGR: B. Smith	9	00.00.00	XX	XXXX		
I IVOS MIGIV. D. SIIIIUI	10	00.00.00	XX	XXXX		

SHAKE SHACK

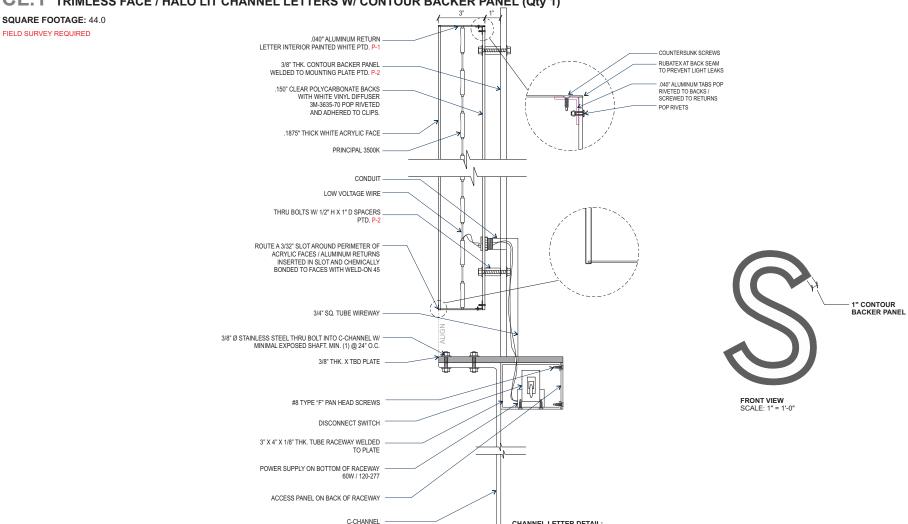
SHAKE SHACK 4789 ADMIRALTY WAY MARINA DEL RAY, CA 90292

DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

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



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000E40 B4	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL DAT	Œ
JOB #: <b>230548-R1</b>	- 1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0		- 1
DATE: 04 40 0040	2	00.00.00	XX	XXXX		- 1
DATE: 04.12.2018	3	00.00.00	XX	XXXX XXXX	LANDLORD APPROVAL DAT	re
DESIGNER: A. Rocco	- 5	00.00.00	XX	XXXX	DAINDEOND AFFROVAL DAI	-
DESIGNER. A. RUCCO	6	00.00.00	XX	XXXX		
SALES REP:	7	00.00.00	XX	X000K		-
0/122011211	8	00.00.00	XX	XXXX	QC	- 1
PROJ MGR: B. Smith	9	00.00.00	XX	XXXX		- 1
	10	00.00.00	XX	XXXX		

(BY G.C.)

SHAKE SHACK

SHAKE SHACK 4789 ADMIRALTY WAY MARINA DEL RAY, CA 90292

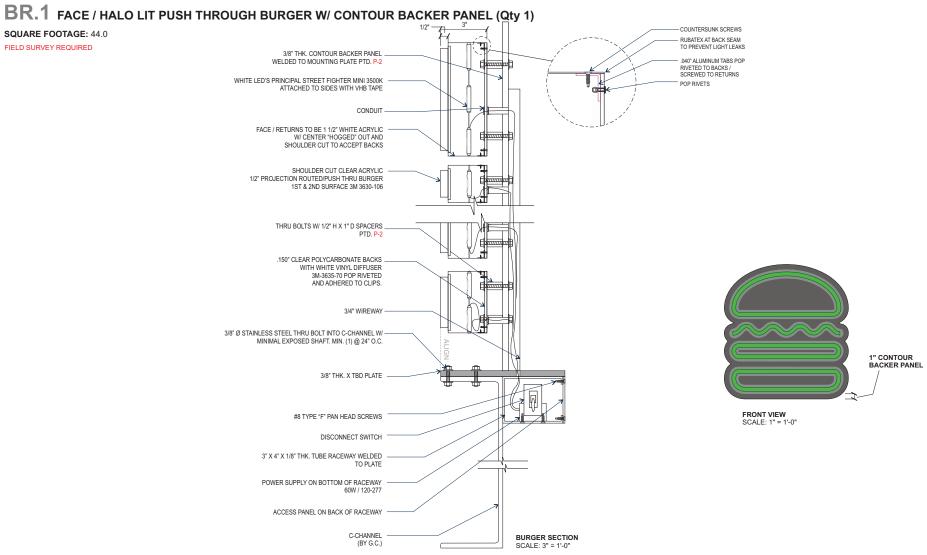
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

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CHANNEL LETTER DETAIL:

SCALE: 3" = 1'



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000540 B4	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL DAT	Ε
JOB #: <b>230548-R1</b>	1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0		- 1
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DATE: 04.12.2018	3	00.00.00	XX	XXXX	LANDLORD APPROVAL DAT	_
DEGLOVED 4 B	4	00.00.00	XX	XXXXX	LANDLORD APPROVAL DAT	-
DESIGNER: A. Rocco	5	00.00.00	XX	XXXX		
SALES REP:	7	00.00.00	XX	XXXX		
SALES REP.	8	00.00.00	XX	XXXX	QC	- 1
PROJ MGR: B. Smith	9	00.00.00	XX	XXXX		- 1
I IVOS WIGIV. D. SIIIIUI	10	00.00.00	XX	XXXX		- 1

SHAKE SHACK

SHAKE SHACK 4789 ADMIRALTY WAY MARINA DEL RAY, CA 90292

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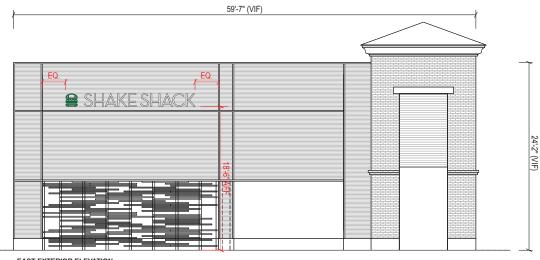
SHEET NUMBER

DESIGN PHASE: CONCEPTUAL

# 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'



#### SPECIFICATIONS

- FACE / HALO ILLUMINATED CHANNEL LETTERS W/ A-1 FACES W/ WHITE LED ILLUMINATION.
   ALUMINUM RETURNS & 1" JEWIELITE TRIMCAP PAINTED P-1.
   1/2" STAND-0FFS 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 SUPFACE VINYL V-1.
   34" SO. SUPPORTS, 34" STAND-OFFS & HARDWARE P-6.

#### COLORS/FINISHES

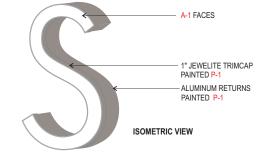
P-1 MP 18140 SMOKY SILVER METALLIC - MATTE FINISH

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)



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000540 54	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL DAT	FΤ	
JOB #: <b>230548-R1</b>	- 1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0		1	
DATE: 04.12.2018	2	00.00.00	XX	XXXX		_	
DATE: 04.12.2016	4	00.00.00	XX	XXXX XXXX	LANDLORD APPROVAL DAT	E	(
DESIGNER: A. Rocco	5	00.00.00	XX	XXXX			
0.11.50.050	6 7	00.00.00	XX	XXXXX		_	-
SALES REP:	8	00.00.00	XX	XXXX	QC		
PROJ MGR: B. Smith	9	00.00.00	XX	XXXX			
T TOO MOTE B. CHILL	10	00.00.00	XX	XXXX			

SHAKE SHACK

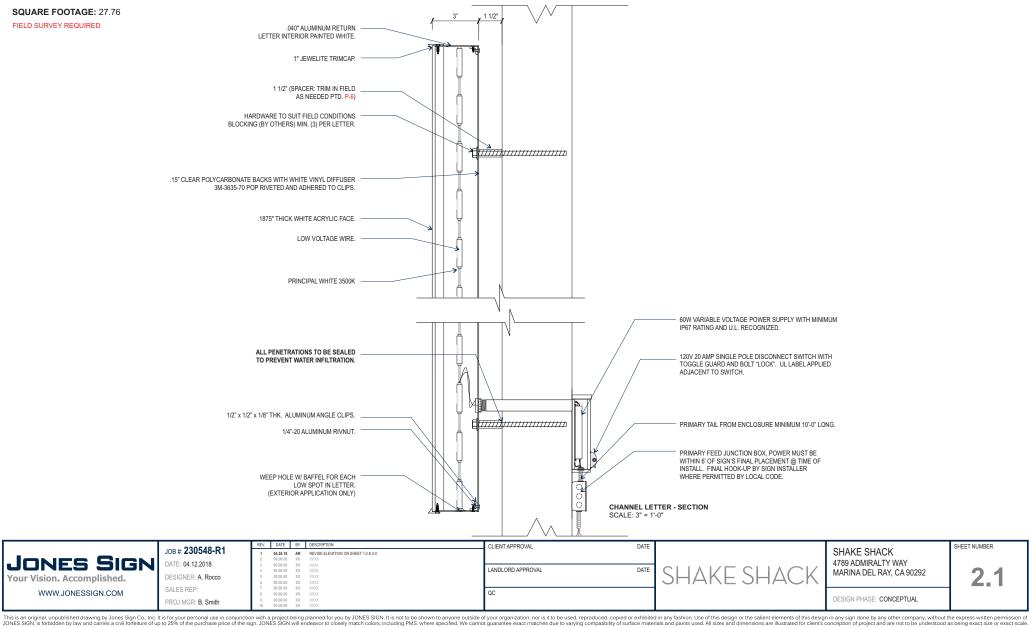
SHAKE SHACK 4789 ADMIRALTY WAY MARINA DEL RAY, CA 90292

DESIGN PHASE: CONCEPTUAL

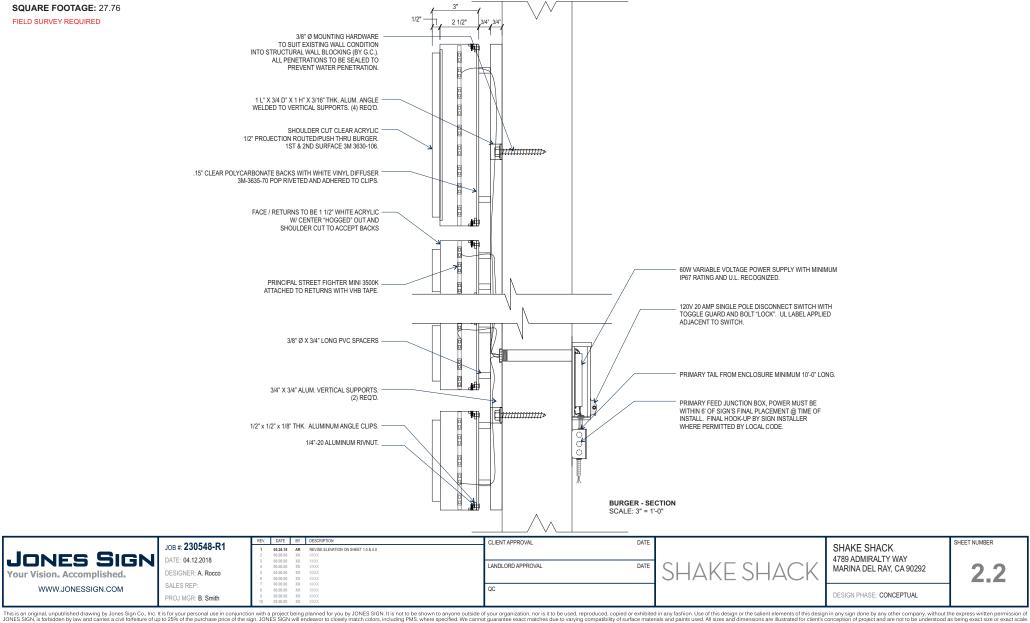
SHEET NUMBER

This is an original, unpublished drawing by Jones Sign Co, Inc. It is for your personal use in conjunction 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 a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, 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.2/BR.2 FACE / HALO LIT LETTERS W/ FACE / HALO LIT S/F PUSH THROUGH BURGER - WALL MOUNTED (Qty 1)



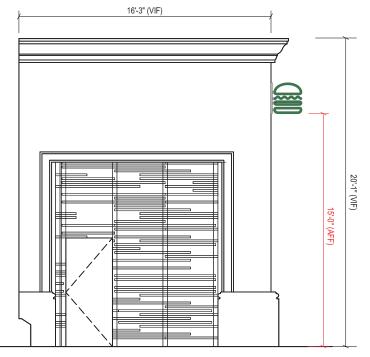
## BR.2 FACE / HALO LIT S/F PUSH THROUGH BURGER - WALL MOUNTED (Qty 1)

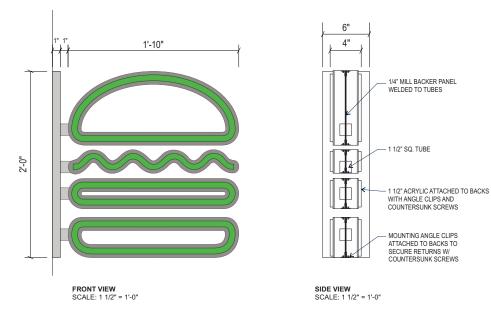


# BL.1 D/F ROUTED & PUSH THRU BURGER - BLADE SIGN (Qty 1)

**SQUARE FOOTAGE: 3.67** 

FIELD SURVEY REQUIRED





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

#### 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
- 4. 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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000540 D4	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE
JOB #: <b>230548-R1</b>	1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0		
DATE: 04.12.2018	2	00.00.00	XX	XXXX		
DATE: 04.12.2016	4	00.00.00	XX	XXXX	LANDLORD APPROVAL	DATE
DESIGNER: A. Rocco	5	00.00.00	XX	XXXX		
	6	00.00.00	XX	XXXX		
SALES REP:	8	00.00.00	XX	XXXX XXXX	QC	
PROJ MGR: B. Smith	9	00.00.00	XX	XXXX		
FROJ WOR. B. SIIIIII	10	00.00.00	XX	XXXX		

SHAKE SHACK

SHAKE SHACK 4789 ADMIRALTY WAY MARINA DEL RAY, CA 90292

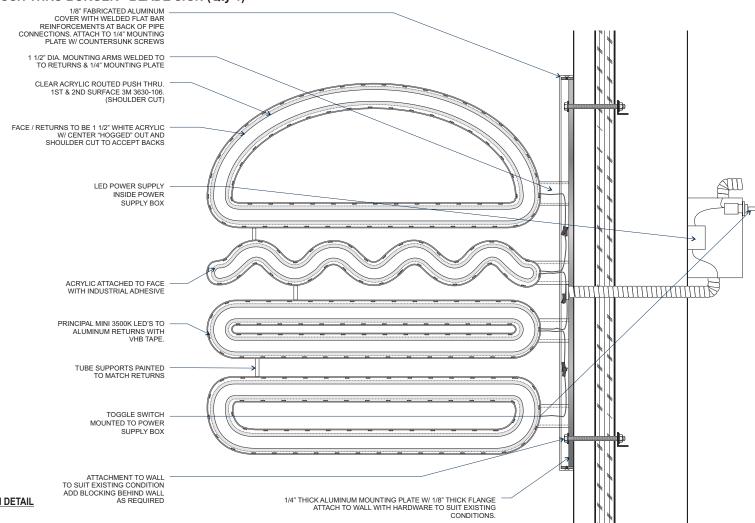
DESIGN PHASE: CONCEPTUAL

SHEET NUMBER

## 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"

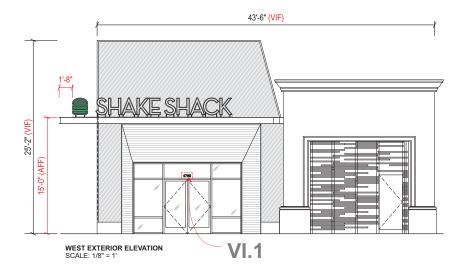
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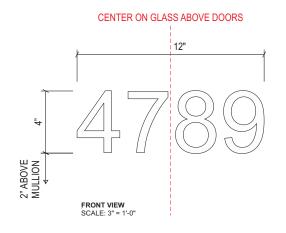
JOB#: 230548-R1	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL DATE		OLIAICE OLIA OLC
JOB #: <b>230340-K I</b>	1	04.24.18		REVISE ELEVATION ON SHEET 1.0 & 4.0			SHAKE SHACK
DATE: 04.12.2018	3	00.00.00		XXXX XXXX			4789 ADMIRALTY WAY
	4	00.00.00			LANDLORD APPROVAL DATE		MARINA DEL RAY, CA 90292
DESIGNER: A. Rocco	5	00.00.00				I SHANE SHAUN	,
SALES REP:	7	00.00.00	XX	XXXX			
	8	00.00.00		XXXX XXXX	QC		DESIGN PHASE: CONCEPTUAL
PROJ MGR: B. Smith	10	00.00.00					BEGION TIMOE. CONCETTORE

SHEET NUMBER

# VI.1 EXTERIOR ADDRESS (Qty 1)

**SQUARE FOOTAGE**: .40





#### SPECIFICATIONS

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

-CLEAN FACE SURFACES PRIOR TO APPLYING VINYL GRAPHICS

COLORS/FINISHES

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

ARIAL W/ 1/2" STROKE

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000E40 D4	REV.	DATE	BY	DESCRIPTION	CLIENT APPROVAL	DATE
JOB #: 230548-R1	1	04.24.18	AR	REVISE ELEVATION ON SHEET 1.0 & 4.0		
	2	00.00.00	XX	XXXX		
DATE: 04.12.2018	3	00.00.00	XX	XXXX		
	4	00.00.00	XX	XXXX	LANDLORD APPROVAL	DATE
DESIGNER: A. Rocco	5	00.00.00	XX	XXXX		
	6	00.00.00	XX	XXXX		
SALES REP:	7	00.00.00	XX	XXXX		
O/ILLO IILI .	8	00.00.00	XX	XXXX	QC	
PROJ MGR: B Smith	9	00.00.00	XX	XXXX		

SHAKE SHACK 4789 ADMIRALTY WAY MARINA DEL RAY, CA 90292

DESIGN PHASE: CONCEPTUAL

Light Fixture: XL Location: side of entrance's canopy. Type: LED tape

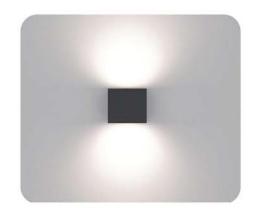
Manufacturer: Diode LED Model:DI-0160 Blaze



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

Caring for Your Coast

**Gary Jones** 

**Kerry Silverstrom** Chief Deputy

> John Kelly Peputy Directo

**Brock Ladewig** Deputy Director

TO:

**Design Control Board** 

FROM:

Muhal Tran For 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 Café. 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 Café 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,

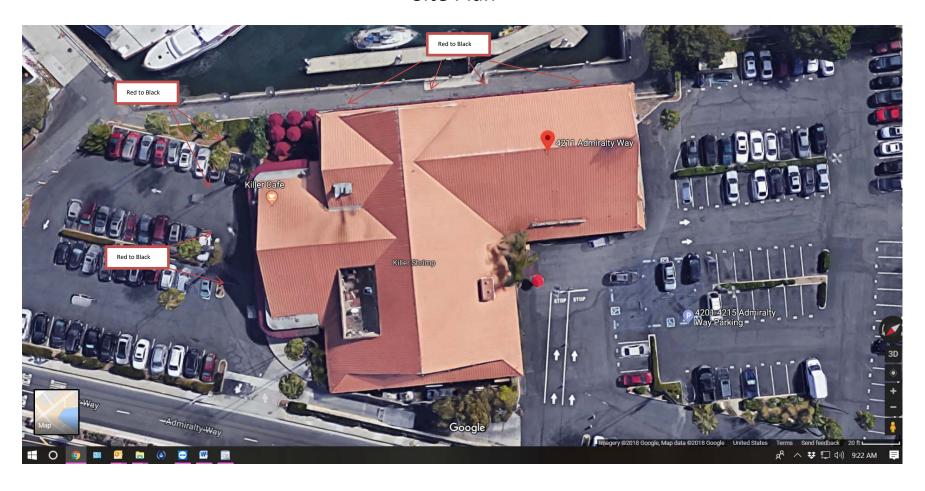
This letter will serve to memorialize our submittal for the upcoming DCB meeting. We are seeking approval on 1 item from the DCB. We would like to replace our existing red awnings to like type black awnings. The new awnings will be consistent in size and material to the existing awnings, as well as encompass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

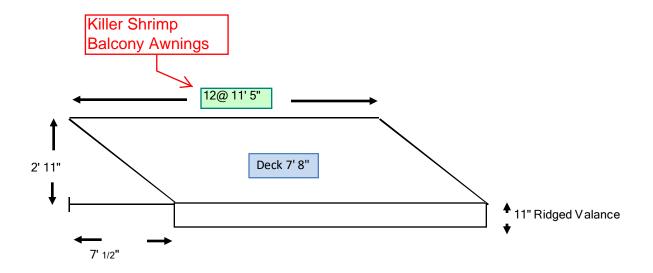
We sincerely thank you for hearing our request.

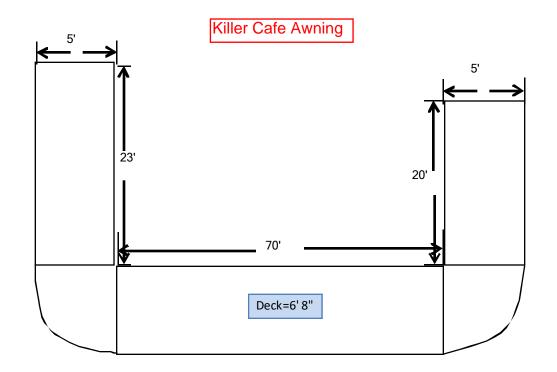
Regards,

Kevin Michaels Owner and Manager Killer Shrimp Marina Del Rey LP

# Site Plan







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



# Photos of Current Awnings

Killer Shrimp Balcony



Killer Cafe





September 13, 2018

Caring for Your Coast

**Gary Jones** 

**Kerry Silverstrom** hef Deputy

John Kelly Deputy Director

**Brock Ladewig** Deputy Director

TO:

**Design Control Board** 

FROM:

Muhae Tripo for 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



. . .

**Gary Jones** 

Caring for Your Coast

**Kerry Silverstrom** Chief Deputy

John Kelly

**Brock Ladewig** Deputy Director

September 13, 2018

TO:

**Design Control Board** Muhal Tain for

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.

Design Control Board September 13, 2018 Item 7A Page 2 of 2

GJ:BL:kn

Attachments (2)

## 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.

SCHC Minutes June 13, 2018 Page 2 of 8

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.

SCHC Minutes June 13, 2018 Page 3 of 8

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.

SCHC Minutes June 13, 2018 Page 4 of 8

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.

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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.

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

## 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.

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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.

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
9 Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.  *New promenade improvements, restaurants and amenities.  * Wetland public park project (1.46 acres).	Massing Revised project will be resubmitted at a later date.  Parking plan will be resubmitted at a later date.	Proprietary Option was approved by BOS on 10/6/15.  Regulatory January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017, 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.

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 Parking163 spaces for boaters	Proprietary BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds Lessee exercised its option to expand the lease term. Lease was executed on 12/22/15, and project is under construction.
				Regulatory Dock replacement will be phased during a 5-year period beginning in 2016.  Reconstruction of the docks commenced in November 2016.  Regulatory Matter: Parking Permit for reduced Parking.
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings  * 82,652 s.f. visitor serving commercial space	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.	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.
		* 141 slips + 5 end ties and 57 dry storage spaces	Parking 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).	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.

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
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).

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
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.



Caring for Your Coast

**Gary Jones** 

Kerry Silverstrom Chief Deputy

John Kelly Deputy Director

**Brock Ladewig** Deputy Director

September 13, 2018

TO:

**Design Control Board** 

Mechad Trip For

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

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## **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

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## 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 22<sup>nd</sup>
JB & The BC Riders (Country/Rock-a-Billy)

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

Saturday, September 29th Upstream (Reggae/Ska)

Sunday, September 30<sup>th</sup>
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

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purchase. Don't miss the JAM Sessions experience at Marina Spooktacular! Enjoy the splendor of Mexican Folk Dance with Ballet Folklorico Ollin on Saturday, October 27<sup>th</sup> and Aztec Dance by Danza Mexica Cuauhtemoc on Sunday, October 28<sup>th</sup>. Both dances will celebrate Dia de los Muertos.

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

GJ:CB:da