



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, December 19, 2018, 12:30 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 September 19, 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. Parcels 10 & 14 – Neptune Marina Apartments – DCB #04-014-F – Consideration of new signage.
6. **New Business**
 - A. Parcel 97 – Gold Coast Shopping Center LLC / Marina Beach Shopping Center – DCB # 18-017 – Consideration of renovation and sign program.
 - B. Marina del Rey Design Control Board 2018 Annual Report – Approval needed.
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 del Rey Signage and Gateway Master Plan



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>, or the Design Control Board Archive for more information.

Department of Beaches and Harbors
Administration Building
13837 Fiji Way
Marina del Rey, CA 90292

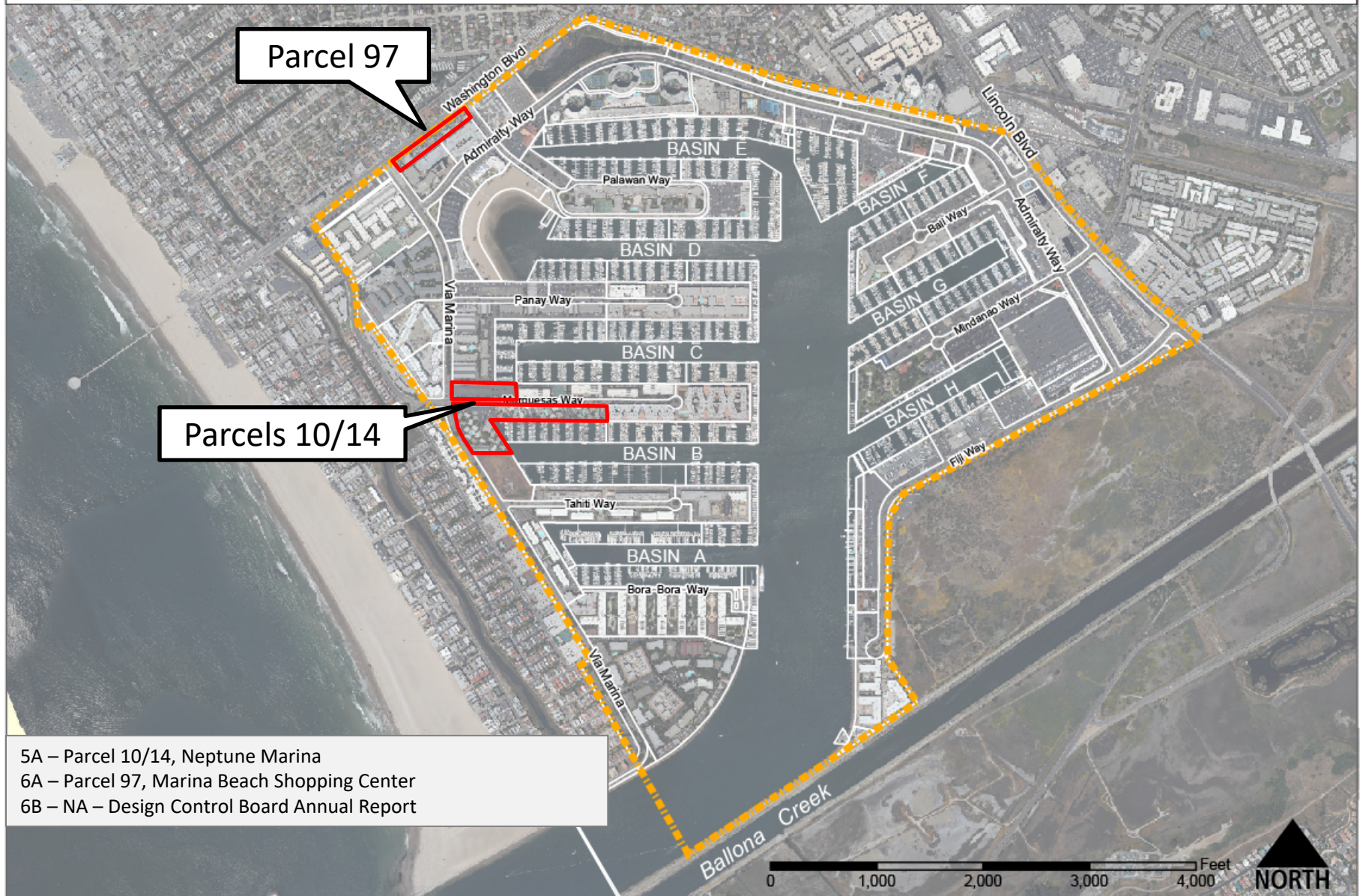
MdR Visitors & Information Center
4701 Admiralty Way
Marina del Rey, CA 90292

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

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



Location of December 19, 2018 DCB Items



5A – Parcel 10/14, Neptune Marina
6A – Parcel 97, Marina Beach Shopping Center
6B – NA – Design Control Board Annual Report

DESIGN CONTROL BOARD MINUTES
September 19, 2018

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

Members Absent: None

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

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

Guests Testifying: David Fernandez, Menemsha Architecture; Theresa Tiwari, Killer Shrimp

1. Call to Order and Pledge of Allegiance

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

Mr. Wong led the Pledge of Allegiance.

2. Approval of the July 18, 2018 Minutes

Moved by Mr. Wong, seconded by Mr. Cho, the July 18, 2018 minutes were approved.

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

3. Public Comment

None

4. Consent Agenda

None

5. Old Business

A. Parcel 50 – Caruso Affiliated / Shake Shack – DCB #08-015 - Consideration of building modifications and new signage

Troy Evangelho presented the staff report.

Vice Chair Stanley asked if there were any other neon signs in the shopping center.

Mr. Evangelho replied that he could not recall any other neon signs in the shopping center and clarified that only the hamburger logos would be neon. The rest of the sign would include face lit and back lit channel letters.

Chair Jubany asked if the brick façade would be painted.

Mr. Evangelho replied yes, the brick facade would be painted grey.

David J. Fernandez, Senior Project Manager with Menemsha Architecture, introduced himself and thanked the Board for their previous comments which were taken into consideration during the project's redesign. Mr. Fernandez described aspects of the project that were modified, such as the change of the rear and side building façades from metal to a stucco finish, in order to better fit in with the shopping center design, and the integration of the mechanical room as a feature that would blend in with the façade.

Public Comment

None

Board Comment

None

Moved by Mr. Wong, seconded by Mr. Cho, this item was approved as resubmitted.

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

Nays: 0

6. New Business

A. Parcel 30 – Legado Marina, LLC / Killer Shrimp – DCB #18-016 – Consideration of new awnings

Troy Evangelho presented the staff report.

Theresa Tiwari, Killer Shrimp's representative, introduced herself, thanked the Board for their consideration of the project, and stated that the awning replacements would take about five days to complete from start to finish.

Public Comment

None

Board Comment

Vice Chair Stanley asked the applicant why the color black was chosen for the new awnings.

Ms. Tiwari replied that red and black are the company colors, are incorporated throughout the restaurant, and are encompassed in the company's logo and signage on the outside of the restaurant; therefore, black awnings were chosen to keep within the company's current theme.

Vice Chair Stanley stated that black was such a dark color for such a bright location and asked if the black and red potentially created any issues in terms of visibility.

Ms. Tiwari responded that the color black is consistent with the company's theme and that the color red pops well against the black making it pretty visible.

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

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

B. Design Control Board Process Overview - Presentation

Troy Evangelho delivered the presentation.

Mr. Wong asked for clarification regarding the Design Control Board's purview of a project that has been denied by the Design Control Board, and subsequently approved by Regional Planning.

Mr. Evangelho replied that a project could come before the Design Control Board and be denied by this Board with a recommendation to Regional Planning to also not approve the project. If the project is reviewed and then approved by Regional Planning, it would return to the Design Control Board a second time for review of the final design concept. The project's scope, however, would not be subject to review by the Design Control Board.

7. **Staff Reports**

All reports were received and filed.

Chair Jubany proposed that future meetings begin at 12:30 p.m.

Staff stated that they would consider that option and report back to the Board.

Public Comment

None

8. **Adjournment**

Vice Chair Jubany adjourned the meeting at 2:03 p.m.

Respectfully Submitted,

Kandyce Newton
Secretary for the Design Control Board



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

December 13, 2018

TO: Design Control Board

FROM: *Mt for*
Gary Jones, Director

**SUBJECT: ITEM 5A – PARCELS 10 & 14 – NEPTUNE MARINA APARTMENTS –
DCB # 04-014-F – CONSIDERATION OF NEW SIGNAGE**

Item 5A on your agenda is a submittal from Neptune Marina (Applicant), seeking approval for new signage. The project is located at 14126 Marquesas Way.

PROJECT OVERVIEW

Background

On January 21, 2015, your Board approved the final design for development of the Neptune Marina Apartments, including the design of the buildings, promenade, landscaping, hardscape, lighting, colors, and materials. On October 18, 2017, your Board approved a revised landscape plan for this project.

Existing Conditions

The site is currently under construction for the complete redevelopment of Parcels 10 and 14, and will consist of a new 526-unit residential apartment complex on two separate parcels, two new waterfront pedestrian promenades, and an anchorage.

Proposed Project

The applicant is proposing new signage for the Neptune Marina Apartments and anchorage.

SIGNAGE

Signage Overview

The proposed project would include 11 sign types to be located throughout the apartments, promenade, and docks. The primary font type used would be Futura STD Heavy, and the secondary font type would be Futura STD Medium.

Building Façade

The main building façade sign, labeled as E1, would be approximately 129 square feet and measure 13'-11" wide by 9'-3" tall. This sign would be mounted on the apartments' main tower feature facing Marquesas Way, approximately 55' above grade. The sign would feature the Applicant's logo, a salmon-colored shield and trident, centered above blue aluminum channel letters reading "Neptune Marina". The "Neptune" letters would be 1'-10" tall, and the "Marina" letters 1' tall. This sign would use halo lighting.



Directional / Regulatory

The building address signs, labeled as E2, would be approximately 6 square feet and measure 5' wide by 1'-3" tall. The signs would be mounted on top of the awning at each street facing building entrance, and on the main tower at the intersection of Marquesas Way and Via Marina. The signs would use brushed aluminum channel letters and light strip uplighting.

The directional column signs, labeled as E5, would be approximately 10 square feet and measure 7'-6" tall by 1'-2" wide. The signs would be mounted to the ground and located at each driveway entrance and view corridor. The signs would consist of a 7'-6" tall navy blue aluminum column with a yellow band near the foot, and a 2'-6" tall white aluminum sign panel toward the middle. The Neptune Marina logo would be on the top of the column and the sign panel would include text and arrows providing direction to the public promenade, leasing office, and other amenities. The directional panel would use halo illumination.

The leasing identification sign, labeled as E11, would be 12.5 square feet and measure 5' wide by 2'-6" tall. The sign would be mounted onto the building façade next to the leasing office, five feet above grade. The sign would consist of a navy blue aluminum panel with the Applicant's logo above white acrylic letters reading "Neptune Marina Leasing". The company name and logo would be 10" tall with the "Leasing" letters 8" tall. This sign would be non-illuminated.

The parking identification sign, labeled as E3, would be approximately 6.5 square feet and measure 5' wide by 2'-6" tall. This sign would be mounted to the wall at each garage entrance, approximately 5' above grade. The sign would consist of a navy blue aluminum sign panel with white acrylic letters reading "Parking" and "Resident + Guest" separated by a gold line. The "Parking" text would be 8" tall and the "Resident + Guest" would be 4" tall. This sign would be backlit.

Other minor parking informational signs would include the garage clearance bar, parking space identification, and parking direction sign, listed as E4, E9, E10, respectively. Minor dock signage would include the dock gate sign, dock pile sign, and slip identification sign, labeled as E6, E7, E8, respectively.

Directional / Regulatory

All lighted signs would be illuminated from dusk until dawn every day.

STAFF REVIEW

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

Staff recommends APPROVAL of DCB #04-014-F, 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



NEPTUNE MARINA

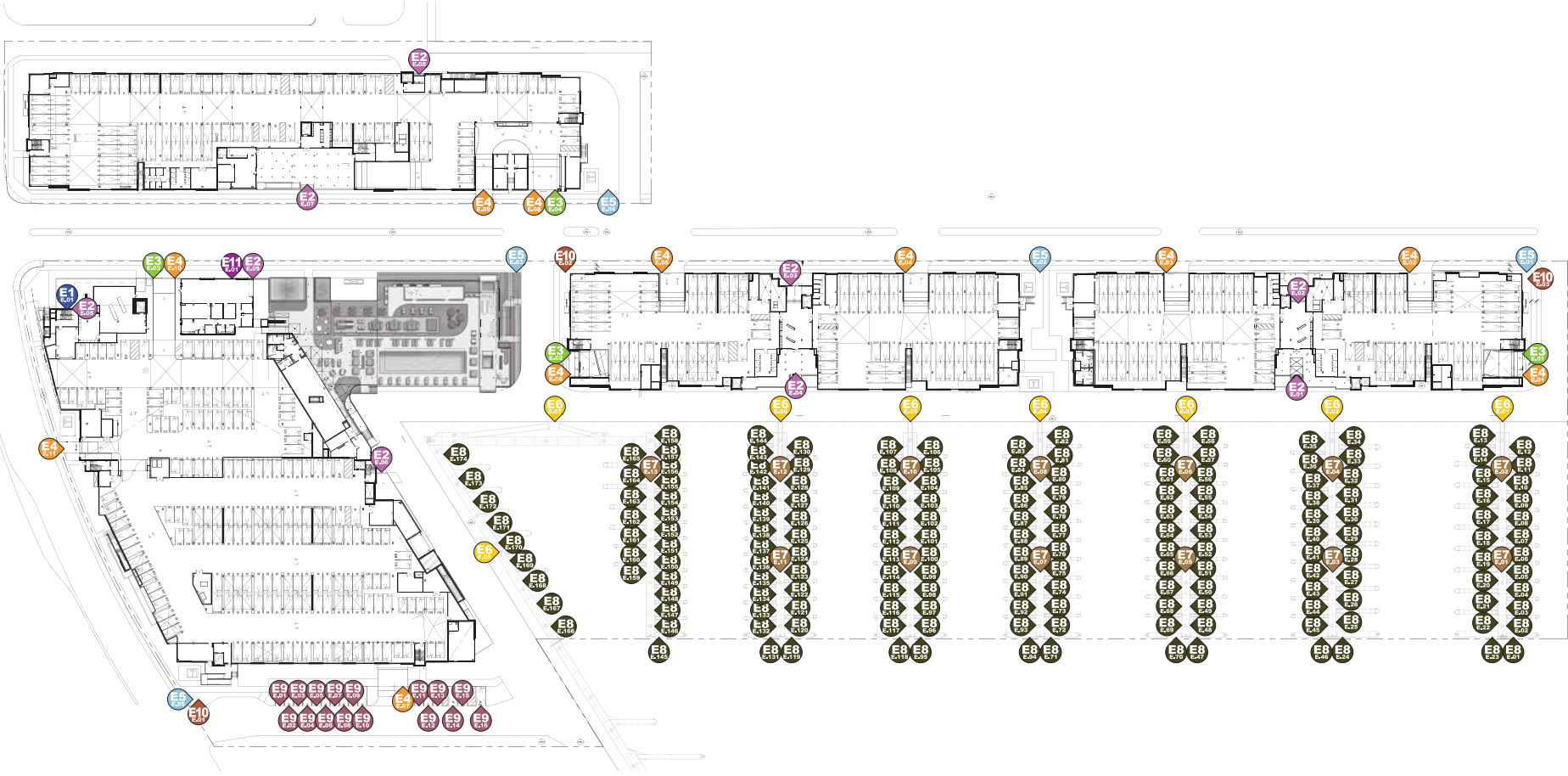
DESIGN CONTROL BOARD SIGNAGE SUBMITTAL

3RD DRAFT
10-19-18



SIGN LEGEND: Exterior Signs

- E1 Project I.D.
- E2 Address Numbers
- E3 Parking I.D.
- E4 Clearance Bar
- E5 Directional Columns
- E6 Gate Dock Sign
- E7 Dock Pile Sign
- E8 Slip I.D.
- E9 Parking Space I.D.
- E10 Parking Directional
- E11 Leasing I.D.





PMS 540C
CMYK: 78/43/0/66



PMS 7473C
CMYK: 81/0/8/40



PMS 178C
CMYK: 0/62/62/5



PMS 136C
CMYK: 0/26/83/0



PMS COOL GRAY 10C
CMYK: 61/53/48/19



MATTHEWS LRV 68.2
BRUSHED ALUMINUM

1 PROJECT COLORS

ABCDEFGHIJKLMNOPQRSTUVWXYZ
123456789\$%&@!?

2 PRIMARY PROJECT FONT: FUTURA STD HEAVY (ALL-CAPS)

abcdefghijklmnopqrstuvwxy
ABCDEFGHIJKLMNOPQRSTUVWXYZ
123456789\$%&@!?

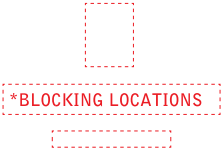
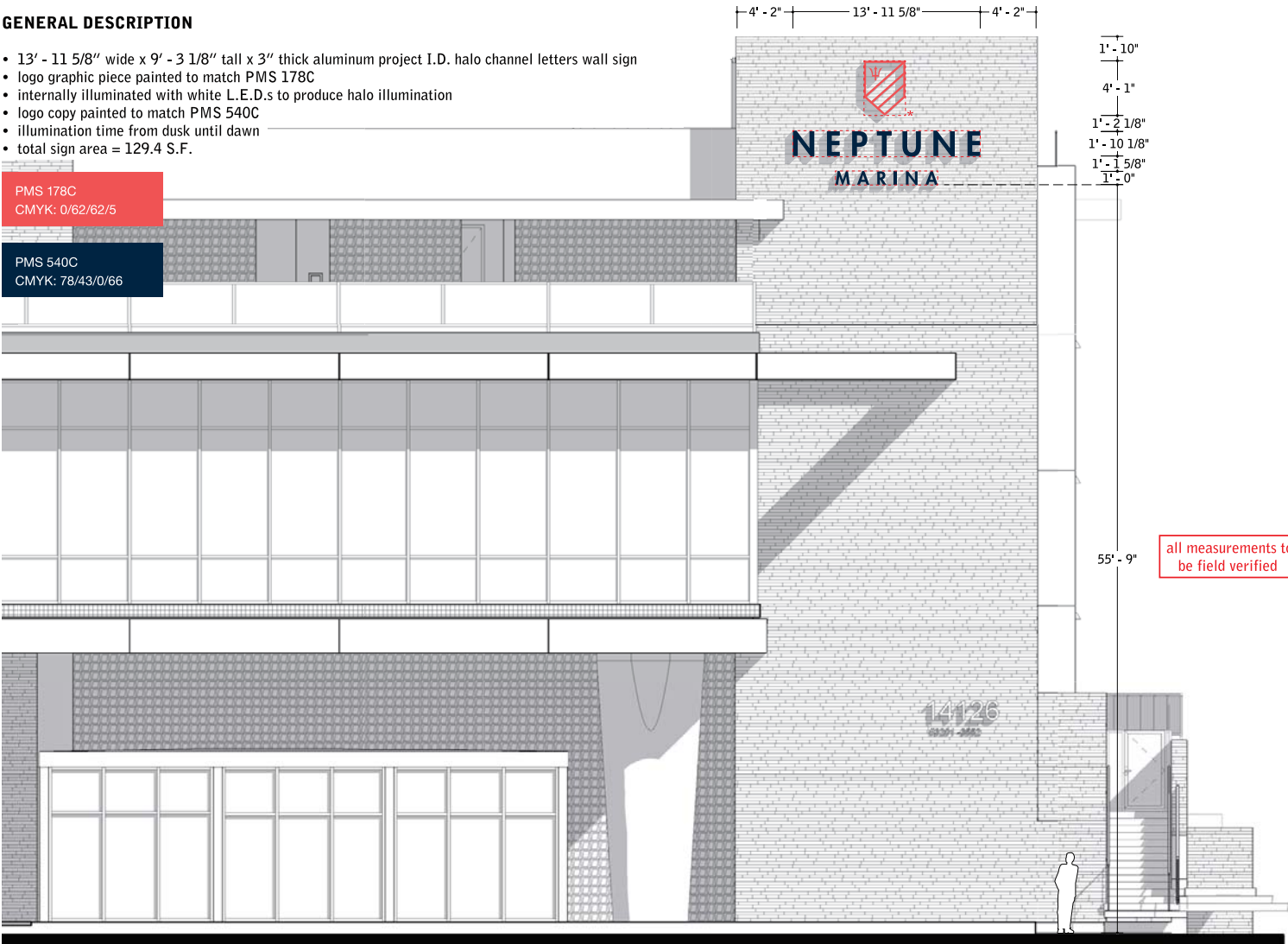
3 SECONDARY PROJECT FONT: FUTURA STD MEDIUM

GENERAL DESCRIPTION

- 13' - 11 5/8" wide x 9' - 3 1/8" tall x 3" thick aluminum project I.D. halo channel letters wall sign
- logo graphic piece painted to match PMS 178C
- internally illuminated with white L.E.D.s to produce halo illumination
- logo copy painted to match PMS 540C
- illumination time from dusk until dawn
- total sign area = 129.4 S.F.

PMS 178C
CMYK: 0/62/62/5

PMS 540C
CMYK: 78/43/0/66



minimum 3/4"
plywood blocking by
contractor / owner

all measurements to
be field verified

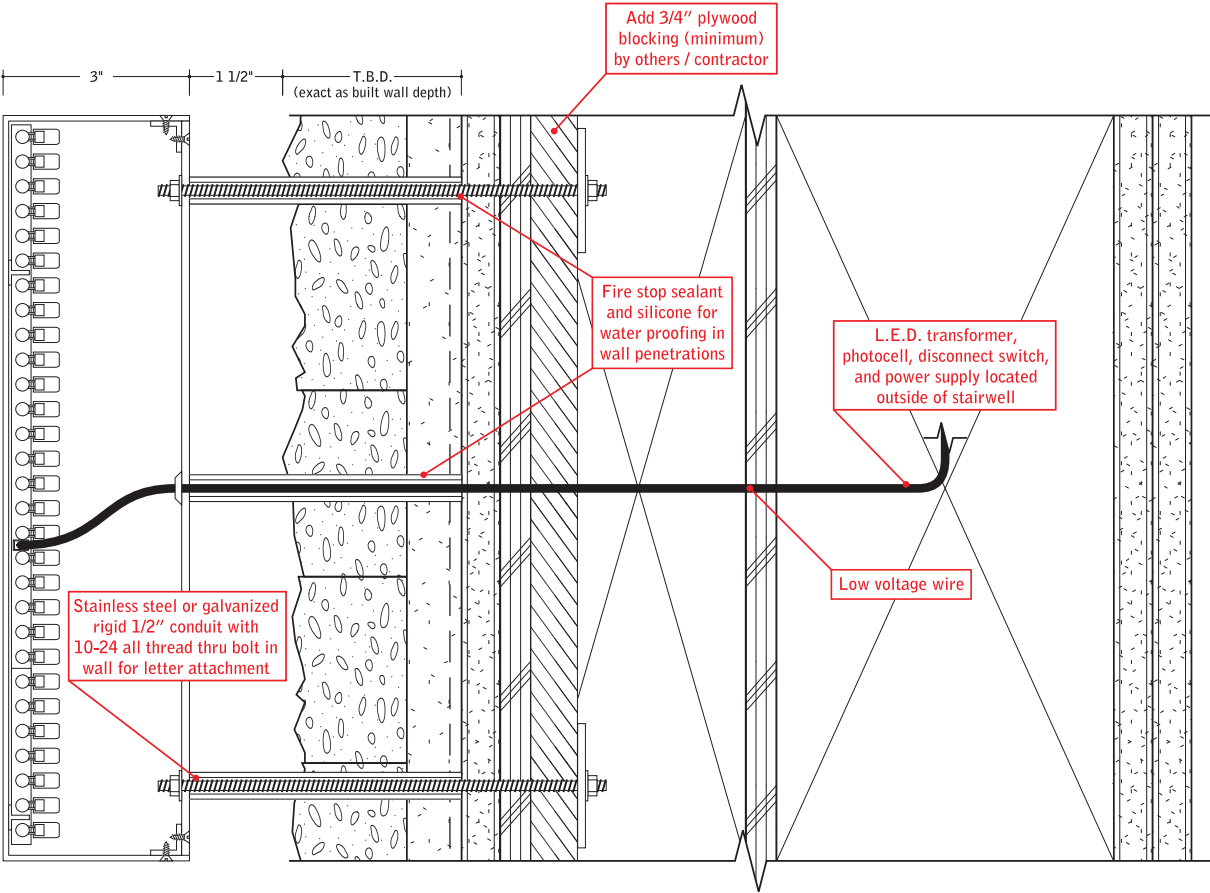
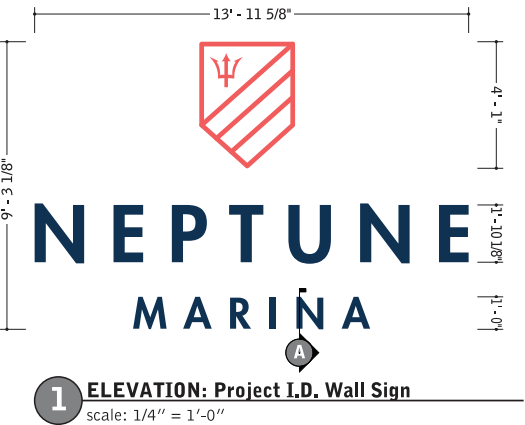
1 ELEVATION: Project I.D. Wall Sign
scale: 1/8" = 1'-0"

GENERAL DESCRIPTION

- 13' - 11 5/8" wide x 9' - 3 1/8" tall x 3" thick aluminum project I.D. halo channel letters wall sign
- logo graphic piece painted to match PMS 178C
- internally illuminated with white L.E.D.s to produce halo illumination
- logo copy painted to match PMS 540C
- illumination time from dusk until dawn
- total sign area = 129.4 S.F.

PMS 178C
CMYK: 0/62/62/5

PMS 540C
CMYK: 78/43/0/66

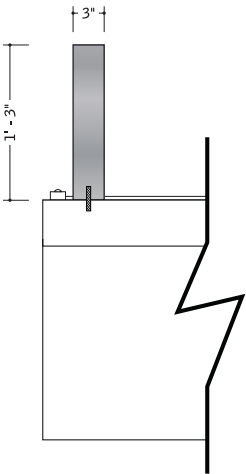
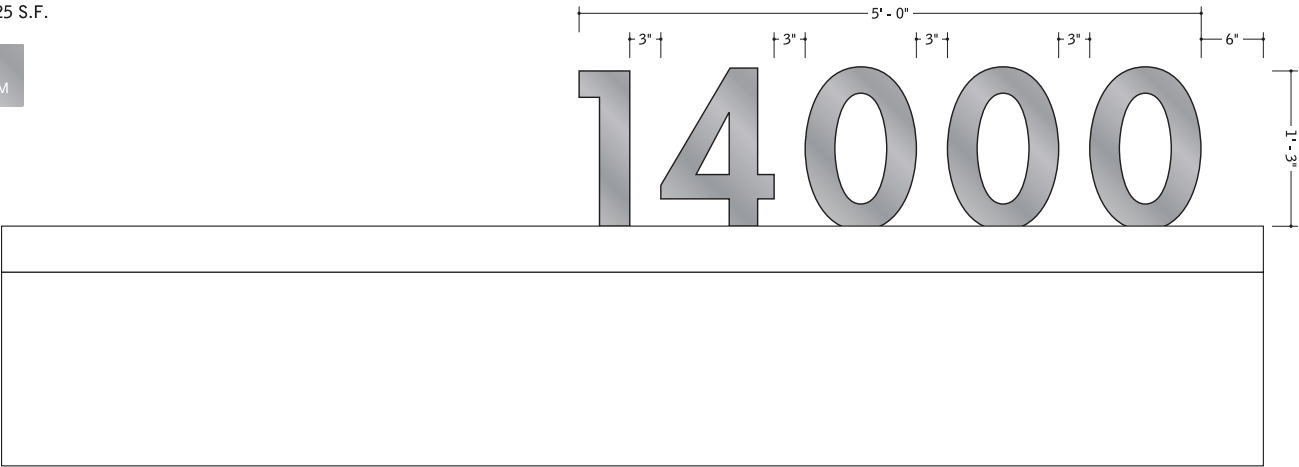


A SIDE SECTION: Project I.D. Wall Sign
scale: 1/2" = 1"

GENERAL DESCRIPTION

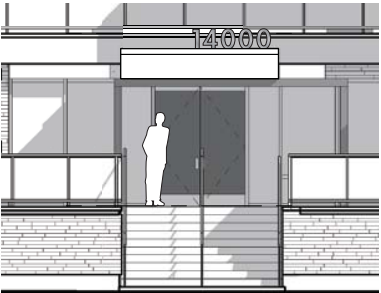
- 5' - 0" wide x 1' - 3" tall x 3" deep painted marine grade aluminum letters painted Mathews Paint LRV 68.2 Brushed Aluminum
- secure to awning with countersunk mechanical fasteners
- self-contained L.E.D. light strip to uplight address numbers
- final determination of method of mounting after review of each location
- illumination time from dusk until dawn
- total sign area = 6.25 S.F.

MATTHEWS LRV 68.2
BRUSHED ALUMINUM



1 ELEVATION: Address Numbers
scale: 1" = 1' - 0"

2 SIDE VIEW: Address Numbers
scale: 1" = 1' - 0"



3 BUILDING ELEVATION: Address Numbers
scale: 1/8" = 1' - 0"

GENERAL DESCRIPTION

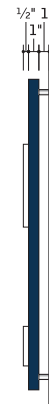
- 5' - 0" wide x 2' - 6" tall x 1" deep fabricated aluminum internally illuminated parking sign
- 1/2" thick push through acrylic copy
- float mount and secure to wall with mechanical fasteners
- final determination of method of mounting after review of each location
- illumination time from dusk until dawn
- total sign area = 12.5 S.F.

PMS 540C
CMYK: 78/43/0/66

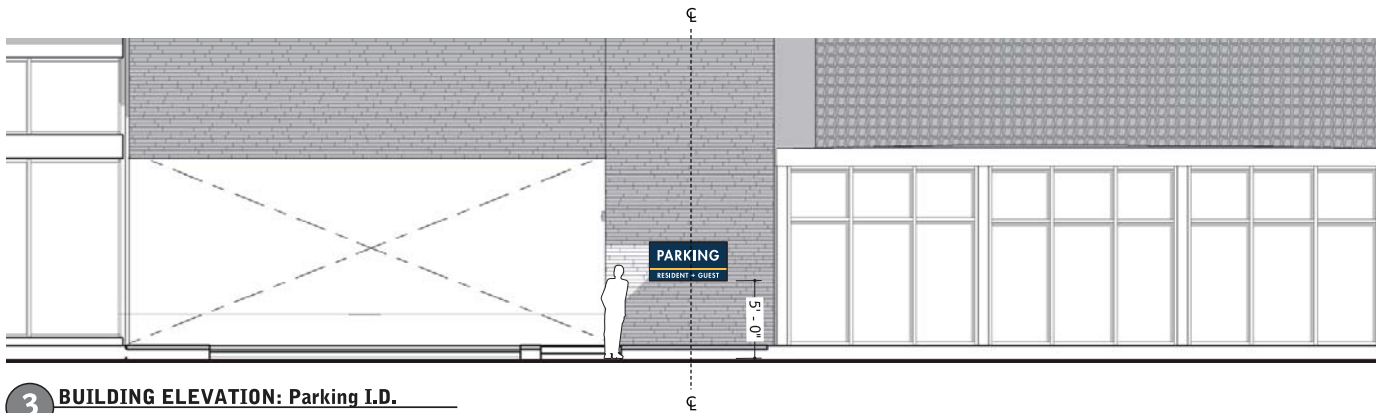
PMS 178C
CMYK: 0/62/62/5



1 ELEVATION: Parking I.D.
scale: 1" = 1' - 0"



2 SIDE VIEW: Parking I.D.
scale: 1" = 1' - 0"

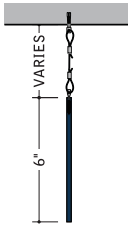
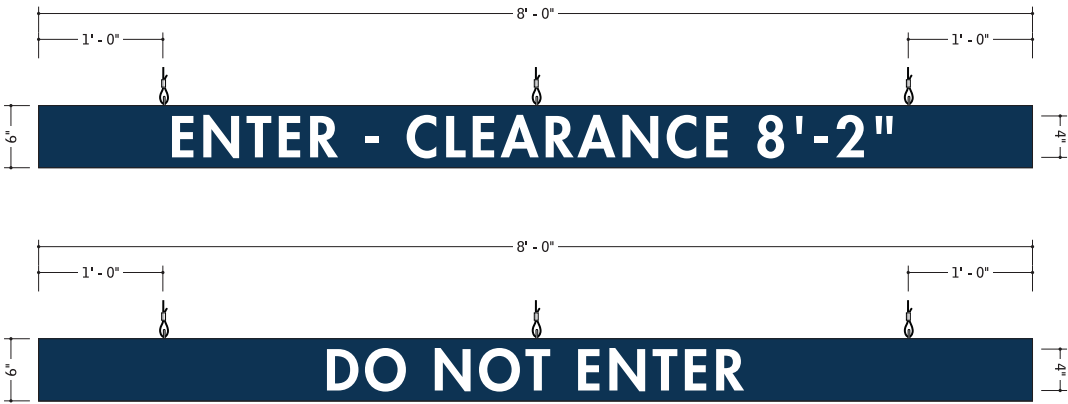


3 BUILDING ELEVATION: Parking I.D.
scale: 1/8" = 1' - 0"

GENERAL DESCRIPTION

- 8' - 0" wide x 6" tall x 1/2" thick pvc panel painted PMS 540C
- 4" tall white 3M vinyl first surface lettering
- mounted using 3/32" stainless steel aircraft cable, 5/16" dia. tie wire Lok-Bolt and cable crimps
- total sign area = 8 S.F.

PMS 540C
CMYK: 78/43/0/66

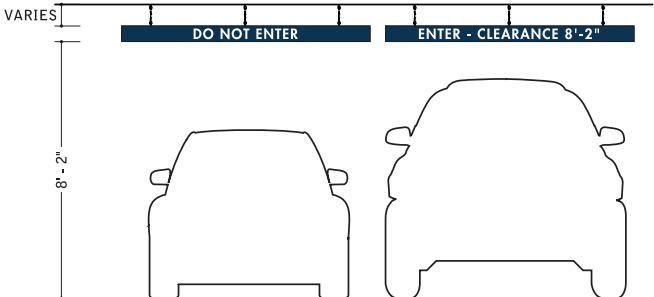


1 ELEVATION: Clearance Bar
scale: 1" = 1' - 0"

2 SIDE VIEW: Clearance Bar
scale: 2" = 1' - 0"



3 BUILDING ELEVATION: Clearance Bar
scale: 1/8" = 1' - 0"



4 ENTRANCE ELEVATION: Clearance Bar
scale: 1/4" = 1' - 0"

GENERAL DESCRIPTION

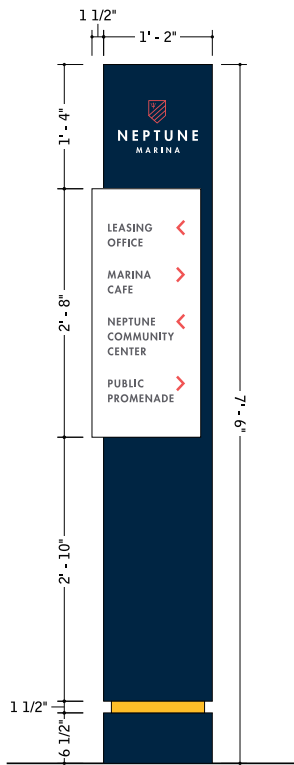
- 1' - 3 1/2" wide x 7' - 6" tall x 7" deep marine grade aluminum double sided directional column
- 1' - 2" wide x 2' - 8" tall x 1" deep marine grade aluminum directional panel with internal white L.E.D.s for halo illumination
- 3M vinyl first surface lettering
- final determination of method of mounting after review of each location
- power pulled to location by others
- illumination time from dusk until dawn
- total sign area = 9.69 S.F.

PMS 540C
CMYK: 78/43/0/66

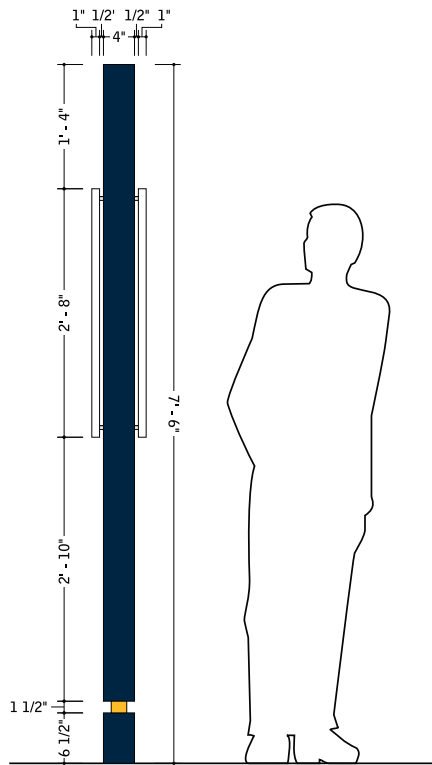
PMS 178C
CMYK: 0/62/62/5

PMS COOL GRAY 10C
CMYK: 61/53/48/19

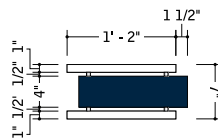
PMS 178C
CMYK: 0/62/62/5



1 **ELEVATION: Directional Columns**
scale: 3/4" = 1' - 0"



2 **SIDE VIEW: Directional Columns**
scale: 3/4" = 1' - 0"



3 **TOP VIEW: Directional Columns**
scale: 3/4" = 1' - 0"



4 **3D MOCKUP: Directional Columns**
scale: N/A

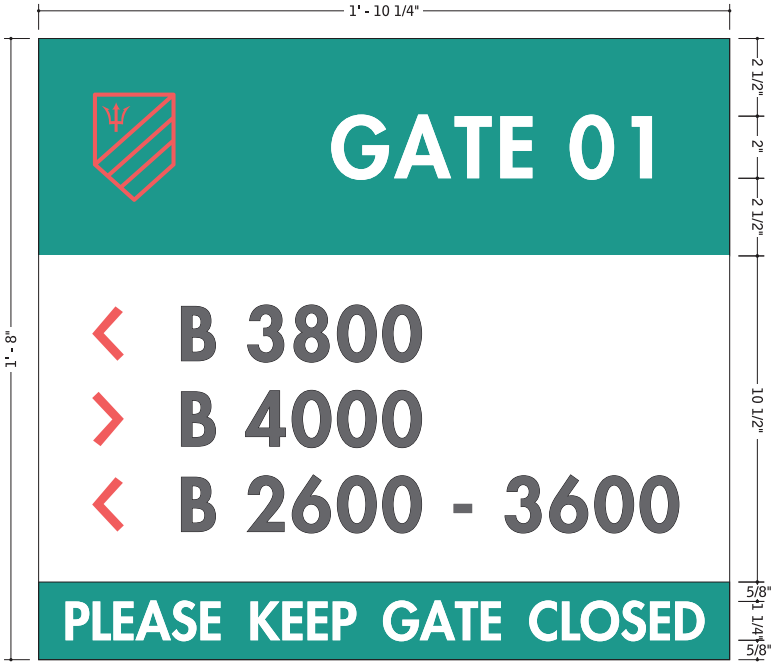
GENERAL DESCRIPTION

- 1' - 10 1/4" wide x 1' - 8" tall x 1/8" thick marine grade aluminum or King ColorCore panel painted PMS 747C
- reflective 3M vinyl first surface copy / graphics
- mounted to gate using industrial grade adhesive
- 1' - 10 1/4" wide x 1' - 8" tall digitally printed vinyl applique mounted to back side of glass
- final determination of method of mounting after review of each location
- total sign area = 3.09 S.F.

PMS 7473C
CMYK: 81/0/8/40

PMS 178C
CMYK: 0/62/62/5

PMS COOL GRAY 10C
CMYK: 61/53/48/19



1 **ELEVATION: Gate Dock Sign**
scale: 1/4" = 1"

1/8"



2 **SIDE VIEW: Gate Dock Sign**
scale: 1/4" = 1"



3 **REAR ELEVATION: Gate Dock Sign**
scale: 1/2" = 1' - 0"



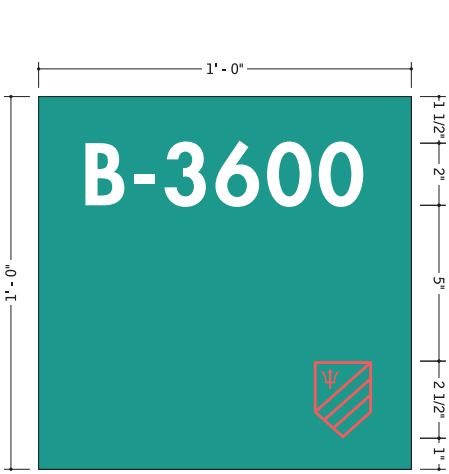
4 **TYPICAL ELEVATION: Gate Dock Sign**
scale: 1/2" = 1' - 0"

GENERAL DESCRIPTION

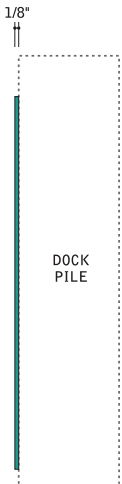
- 1' - 0" wide x 1' - 0" tall x 1/8" thick marine grade aluminum or King ColorCore panel painted PMS 747C
- reflective 3M vinyl first surface copy / graphics
- mounted to pock pile using industrial grade adhesive
- final determination of method of mounting after review of each location
- total sign area = 1 S.F.

PMS 7473C
CMYK: 81/0/8/40

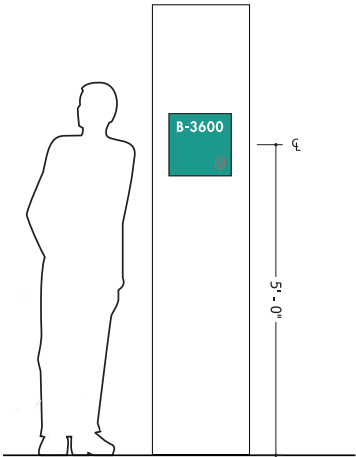
PMS 178C
CMYK: 0/62/62/5



1 ELEVATION: Dock Pile Sign
scale: 1/4" = 1"



2 SIDE VIEW: Dock Pile Sign
scale: 1/4" = 1"



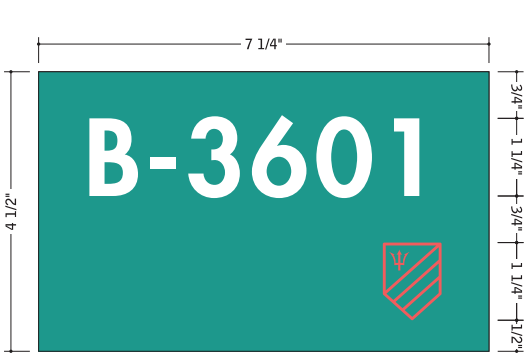
3 TYPICAL ELEVATION: Dock Pile Sign
scale: 1/2" = 1' - 0"

GENERAL DESCRIPTION

- 7 1/4" wide x 4 1/2" tall x 1/8" thick marine grade aluminum or King ColorCore panel painted PMS 747C
- reflective 3M vinyl first surface copy / graphics
- mounted to dock box using industrial grade adhesive
- final determination of method of mounting after review of each location
- total sign area = 0.23 S.F.

PMS 7473C
CMYK: 81/0/8/40

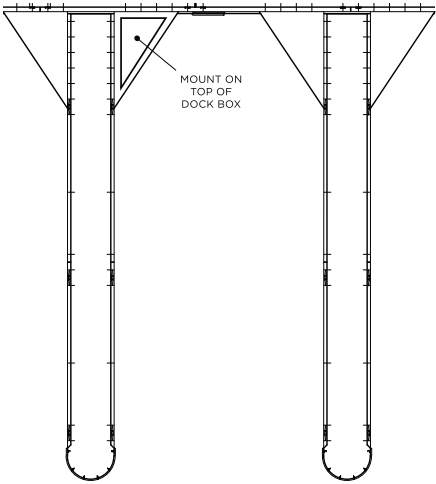
PMS 178C
CMYK: 0/62/62/5



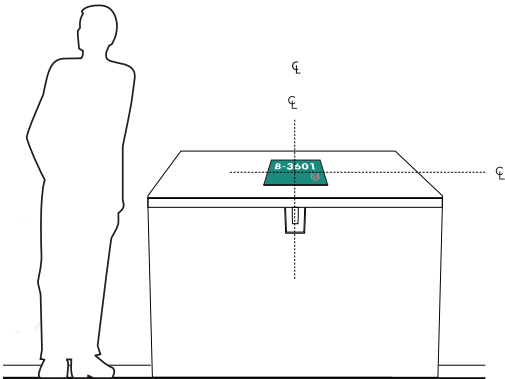
1 **ELEVATION: Slip I.D.**
scale: 1/2" = 1"



2 **SIDE VIEW: Slip I.D.**
scale: 1/2" = 1"



3 **PLAN VIEW: Slip I.D.**
scale: N/A



4 **TYPICAL ELEVATION: Slip I.D.**
scale: 1/2" = 1' - 0"

GENERAL DESCRIPTION

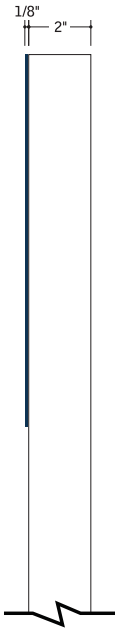
- 1' - 0" wide x 1' - 0" tall x 1/8" thick marine grade aluminum panel painted PMS 540C
- reflective 3m vinyl first surface copy / graphics
- mounted to 2" x 2" marine grade aluminum square tube using industrial grade adhesive
- final determination of method of mounting after review of each location
- total sign area = 1 S.F.

PMS 540C
CMYK: 78/43/0/66

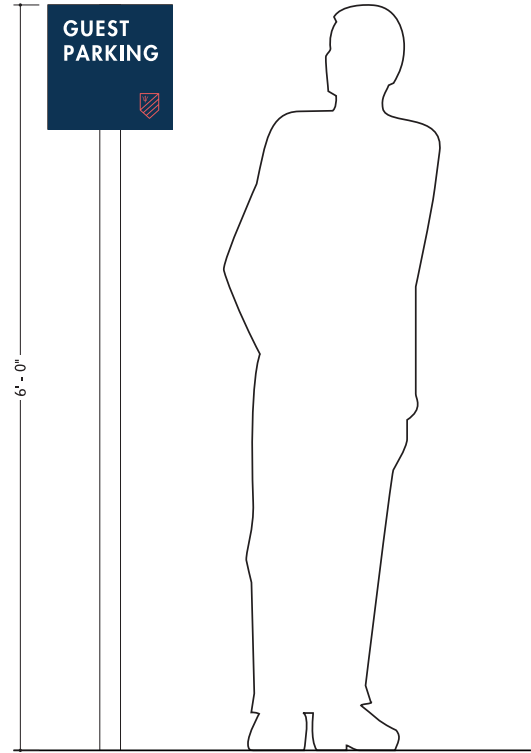
PMS 178C
CMYK: 0/62/62/5



1 **ELEVATION: Parking Space I.D. Sign**
scale: 1/4" = 1"



2 **SIDE VIEW: Parking Space I.D. Sign**
scale: 1/4" = 1"



3 **TYPICAL ELEVATION: Parking Space I.D. Sign**
scale: 1" = 1' - 0"

GENERAL DESCRIPTION

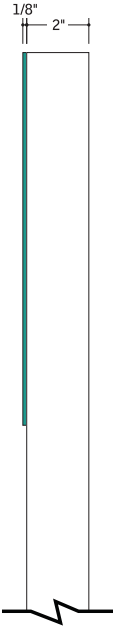
- 1' - 0" wide x 1' - 0" tall x 1/8" thick marine grade aluminum panel painted PMS 7473C
- reflective 3m vinyl first surface copy / graphics
- mounted to 2" x 2" marine grade aluminum square tube using industrial grade adhesive
- final determination of method of mounting after review of each location
- total sign area = 1 S.F.

PMS 7473C
CMYK: 81/0/8/40

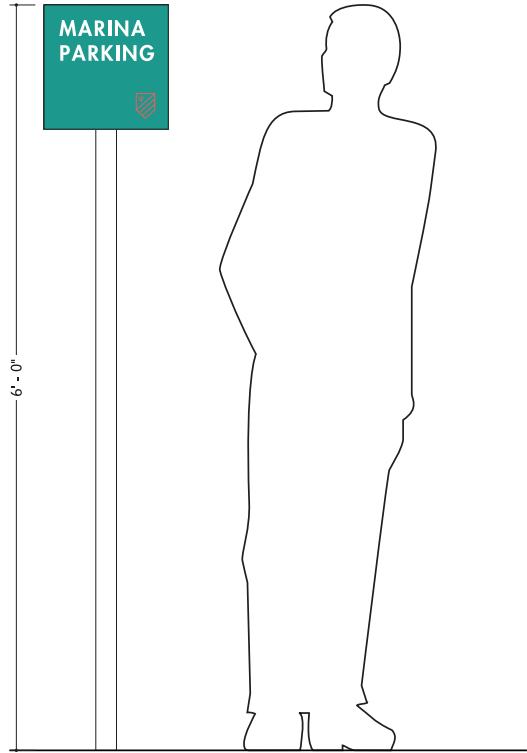
PMS 178C
CMYK: 0/62/62/5



1 **ELEVATION: Parking Space I.D. Sign**
scale: 1/4" = 1"



2 **SIDE VIEW: Parking Space I.D. Sign**
scale: 1/4" = 1"



3 **TYPICAL ELEVATION: Parking Space I.D. Sign**
scale: 1" = 1' - 0"

GENERAL DESCRIPTION

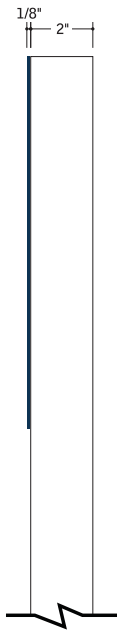
- 1' - 0" wide x 1' - 0" tall x 1/8" thick marine grade aluminum panel painted PMS 540C
- reflective 3m vinyl first surface copy / graphics
- mounted to 2" x 2" marine grade aluminum square tube using industrial grade adhesive
- final determination of method of mounting after review of each location
- total sign area = 1 S.F.

PMS 540C
CMYK: 78/43/0/66

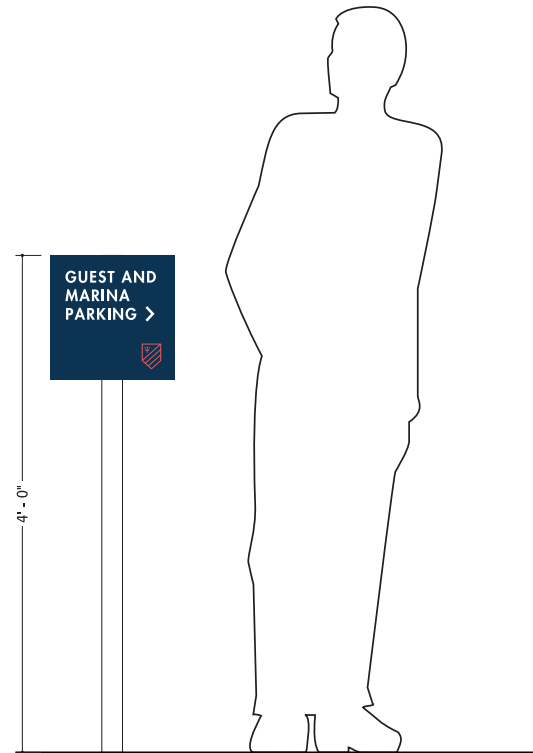
PMS 178C
CMYK: 0/62/62/5



1 **ELEVATION: Parking Directional**
scale: 1/4" = 1"



2 **SIDE VIEW: Parking Directional**
scale: 1/4" = 1"



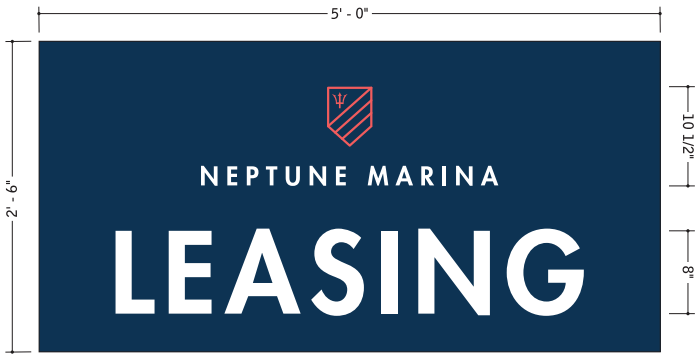
3 **TYPICAL ELEVATION: Parking Directional**
scale: 1" = 1' - 0"

GENERAL DESCRIPTION

- 5' - 0" wide x 2' - 6" tall x 1" deep fabricated aluminum leasing sign
- reflective 3M vinyl first surface copy / graphics
- float mount and secure to wall with mechanical fasteners
- final determination of method of mounting after review of each location
- total sign area = 12.5 S.F.

PMS 540C
CMYK: 78/43/0/66

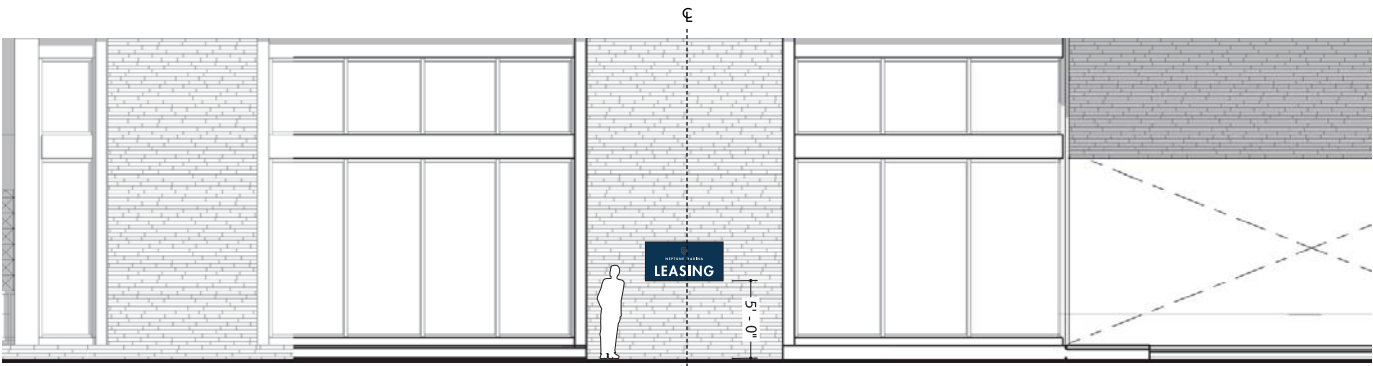
PMS 178C
CMYK: 0/62/62/5



1 ELEVATION: Leasing I.D.
scale: 1" = 1' - 0"



2 SIDE VIEW: Leasing I.D.
scale: 1" = 1' - 0"



3 BUILDING ELEVATION: Leasing I.D.
scale: 1/8" = 1' - 0"



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

December 13, 2018

TO: Design Control Board

FROM: *MT for*
Gary Jones, Director

**SUBJECT: ITEM 6A – PARCEL 97 – GOLD COAST SHOPPING CENTER, LLC /
MARINA BEACH SHOPPING CENTER – DCB # 18-017 –
CONSIDERATION OF RENNOVATION AND SIGN PROGRAM**

Item 6A on your agenda is a submittal from Gold Coast Shopping Center, LLC (Applicant), seeking approval for a renovation and sign program. The project is located at 510 Washington Boulevard.

PROJECT OVERVIEW

Existing Conditions

The 1.8 acre shopping center is located on Washington Boulevard, between Via Marina and Palawan Way. The center consists of seven single story commercial buildings with a surface parking lot fronting Washington Boulevard and alley access with parking in the rear. The buildings have a covered walkway arcade on the ground level and the roofs feature a stepped, decorative parapet leading to a faux tower in the center of the each building.

Proposed Project

The project proposes a renovation of the site, which includes reconstructing the roofs on all buildings, updating the ground floor facades, adding new landscaping and lighting, and establishing a new sign program for the shopping center.

BUILDING DESIGN

All Buildings

All buildings would update the ground floor covered walkway arcade. The structural beams would be sand blasted to show the natural wood, and the columns would be stripped of their veneer and sand blasted to show the existing concrete columns. The existing roof features on all buildings would be redesigned with a rectangular parapet shape, with a variety of vertical accents. Each building features graphics and/or murals, which have not yet been finalized. The Applicant will return to the DCB for final design approval for the graphics and mural wall treatments.

Building One

This building's upper and side façades would utilize black standing seam metal with a powder finish. The east end of the upper building façade would feature a perforated metal



panel with powder coated finish. The storefront façade would use a white stucco. The sides of the building would feature two wall graphics.

Building Two

Building Two would have two separate façade designs, one on the east end of the building and one on the west end. The upper façade on the east end of the building would feature a white finish with a custom painted graphic. The lower façade on the east facing elevation would feature an artificial living wall and custom mural.

The upper façade on the west end of the building would feature vertical metal sheet fins that extend above the parapet. The façade behind the fins would be painted medium grey. The upper façade on the west elevation would feature a metal sheet with an artificial living wall. The lower façade on the west elevation of the building would use a dark grey façade and wall graphics.

The rear of the building would feature a white stucco upper façade and dark grey stucco lower façade.

Building Three

This building's upper front and side façades would utilize black standing seam metal with a powder finish. The façade above the storefront would have a recessed section with a white stucco finish and a wall graphic. The east and west elevations would feature a white stucco wall with graphic designs. The lower storefront façade would feature a white stucco finish.

Building Four

This building's upper front and side façades would utilize black standing seam metal with a powder finish, covered by a perforated metal panel with a powder coated finish. The storefront of the building would be white stucco. The building sides would be white stucco with wall graphics.

Building Five

This building's upper and side façades would utilize black standing seam metal with a powder finish, placed in a diagonal orientation, with panels painted in shades of grey and pink. The storefront of the building would be white stucco. The building sides and rear would be white stucco with wall graphics.

Building Six

Building Six would have two separate façade designs, one on the east end of the building and one on the west end. The upper façade on the east end of the building would have a white stucco finish with vertical articulation. The lower façade on the east facing elevation would feature an artificial living wall in a grid pattern and a custom mural.

The façade on the west end of the building would feature vertical metal sheet fins that extend above the parapet. The façade behind the fins would be painted medium grey with

artificial living wall panels. The lower façade on the west elevation of the building would use an artificial living wall.

The rear of the building would feature a white stucco upper façade and dark grey stucco lower façade.

Building Seven

The upper façade on the building would have a white stucco finish with vertical articulation. The upper façade on the sides of the building would have a white stucco finish with wall graphics. The ground floor façade of this building would be an artificial living wall. The corner of the building on the upper façade would feature a perforated metal panel with powder coated finish.

SITE DESIGN

Courtyards

There are six courtyards, with one located between each building. Each courtyard would be renovated to include potted plants, planter boxes, and bronze colored bollards to buffer the walkway from the parking. Suspended lighting would span the courtyards. Amenities would include dining tables, bicycle racks, and fuchsia colored benches. Certain courtyards would also include suspended fabric shade canopies.

Corner Park

The existing corner park would be renovated, with all the existing components being upgraded. The benches would be painted white and given a wood slat seat. The fountain façade would be enclosed with a rolled steel veneer and river rocks would be added to the perimeter. The existing pavers would be sand blasted and sealed.

Landscaping

The existing landscaping would remain. This consists of strip landscaping with shrubs and trees along the Washington Boulevard frontage, trees planted in the courtyards, and shrubs and palm trees at the corner park. New landscaping would consist of potted plants and planter boxes placed along the walkways as a buffer to the parking lot. A variety of succulents would be used in the planters and pots.

Lighting

The existing exterior wall sconces, flood lights, and corner park pole lights would be removed. The parking lot pole lights would remain. The existing under canopy down lights would be replaced. New wall wash downlights would be installed along the sides of the buildings facing the courtyards. Suspended lighting would span the courtyards. Linear grazer uplighting would illuminate the upper building facades. The corner park would be lit by tree mounted downlights.

SIGNAGE

Sign Program

The Marina Beach Sign Program would establish the types of signs allowed, the maximum sign size per tenant space, the rough placement of the signs, and standard informational signage for each tenant space.

Building Façade

For buildings one through six, one façade sign would be allowed per tenant space on the upper façade above each storefront entrance. On building seven, one sign would be allowed on the building front, and each of the two building sides, mounted to the upper façade.

Freestanding Column or Tower

The existing monument sign would be renovated. The sign would be 6'-2" tall by 21' wide. The side pilasters would be removed. The façade would be covered with a bronze-colored sheet metal veneer. The text would still read "Marina Beach" with the bird logo, however the font would be updated to use *Sea Side Resort NF*, using 1'-8" tall, backlit channel letters.

Informational

Each business would be allowed one small informational sign listing the hours of operation. This sign would be a maximum 4 sq. ft., with white laminate letters, and use the *Seaside Resort* font. The sign would be mounted to the storefront entrance, on either the entry door or display window.

Empty storefronts would be allowed one "coming soon" window graphic. The background would take up one window panel, and the text would be a total of 4 sq. ft. The sign would read "Coming Soon to Marina Beach" in *seaside resort* font.

Illumination

All signs would be allowed to use halo lighting and back lighting. The hours of illumination for all signs would be from dusk until dawn.

STAFF REVIEW

An ex parte meeting was held on November 14, 2018 with Department of Beaches and Harbors Staff, the project applicant team, and Design Control Board (DCB) members Helena Jubany and Steven Cho. The DCB members had the following comments on this project.

1. The facades are too busy, especially where they meet at the courtyards. Tone down the facades and graphics.
2. Each courtyard should have a cohesive design.
3. Ensure the uplighting of the façade avoids light pollution.

While the applicant did revise their project to address these issues, staff defers to the DCB to determine whether their comments have been adequately addressed.

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

Staff recommends **APPROVAL** of DCB #18-017, subject to the following conditions:

- 1) The Applicant shall obtain approval from the Department of Regional Planning.
- 2) The Applicant shall return post planning entitlement for final design review of all art work and wall graphics.
- 3) 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.
- 4) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.
- 5) All proposed light effects and color transitions shall occur at a gradual pace, so as not to create a hazard or nuisance, and shall be in conformance with Title 22 (e.g. flashing lights and red lights are prohibited).

GJ:MT:te

REI
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COI



RETAIL DESIGN COLLABORATIVE

GOLD COAST SHOPPING CENTER LLC

MARINA BEACH EXTERIOR REPOSITION

Design Control Board Submission

11.28.2018

TABLE OF CONTENTS

ARCHITECTURAL

- A-1** COVER SHEET
- A-2** TABLE OF CONTENTS
- A-3** PROJECT INFORMATION
- A-4** EXISTING SITE CONDITIONS
- A-5** EXISTING SITE CONDITIONS
- A-6** EXISTING SITE CONDITIONS
- A-7** ALTA SURVEY
- A-8** SITE PLAN
- A-9** ENLARGED SITE PLAN
- A-10** ENLARGED SITE PLAN
- A-11** OVERALL ELEVATIONS
- A-12** 3D VIEW - PALAWAN+WASHINGTON
- A-13** 3D VIEW - COMMUNITY SPACE
- A-14** 3D VIEW - ARCADE
- A-15** FACADE IMPROVEMENT STRATEGY
- A-16** EXISTING MECHANICAL PENTHOUSE
- A-17** 586-590 WASHINGTON BLVD
- A-18** 586-590 WASHINGTON BLVD
- A-19** 574-578 WASHINGTON BLVD
- A-20** 574-578 WASHINGTON BLVD
- A-21** 566, 572 WASHINGTON BLVD
- A-22** 566, 572 WASHINGTON BLVD
- A-23** 560-562 WASHINGTON BLVD
- A-24** 560-562 WASHINGTON BLVD
- A-25** 546-552 WASHINGTON BLVD
- A-26** 546-552 WASHINGTON BLVD

ARCHITECTURAL (CONTINUED)

- A-27** 536 WASHINGTON BLVD
- A-28** 536 WASHINGTON BLVD
- A-29** 3D VIEW: 536 WASHINGTON BLVD
- A-30** 514 WASHINGTON BLVD
- A-31** 514 WASHINGTON BLVD
- A-32** 514 WASHINGTON BLVD
- A-33** 3D VIEW: 514 WASHINGTON BLVD
- A-34** LANDSCAPE DESIGN FEATURES
- A-35** CORNER PARK - FURNISHINGS + MATERIALS
- A-36** CORNER PARK - FURNISHINGS + MATERIALS
- A-37** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-38** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-39** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-40** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-41** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-42** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-43** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-44** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-45** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-46** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-47** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-48** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-49** COMMUNITY SPACE FURNISHINGS + MATERIALS
- A-50** MATERIAL PALETTE

SIGNAGE

- A-51** SIGNAGE DESIGN COVER SHEET
- A-52** TABLE OF CONTENTS + DETAILS
- A-53** SIGNAGE LOCATION PLAN
- A-54** SIGNAGE ELEVATIONS
- A-55** SIGNAGE ELEVATIONS
- A-56** MONUMENT SIGNAGE
- LIGHTING**
- A-57** LIGHTING COVER SHEET
- A-58** STOREFRONT LIGHTING STRATEGIES
- A-59** STOREFRONT LIGHTING STRATEGIES
- A-60** BUILDING 1 LIGHTING STRATEGY
- A-61** BUILDING 1 LIGHTING FIXTURE TYPES
- A-62** BUILDING 2 LIGHTING STRATEGY
- A-63** BUILDING 2 LIGHTING FIXTURE TYPES
- A-64** FOUNTAIN AREA LIGHTING STRATEGIES
- A-65** FOUNTAIN AREA LIGHTING FIXTURE TYPES
- A-66** COURTYARD LIGHTING STRATEGIES
- A-67** COURTYARD LIGHTING FIXTURE TYPES
- A-68** FOOD COURT LIGHTING STRATEGIES
- A-69** FOOD COURT LIGHTING FIXTURE TYPES

DESIGN NARRATIVE

THE 80,483 SQUARE FOOT SITE IS LOCATED IN MARINA DEL REY ALONG WEST WASHINGTON BOULEVARD, BOUNDED BETWEEN VIA MARINA AND PALAWAN WAY. WORKING WITHIN THE MARINA DESIGN GUIDELINES AND THE LIMITATIONS OF AN EXISTING BUILDING HEIGHT OF 38'-0", OUR RENOVATION PROPOSAL FOR THE EXISTING SEVEN BUILDING COMPLEX INTRODUCES A MORE DYNAMIC MIXTURE OF BUILDING HEIGHTS AND IMPLIED BUILDING MASSING. THESE CHANGES ARE IN CONTRAST TO THE CONSISTENCY OF BUILDING HEIGHTS AND VOLUME CURRENTLY EXISTING ACROSS THE SITE. IN ADDITION, THE NEW DESIGN PROPOSES TO REPLACE THEMATIC ORNAMENTATION WITH SIMPLE AND BOLD BUILDING ARTICULATION INTENDED TO CREATE INTERESTING AND ATTRACTIVE FACADES FRONTING THE STREET. DRAWING INSPIRATION FROM THE MARINA, VENICE BOARDWALK & NEARBY ABBOTT KINNEY COMMUNITIES, THE NEW FACADES INCORPORATE A PLAYFUL MIXTURE OF MATERIALS, TEXTURES, AND GRAPHIC PAINTED WALLS VISIBLY ENLIVENING THE PEDESTRIAN EXPERIENCE AND PROVIDING A MORE ATTRACTIVE SERVICE HUB. THROUGHOUT THE PROJECT THE DESIGN PRESERVES AND ENHANCES THE EXISTING LANDSCAPE, AND CORNERS & ALLEYWAYS WILL FEATURE PATIOS WITH PLANTED WALLS, MURALS, AND COLORFUL SITE FURNISHINGS TO CREATE INVITING COMMUNITY GATHERING SPACES. SITE LIGHTING WILL INCLUDE FESTIVE SUSPENDED LIGHTING ABOVE PUBLIC SPACES, REFRESHED ARCADE LIGHTING, AND SOFT YET VIBRANT WALL WASHING FACADE ILLUMINATION.

NEW FACADES

THE NEW FACADES FEATURE A PLAYFUL MIXTURE OF MULTI-TONED STANDING SEAM METAL, TEXTURED STUCCO, PERFORATED PAINTED METAL PANELS WITH 'NATURE THEMED' CUSTOM PATTERNS, AND WEATHERED STEEL METAL LOUVERS. AT THE STOREFRONT ARCADE LEVEL, WE PROPOSE TO ELIMINATE THE PRECAST CLASSIC FILIGREE OVER THE EXISTING ARCADE COLUMNS WHILE SANDBLASTING AND RESEALING THE EXISTING CONCRETE COLUMNS AND EXPOSED WOOD BEAMS TO INTRODUCE MORE RAW EARTHEN MATERIALS. TO COMPLEMENT THIS MODERN AND WARM PALETTE, WE PROPOSE GRAPHIC PAINTED WALLS AS WELL AS DEDICATED 'BLANK CANVAS' PLASTER WALLS FOR MURALS BY LOCAL ARTISTS.

LANDSCAPE: CORNER PARKS

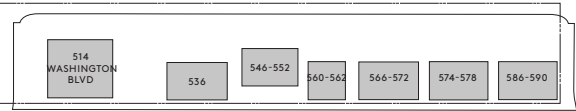
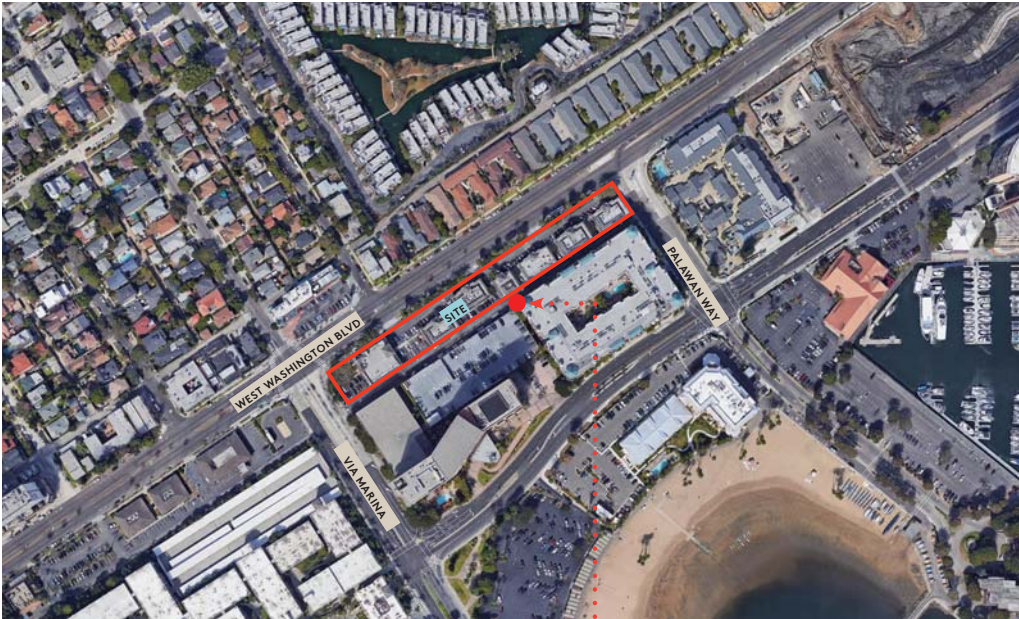
THE GOAL FOR THE CORNER PARK IS TO INCREASE SAFETY AND VISIBILITY IN ACCORDANCE WITH THE MARINA DESIGN GUIDELINES. OUR PROPOSAL RESPECTS AND ENHANCES THE EXISTING PARK LOCATED AT THE CORNER OF VIA MARINA AND WASHINGTON BOULEVARD BY PRESERVING AND SANDBLASTING THE ORIGINAL TERRACOTTA PAVERS, PROVIDING NEW IPE WOOD DECKING OVER THE EXISTING BENCHES, AND RE-CLADDING THE EXISTING FOUNTAIN WITH HOT-ROLLED STEEL PLATES. LIGHTING STRATEGIES INCLUDE COLLAR LIGHTS AT THE EXISTING PALM TREES TO ILLUMINATE THE TREE CANOPIES AND STAKE MOUNTED ACCENT LIGHTING AT THE FOUNTAIN COURT.

LANDSCAPE: SITE PLANTINGS

THE NEW DESIGN AIMS TO PRESERVE ALL SIGNIFICANT SHRUBS AND TREES EXISTING ON SITE WHILE REFRESHING THE LANDSCAPE AESTHETIC THROUGH THE INTRODUCTION OF NEW STEEL ENCLOSURES FOR PLANTER TREE BOXES AND MODERN CONCRETE POTS FEATURING RELOCATED POTTED TREES. LOCATED AT THE THRESHOLD BETWEEN SURFACE PARKING AND THE CONTINUOUS STOREFRONT ARCADE ARE WEATHERED STEEL PLANTER BOXES CONTAINING SUCCULENTS AND DROUGHT TOLERANT GRASSES TO PROVIDE VISUAL INTEREST AND CLEAR VISIBILITY FOR RETAILERS AND PEDESTRIANS.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 4211-017-805
ZONING: VS-CC (VISITOR SERVICES + CONVENIENCE COMMERCIAL)
EXISTING SITE AREA (NO CHANGE): 80,483
EXISTING BUILDING AREA (NO CHANGE): 25,135 SF
EXISTING LOT COVERAGE: 30%
OCCUPANCIES: A-2 (RESTAURANTS), B (BANK), M (RETAIL),
BUILDING HEIGHT:
ALLOWED: 45'-0" MAXIMUM HEIGHT AT TOP OF PARAPET OF HIGHEST BUILDING
EXISTING: 38'-0"
PROPOSED: 32'-0"
EXISTING PARKING (STALLS):
COMPACT: 74
TANDEM: 16
STANDARD: 9
ACCESSIBLE: 4
TOTAL: 103 (STALLS)



*NOT TO SCALE

MARINA BEACH SITE

LOCATED ON THE SOUTH SIDE OF WEST WASHINGTON BLVD . AND IS APPROXIMATELY 840 FEET FROM VIA MARINA AND PALAWAN WAY.

CONTACT INFORMATION

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P: 310-209-8800
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MARINA DEL REY CA 90292
P: (310) 822-6866
F: (310) 822-4266
E: JPETERSON@POM-MDR.COM



RETAIL DESIGN COLLABORATIVE
Long Beach, CA | 562.628.8000 | rdcollaborative.com

CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
EXISTING SITE CONDITIONS
Design Control Board Submission

A-4
18.182



RETAIL DESIGN COLLABORATIVE
Long Beach, CA | 562.628.8000 | rdcollaborative.com

CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
EXISTING SITE CONDITIONS
Design Control Board Submission

A-5
18.182



510 - 590 WASHINGTON BOULEVARD
MARINA DEL REY, CALIFORNIA

BY: COMMONWEALTH LAND TITLE COMPANY	COMMITMENT NO.: 09170507-917-BLB-KR
888 S. FIGUEROA STREET, SUITE 2100	TITLE OFFICER: KATHY RELIGIOSO
LOS ANGELES, CA 90017	DATED: AUGUST 15, 2017
PHONE: (800) 432-0706	

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERENCED ON THIS MAP. COVENANTS, CONDITIONS, RESTRICTIONS, TERMS AGREEMENTS AND MATTERS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS MUST BE REVIEWED TO DISCERN SPECIFICS.

- [illegible]

ITEMS #S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS A&P.

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY HAVE BEEN FIELD CHECKED. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES SHOWN ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK

- BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS
 OTHERWISE NOTED HEREON.
 AT THE TIME OF SURVEY, NO EVIDENCE OF WETLANDS WERE OBSERVED
 UNLESS OTHERWISE NOTED HEREON.
 THE SURVEY WAS CONDUCTED IN THE US-OF-WAY WERE OBSERVED AT
 THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
 THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES
 ONLY. IT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DESIGN
 PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN
 HEREON HAVE BEEN DERIVED FROM THE RECORDS OF THE PUBLIC RECORDS
 OFFICE.
 UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF A LICENSED SURVEYOR
 RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF
 THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
 THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR
 COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR
 INCORPORATED HEREON. THE SURVEYOR'S LIABILITY FOR THIS SURVEY HEREON HAS
 BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 AS OUTLINED IN SECTION 87.016 OF THE BUSINESS AND PROFESSIONS
 CODE, THE SURVEYOR'S LIABILITY FOR THIS SURVEY HEREON IS LIMITED TO
 CERTIFICATION BY A LICENSED LAND SURVEYOR OR REGISTERED LAND
 SURVEYOR OF THE ACCURACY OF THE SURVEY DATA AND THE COMPLETION
 OF THE PREPARATION OF MAPS, PLATS, REPORTS, AND OTHER DOCUMENTS
 REQUIRED BY THE SURVEYOR. THE SURVEYOR'S LIABILITY FOR THIS SURVEY
 HEREON IS LIMITED TO THE EXTENT OF THE SURVEYOR'S LIABILITY FOR THE
 EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR
 CONDITIONS OF THE SURVEY HEREON THAT ARE THE SURVEYOR'S
 CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR

ZONE - "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NO. 06037C1752F EFFECTIVE SEPTEMBER 26, 2008.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

TYPE OF SPACE	TOTAL EXISTING
STANDARD	99
HANDICAP	5
TOTAL	104

SETBACKS:

FRONT	-	10 FEET
STREET SIDE	-	NONE
SIDE	-	10 FEET
REAR	-	10 FEET
HEIGHT	-	140 FEET

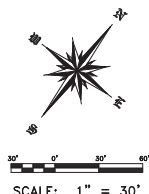
ZONE - SP (MARINA DEL REY SPECIFIC PLAN)

FLOOR AREA RATIO - NONE

PARKING REQUIREMENT - INDETERMINATE PENDING ADDITIONAL INFORMATION FROM THE COUNTY.

ALL SITE RESTRICTIONS WERE OBTAINED PER A ZONING REPORT PREPARED BY MASSEY CONSULTING GROUP, AS PROJECT NUMBER 24794, DATED JUNE 8, 2017, IN CONFORMANCE WITH THE CITY OF MARINA DEL REY. ANY QUESTIONS REGARDING ZONE DEFINITIONS OR INTERPRETATIONS SHOULD BE DIRECTED TO:

PLUCKE NUMBER - (406) 747-6060



1 N 36°00'53" W 24.44'
 $\Delta = 88^{\circ}42'01"$
 $R = 15.00'$
 $L = 23.22'$

2 $\Delta = 88^{\circ}42'01"$
 $R = 40.00'$
 $L = 61.92'$

3 N 52°41'08" E 24.44'

4 N 52°41'08" E 50.00'

5 $\Delta = 89^{\circ}59'16"$
 $R = 20.00'$

6

BASED ON VISUAL OBSERVATION,
THE SUBJECT SITE IS SERVED BY
ALL THE NECESSARY UTILITIES
REQUIRED TO MAINTAIN NORMAL
OPERATION.

[illegible]

LAND AREA:
80,465 SQUARE FEET
1.85 ACRES



PARCELS 407 TO 415 INCLUSIVE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON LOS ANGELES COUNTY ASSESSOR'S MAP NO. 88, RECORDED IN BOOK 1 PAGES 53 THROUGH 70 INCLUSIVE, OF ASSESSOR'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCERN THEREABOUT THAT PORTION THEREOF WHICH LIES WITHIN THE FOLLOWING DESCRIBED:

BEGINNING AT THE WESTERLY CORNER OF SAID PARCEL 411; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID PARCELS 411 TO 414 INCLUDING A PORTION OF 300.00 FEET OF SAID NORTHERLY LINE OF SAID PARCEL 411; THENCE CONTINUING NORTHEASTERLY ALONG SAID NORTHERLY LINE OF SAID PARCELS 411 TO 414 TO THE NORTHERLY CORNER OF SAID PARCEL 410; THENCE NORTHEASTERLY, EASTERLY AND SOUTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL 410 TO THE WESTERLY CORNER OF SAID PARCEL 410; THENCE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET, BEING THE CENTER OF SAID CURVE TANGENT TO A LINE PARALLEL WITH AND 10 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES TO SAID LINE, OF SAID PARCEL 410; THENCE ALONG SAID BOUNDARY OF PARCEL 415; THENCE WESTERLY ALONG SAID CURVE TO SAID PARCEL 410; THENCE SOUTHERLY ALONG SAID BOUNDARY OF SAID PARCEL 410 TO A LINE WHICH BEARS AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SAID PARCEL 410; THENCE SOUTHERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.

ALSO EXCERN THEREABOUT THAT PORTION THEREOF WHICH LIES WESTERLY OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 100.00 FEET, BEING THE CENTER OF SAID CURVE TANGENT TO A LINE PARALLEL WITH AND 10 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES TO SAID LINE, OF SAID PARCEL 410; THENCE ALONG SAID BOUNDARY OF PARCEL 415; THENCE WESTERLY ALONG SAID CURVE TO SAID PARCEL 410; THENCE SOUTHERLY ALONG SAID BOUNDARY OF SAID PARCEL 410 TO A LINE WHICH BEARS AT RIGHT ANGLES TO SAID NORTHERLY LINE OF SAID PARCEL 410; THENCE SOUTHERLY IN A DIRECT LINE TO THE POINT OF BEGINNING.


ASSessor's FILE NUMBER: 0940-370-032 (SEE APPENDIX 4224-005-006)

TO: GOLD COAST SHOPPING CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, AND COMMONWEALTH LAND TITLE COMPANY.

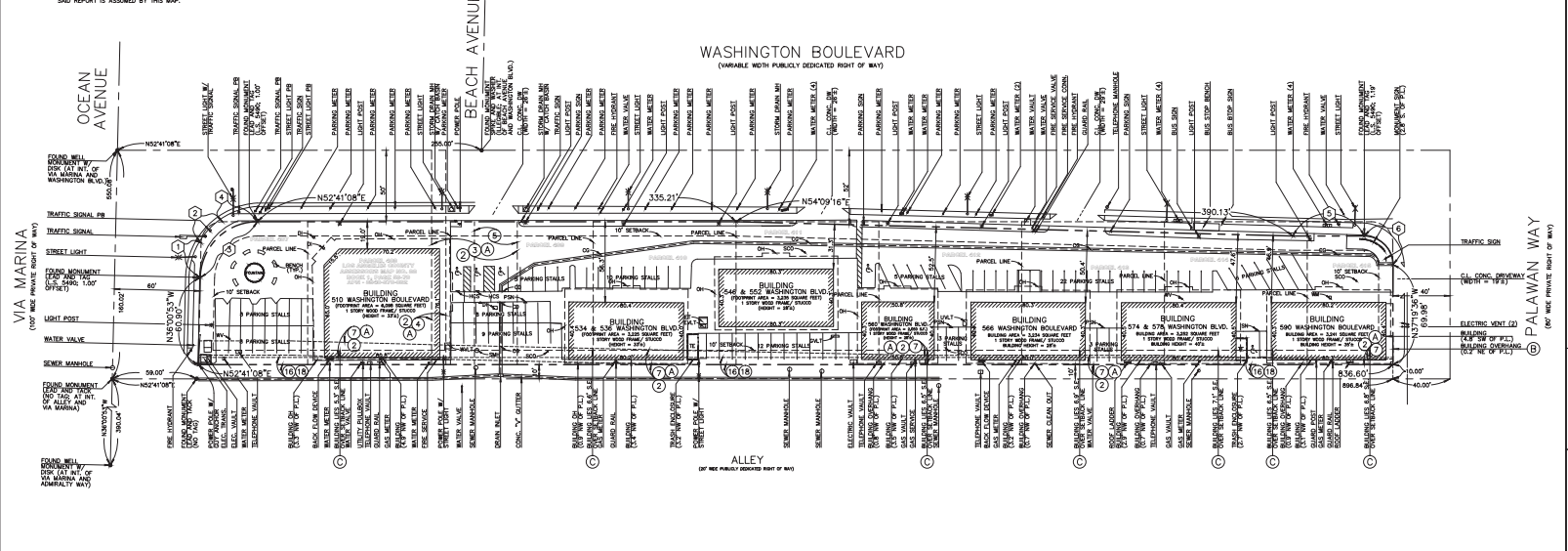
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY DEVELOPED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 10(A), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 2, 2017.

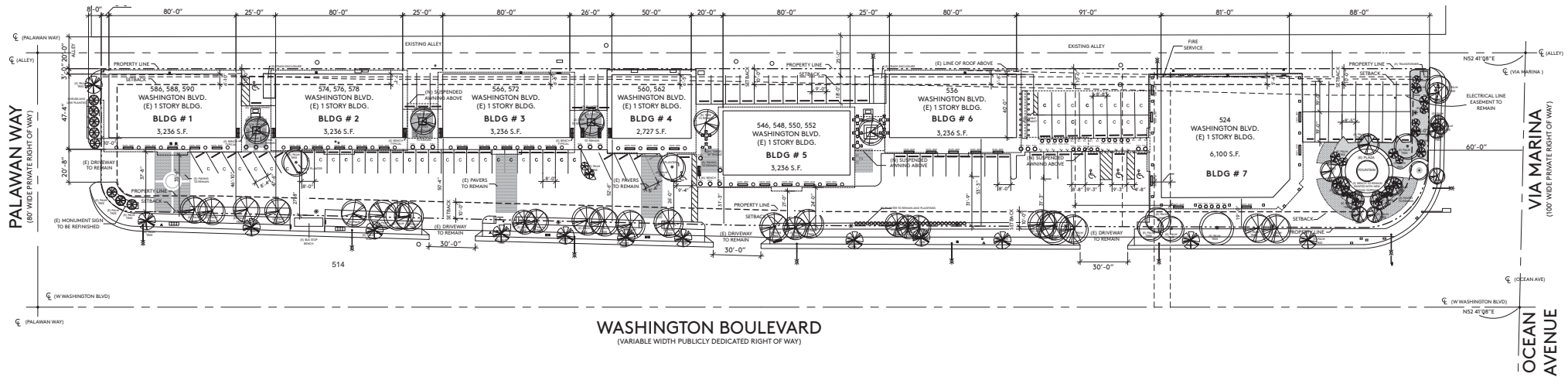
DATE OF PLAT OR MAP: MAY 3, 2017

Jeffery L. Mays
JEFFERY L. MAYS L.S. NO. 6379



SHEET <u>1</u> OF <u>1</u>		SCALE: 1" = 40'	DATE: 05/31/17		DRAWN BY: JD		FILE NO. <u>16453</u>	
ALTA/NSPS LAND TITLE SURVEY				JRN CIVIL ENGINEERS				
510 -- 580 WASHINGTON BOULEVARD MARINA DEL REY, CALIFORNIA				SAN CLEMENTE, CALIFORNIA, 92672-232				
ADDRESS:				PHONE (949) 248-6886 FAX (949) 248-6887				
CLIENT: CONTINENTAL REAL ESTATE SERVICES, INC				PROJECT COORDINATOR: JUSTIN DAVENPORT JDAVENPORT@JRN-CIL.COM				
				AVENUE FABRICANTE, S/E 107				
				4/29/17: PER CLIENT COMMENT				
				4/29/17: PER CLIENT COMMENT				

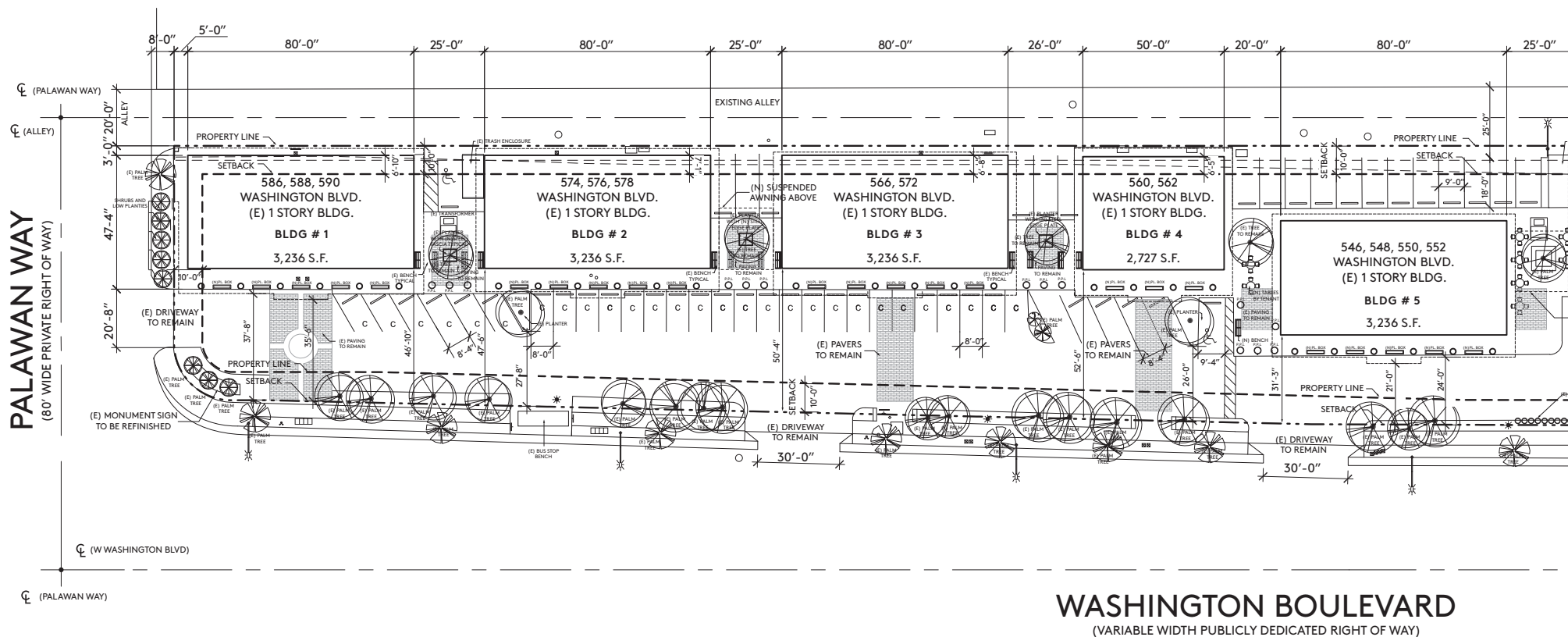




TENANT MATRIX

Unit#	Address	Tenant	Lease Area
80701-B1	514 Washington Blvd.	Wells Fargo Bank	5,980
80701-C1	534 Washington Blvd.	Frankie & Johnnies New York Pizza	1,209
80701-C2	536 Washington Blvd.	Wolf's Liquor	1,209
80701-D1	546 Washington Blvd.	Noah's Bagels	1,470
80701-D3	552 Washington Blvd.	Café Buna	1,709
80701-E1	562 Washington Blvd.	VACANT	2,000
80701-F1	566 Washington Blvd.	Cleaning Baron	3,140
80701-G1	574 Washington Blvd.	Nailtec Spa	1,000
80701-G2	576 Washington Blvd.	Marina Pet Spa	705
80701-G3	578 Washington Blvd.	The UPS Store	1,280
80701-H2	586 Washington Blvd.	Sirinan Massage	1,000
80701-H1	588 Washington Blvd.	Marina Optometry	1,100
80701-H3	590 Washington Blvd.	VACANT	1,099

ELEVATION - 524 WASHINGTON BLVD
SCALE 1/16" = 3'-0"



WASHINGTON BOULEVARD

(VARIABLE WIDTH PUBLICLY DEDICATED RIGHT OF WAY)



SITE PLAN
SCALE 1/6" = 1'-0"

RETAIL DESIGN COLLABORATIVE
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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

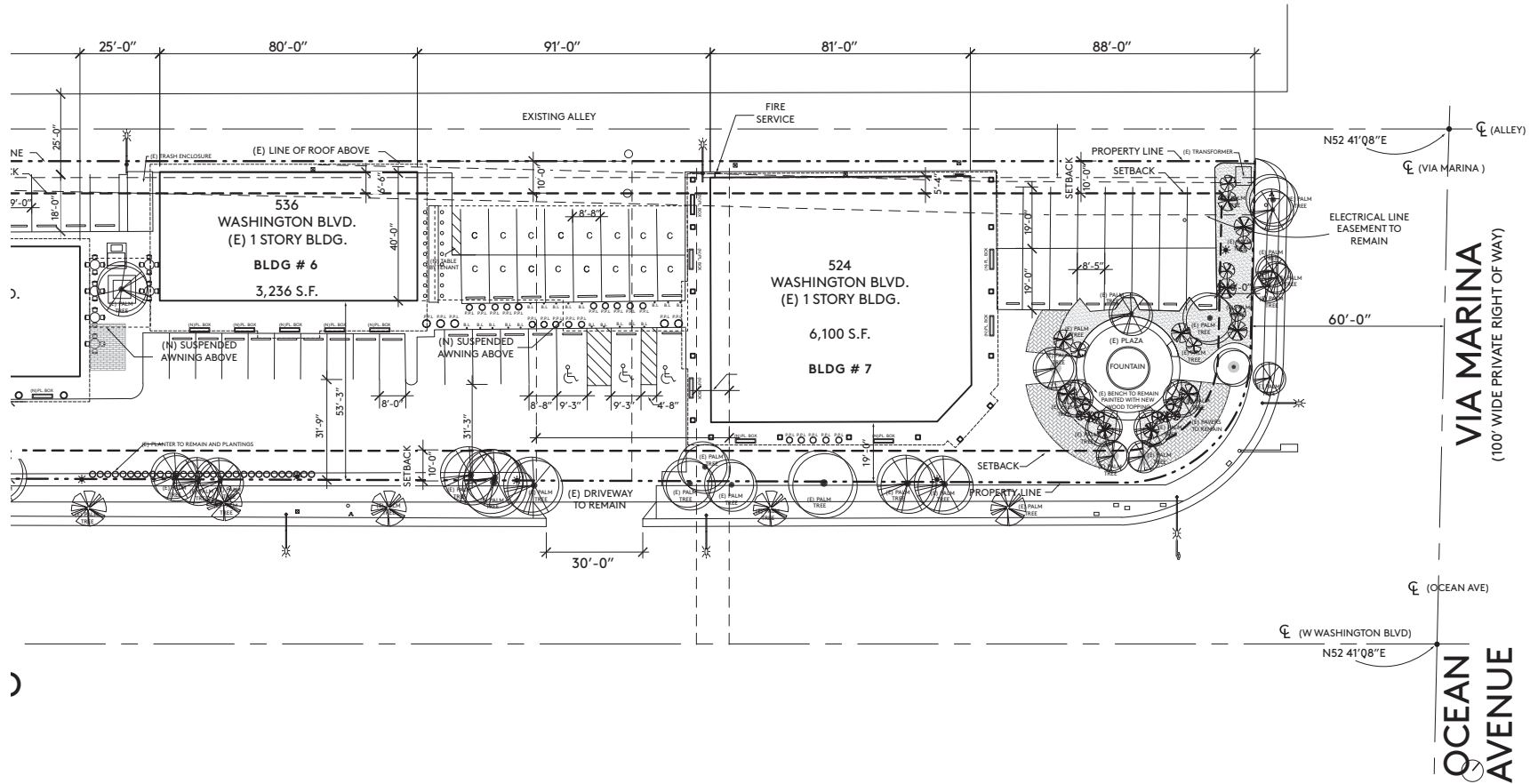
PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
ENLARGED SITE PLAN
Design Control Board Submission

A-9
18.182



ELEVATION - 524 WASHINGTON BLVD
SCALE 1/8" = 1'-0"



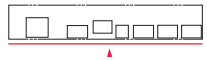
SITE PLAN
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/164" = 1'-0"



SOUTH ELEVATION
SCALE 1/164" = 1'-0"





3D PERSPECTIVE VIEW

MATERIAL LEGEND													
WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	MT-5 PERFORATED METAL PANEL WITH POWDER COATED FINISH	GT-01 GREEN VERTICAL TRELLIS WALL	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-2 DUNN EDWARDS DE6375 CASTLEROCK	PT-1 DUNN EDWARDS DE6218 ANTIQUE PAPER	ATAS STANDING SEAM METAL, POWDER COATED FINISH	MT-1 02 BLACK	MT-2 20 SLATE GREY	MT-3 13 DOVE GREY	MT-4 10 ASCOT WHITE	PT-3 DUNN EDWARDS CUPID'S ARROW

RETAIL DESIGN COLLABORATIVE
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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
3D VIEW - PALAWAN+WASHINGTON
Design Control Board Submission

A-12
18.182



3D PERSPECTIVE VIEW

MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



WD-2
MARINE GRADE
PLYWOOD CLEAR
SEALED



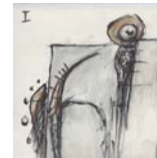
PT-4
SYDNEY HARBOR
CHALKBOARD PAINT
'SEA MONSTER'



GW-3
WHITE CHALKBOARD
ART TBD



GT-01
GREEN VERTICAL
TRELLIS WALL



GW-2
FINAL GRAPHIC MURAL
TBD BY ARTIST
ADAM ZALABANY



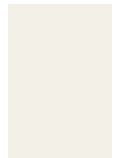
LW
ARTIFICIAL LIVING
WALL



PL-1
OMEGA SMOOTH
COAT 10, PAINTED
FINISH



PT-1
DUNN EDWARDS
DE6375
CASTLEROCK



PT-2
DUNN EDWARDS
DE6218 ANTIQUE
PAPER



PT-3
DUNN EDWARDS
DE6378 JET

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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
3D VIEW - COMMUNITY SPACE
Design Control Board Submission

A-13
18.182



3D PERSPECTIVE VIEW

MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



GW-1
CUSTOM PAINT-
ED WALL GRAPHIC.
GRAPHIC TBD



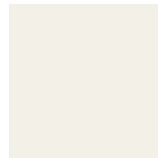
LW-01
ARTIFICIAL LIVING
WALL



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



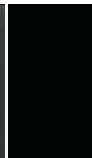
PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



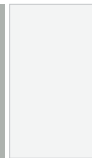
MT-1
02 BLACK



MT-2
20 SLATE
GREY



MT-3
13 DOVE
GREY



MT-4
10 ASCOT
WHITE



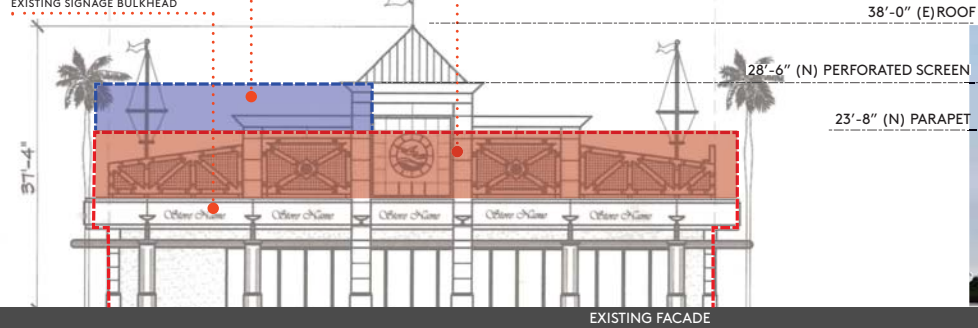
PT-3
DUNN EDWARDS
CUPID'S ARROW



SOLID PARAPET INFILL WALL RETAIN + PRESERVE EXISTING ROOF
ANGLE BRACES AND WALL FRAMING

50-75% PERFORATED PANEL FACADE -
TO MITIGATE WIND LOAD REQUIREMENT

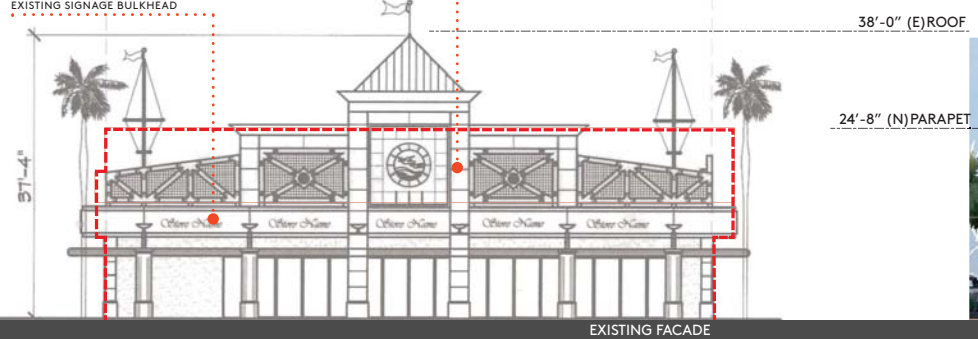
EXISTING SIGNAGE BULKHEAD



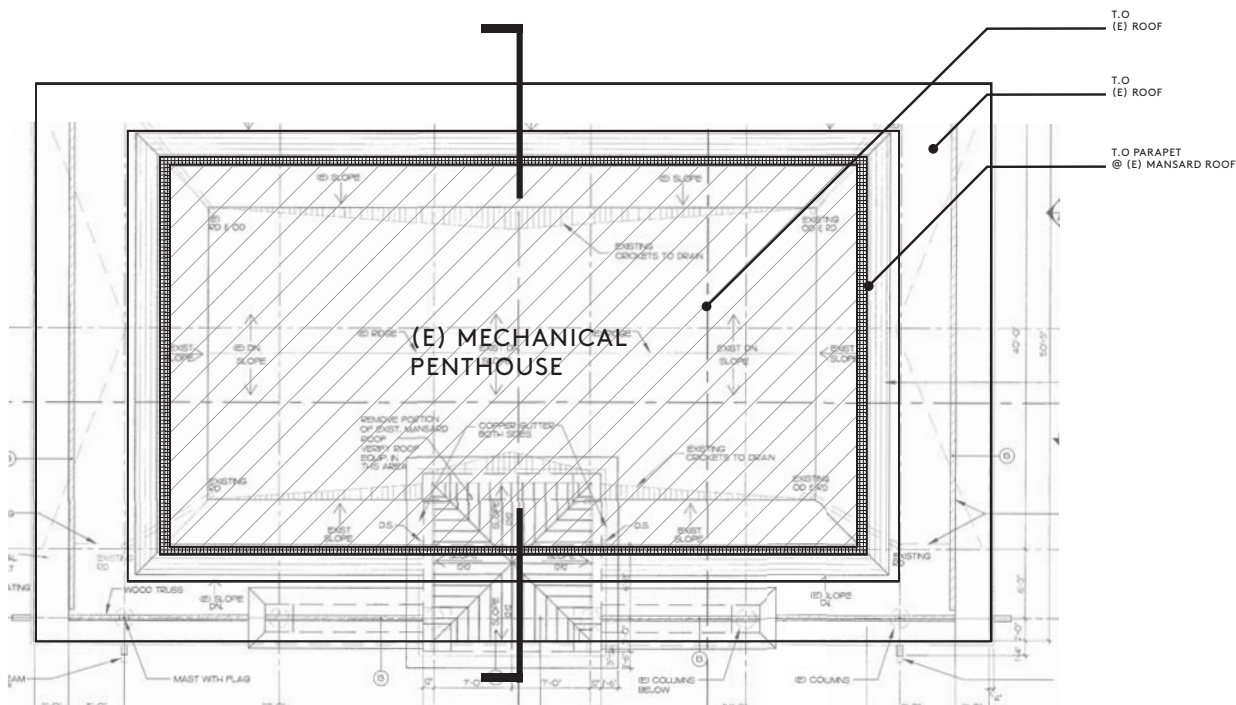
FACADE TYPE A

SOLID PARAPET INFILL WALL RETAIN + PRESERVE EXISTING ROOF
ANGLE BRACES AND WALL FRAMING

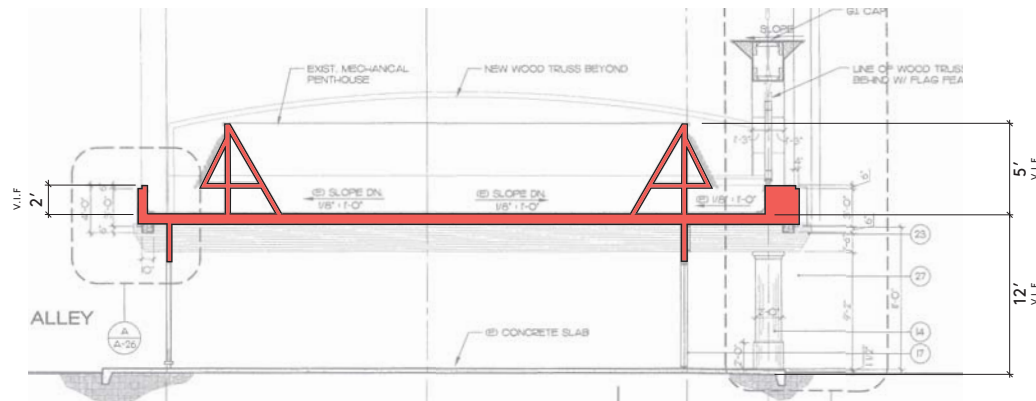
EXISTING SIGNAGE BULKHEAD



FACADE TYPE B



FACADE TYPE B



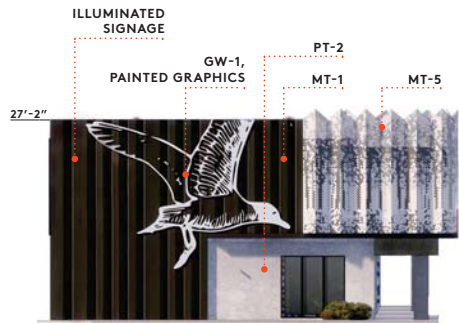
FACADE TYPE B



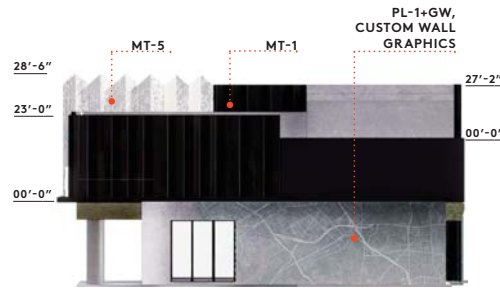
NORTH-EAST VIEW
SCALE N/O



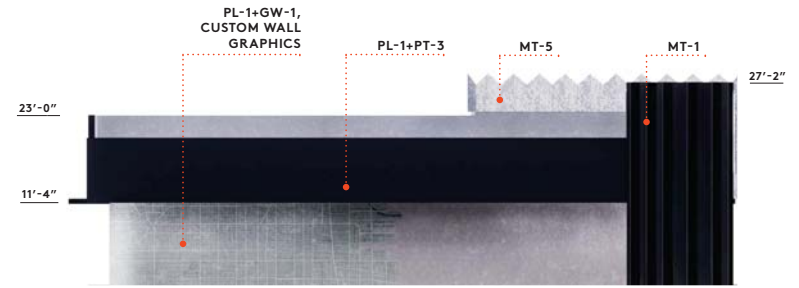
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

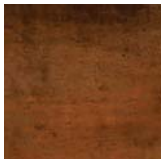
MATERIAL LEGEND



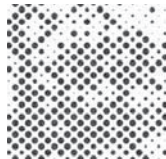
WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



MT-5
PERFORATED METAL
PANEL WITH POWDER
COATED FINISH



GW-1
CUSTOM PAINTED
WALL GRAPHIC OF
MARINA DEL REY MAP



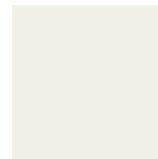
GW-2
CUSTOM PAINTED
GRAPHIC OVER
STANDING SEAM,
GRAPHIC TBD



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



PT-1
DUNN EDWARDS
DE6375 CASTLEROCK



PT-2
DUNN EDWARDS
DE6218 ANTIQUE PAPER



PT-3
DUNN EDWARDS
DE6218 ANTIQUE PAPER



MT
ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



MT-1
02 BLACK

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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #1 586-590 WASHINGTON BLVD
Design Control Board Submission

A-17
18.182



3D PERSPECTIVE VIEW

MATERIAL LEGEND

WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	MT-5 PERFORATED METAL PANEL WITH POWDER COATED FINISH	GW-1 CUSTOM PAINTED WALL GRAPHIC OF MARINA DEL REY MAP	GW-2 CUSTOM PAINTED GRAPHIC OVER STANDING SEAM, GRAPHIC TBD	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-1 DUNN EDWARDS DE6375 CASTLEROCK	PT-2 DUNN EDWARDS DE6218 ANTIQUE PAPER	PT-3 DUNN EDWARDS DE6218 ANTIQUE PAPER	MT ATAS STANDING SEAM METAL, POWDER COATED FINISH	MT-1 02 BLACK

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CLIENT
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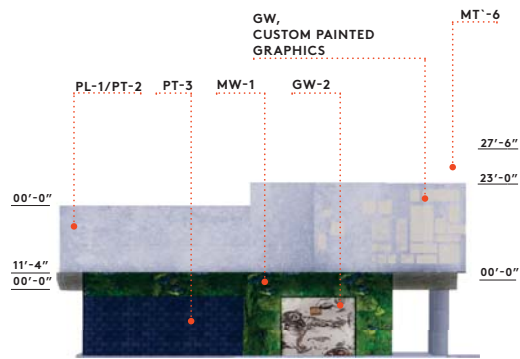
PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #1 586-590 WASHINGTON BLVD
Design Control Board Submission

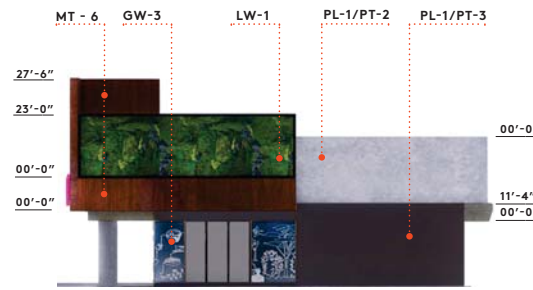
A-18
18.182



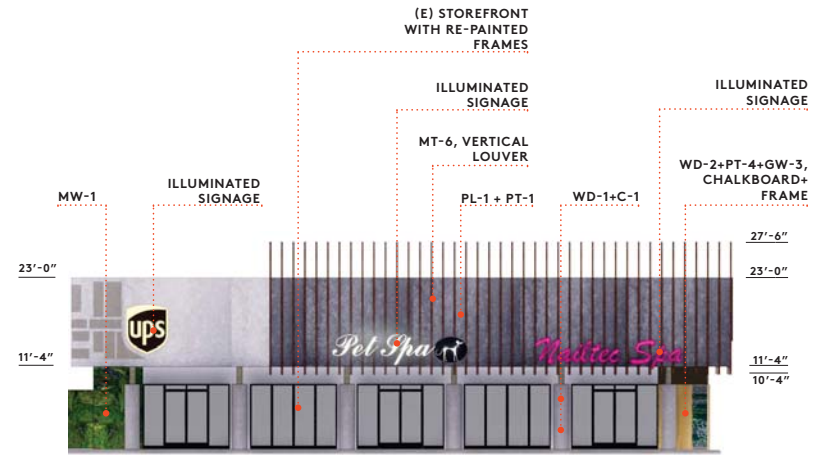
NORTH-EAST VIEW
SCALE N/A



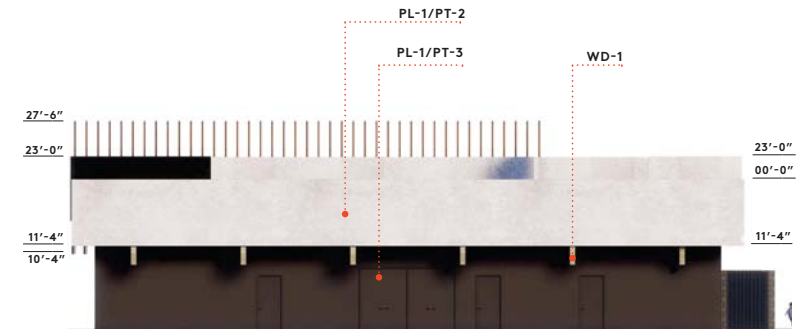
EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



MATERIAL LEGEND

WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	WD-2 MARINE GRADE PLYWOOD CLEAR SEALED	PT-4 SYDNEY HARBOR CHALKBOARD PAINT 'SEA MONSTER'	GW-3 WHITE CHALKBOARD ART TBD	GT-01 GREEN VERTICAL TRELLIS WALL	GW-2 FINAL GRAPHIC MURAL TBD BY ARTIST ADAM ZALABANY	LW ARTIFICIAL LIVING WALL	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-1 DUNN EDWARDS DE6375 CASTLEROCK	PT-2 DUNN EDWARDS DE6218 ANTIQUE PAPER	PT-3 DUNN EDWARDS DE6378 JET

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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #2 574-578 WASHINGTON BLVD
Design Control Board Submission

A-19
18.182



3D PERSPECTIVE VIEW

MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



WD-2
MARINE GRADE
PLYWOOD CLEAR
SEALED



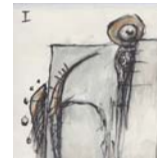
PT-4
SYDNEY HARBOR
CHALKBOARD PAINT
'SEA MONSTER'



GW-3
WHITE CHALKBOARD
ART TBD



GT-01
GREEN VERTICAL
TRELLIS WALL



GW-2
FINAL GRAPHIC MURAL
TBD BY ARTIST
ADAM ZALABANY



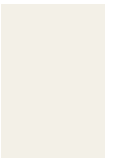
LW
ARTIFICIAL LIVING
WALL



PL-1
OMEGA SMOOTH
COAT 10, PAINTED
FINISH



PT-1
DUNN EDWARDS
DE6375
CASTLEROCK



PT-2
DUNN EDWARDS
DE6218 ANTIQUE
PAPER



PT-3
DUNN EDWARDS
DE6378 JET



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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

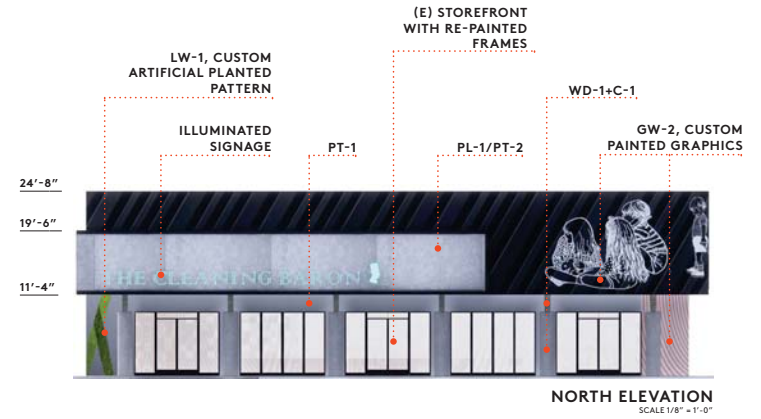
PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #2 574-578 WASHINGTON BLVD
Design Control Board Submission

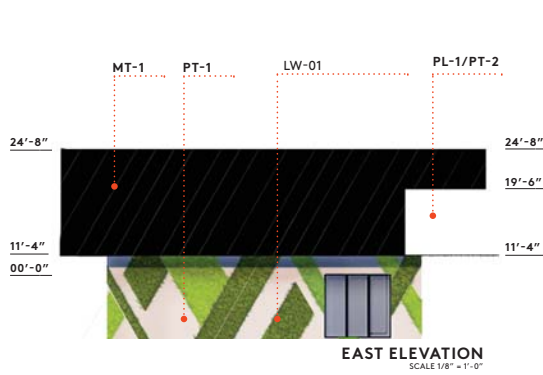
A-20
18.182



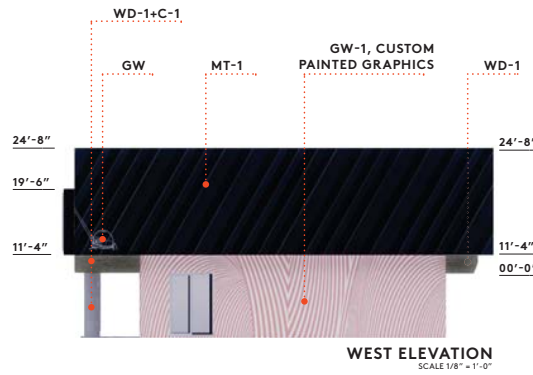
NORTH-EAST VIEW
SCALE N/O



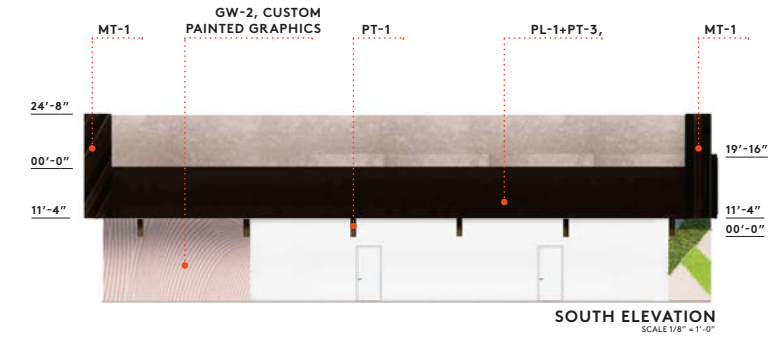
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



LW-01
ARTIFICIAL LIVING
WALL



GW-1
CUSTOM PAINTED
WALL GRAPHIC



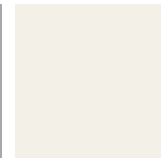
GW-2
CUSTOM PAINTED
WALL GRAPHIC ON
STANDING SEAM.
GRAPHIC TBD



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



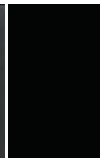
PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



PT-3
DUNN EDWARDS
DE6378 JET



ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



MT-1
02 BLACK

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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #3 566-572 WASHINGTON BLVD
Design Control Board Submission

A-21
18.182



3D PERSPECTIVE VIEW

MATERIAL LEGEND

WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	LW-01 MOSS LIVING WALL GRAPHIC	GW-1 CUSTOM PAINTED WALL GRAPHIC	GW-2 CUSTOM PAINTED WALL GRAPHIC ON STANDING SEAM. GRAPHIC TBD	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-2 DUNN EDWARDS DE6375 CASTLEROCK	PT-1 DUNN EDWARDS DE6218 ANTIQUE PAPER	PT-3 DUNN EDWARDS DE6378 JET	ATAS STANDING SEAM METAL, POWDER COATED FINISH	02 BLACK

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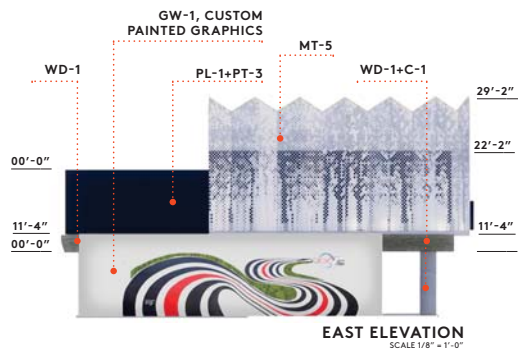
CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

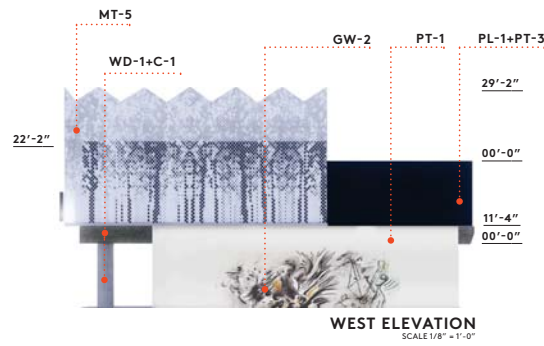
11.28.2018
BLDG #3 566-572 WASHINGTON BLVD
Design Control Board Submission



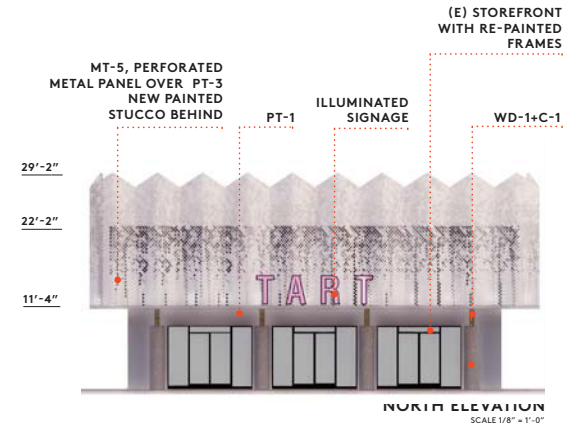
NORTH-EAST VIEW



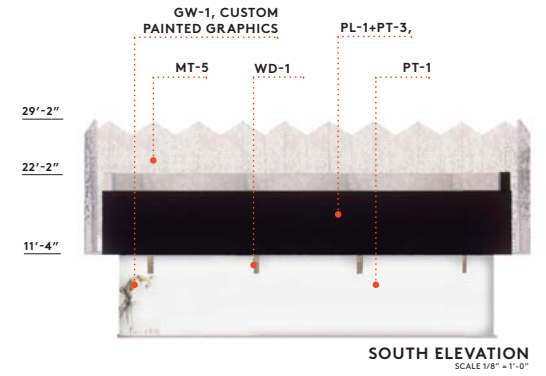
EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND



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CLIENT
GOLD COAST SHOPPING CENTER LLC
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PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #4 560-562 WASHINGTON BLVD
Design Control Board Submission

A-23
18.182



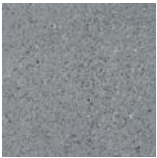
3D PERSPECTIVE VIEW



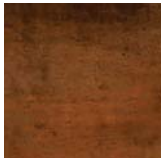
MATERIAL LEGEND



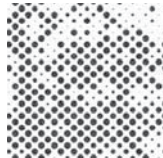
WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



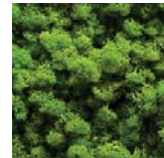
MT-5
PERFORATED METAL
PANEL WITH POWDER
COATED FINISH



GW-2
FINAL GRAPHIC MU-
RAL TBD BY ARTIST



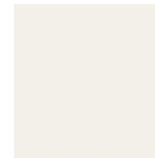
GW-1
CUSTOM PAINTED
WALL GRAPHIC



LW-01
MOSS LIVING WALL
GRAPHIC



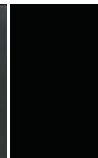
PL-1
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



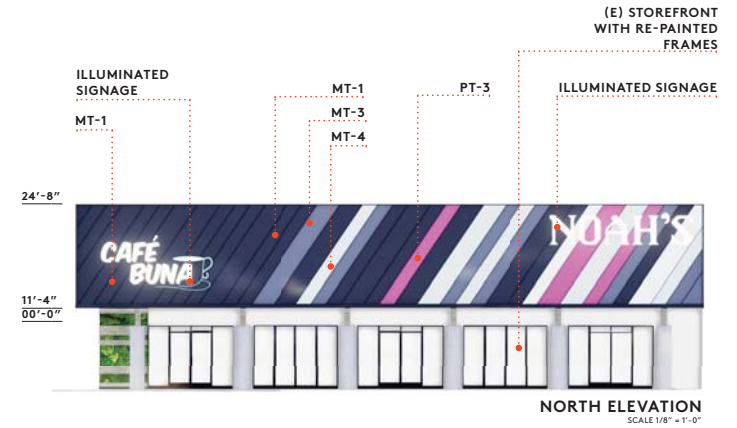
MT-1
02 BLACK



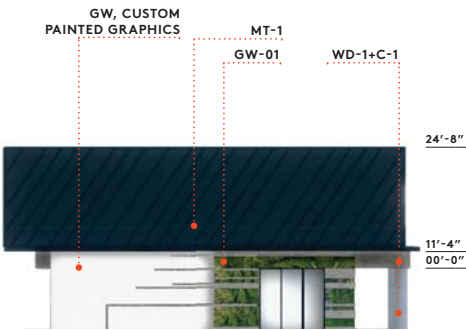
MT-2
20 SLATE
GREY



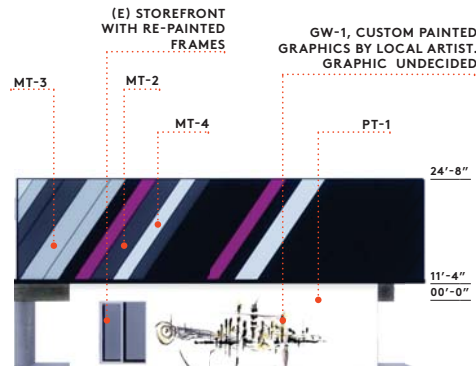
NORTH-EAST VIEW
SCALE N/A



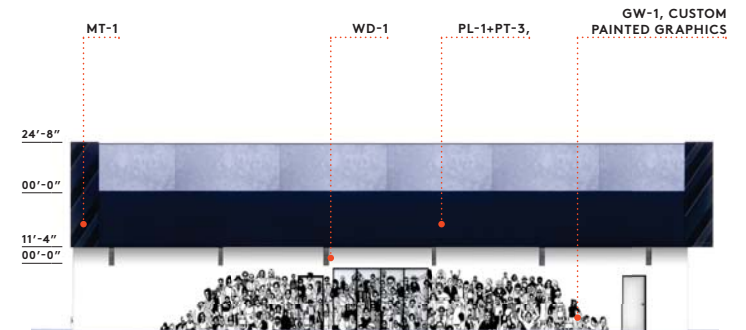
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND



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9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #5 546-552 WASHINGTON BLVD
Design Control Board Submission

A-25
18.182



3D PERSPECTIVE VIEW

MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



GT-01
GREEN VERTICAL
TRELLIS WALL



GW-2
CUSTOM PAINTED
WALL GRAPHIC BY
ARTIST TBD



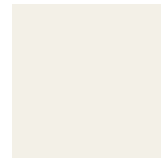
GW-2
CUSTOM PAINTED
WALL GRAPHIC BY
ARTIST TBD



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



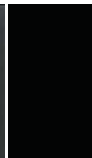
PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



MT-1
02 BLACK



MT-2
20 SLATE
GREY



MT-3
13 DOVE
GREY



MT-4
10 ASCOT
WHITE



PT-3
DUNN EDWARDS
CUPID'S ARROW



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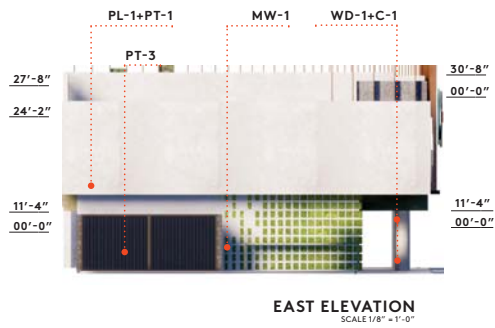
PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #5 546-552 WASHINGTON BLVD
Design Control Board Submission

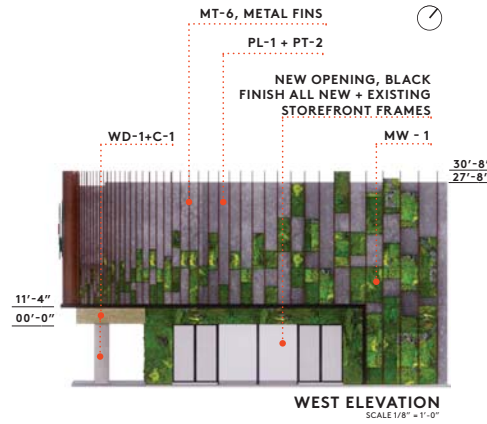
A-26
18.182



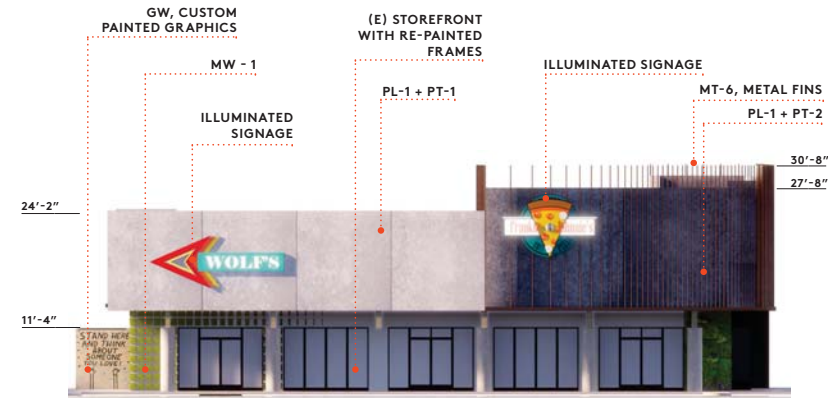
NORTH-EAST VIEW
SCALE N/D



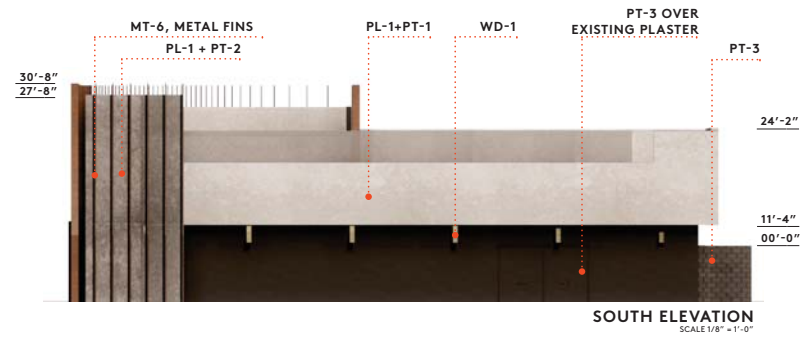
EAST ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINS



LW-01
ARTIFICIAL LIVING
WALL



GT-01
GREEN VERTICAL
TRELLIS WALL



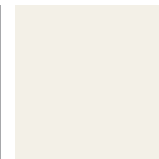
WG
CUSTOM PAINTED
WALL GRAPHIC.
GRAPHIC TBD



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



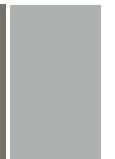
PT-3
DUNN EDWARDS
DE6350 DARK ENGINE



MT-1
02 BLACK



MT-2
20 SLATE
GREY



MT-3
13 DOVE
GREY

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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #6 536 WASHINGTON BLVD
Design Control Board Submission

A-27
18.182



3D PERSPECTIVE VIEW

MATERIAL LEGEND

WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	LW-01 ARTIFICIAL LIVING WALL	GT-01 GREEN VERTICAL TRELLIS WALL	GW-2 CUSTOM PAINTED WALL GRAPHIC BY ARTIST TBD	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-2 DUNN EDWARDS DE6375 CASTLEROCK	PT-1 DUNN EDWARDS DE6218 ANTIQUE PAPER	PT-3 DUNN EDWARDS DE6350 DARK ENGINE	MT-1 02 BLACK	MT-2 20 SLATE GREY	MT-3 13 DOVE GREY

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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #6 536 WASHINGTON BLVD
Design Control Board Submission

A-28
18.182



3D PERSPECTIVE VIEW

MATERIAL LEGEND

WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	LW-01 ARTIFICIAL LIVING WALL	GT-01 GREEN VERTICAL TRELLIS WALL	GW-2 CUSTOM PAINTED WALL GRAPHIC BY ARTIST TBD	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-2 DUNN EDWARDS DE6375 CASTLEROCK	PT-1 DUNN EDWARDS DE6218 ANTIQUE PAPER	PT-3 DUNN EDWARDS DE6350 DARK ENGINE	MT-1 02 BLACK	MT-2 20 SLATE GREY	MT-3 13 DOVE GREY

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GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #6 536 WASHINGTON BLVD
Design Control Board Submission

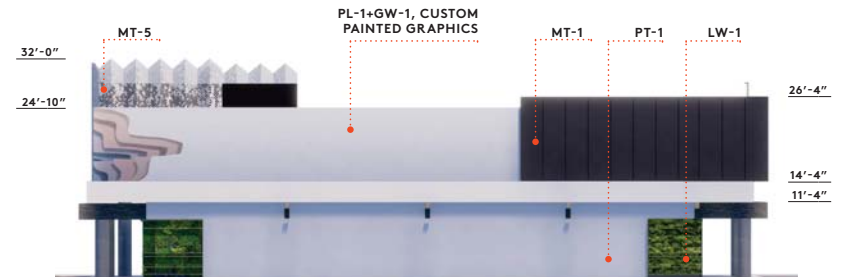
A-29
18.182



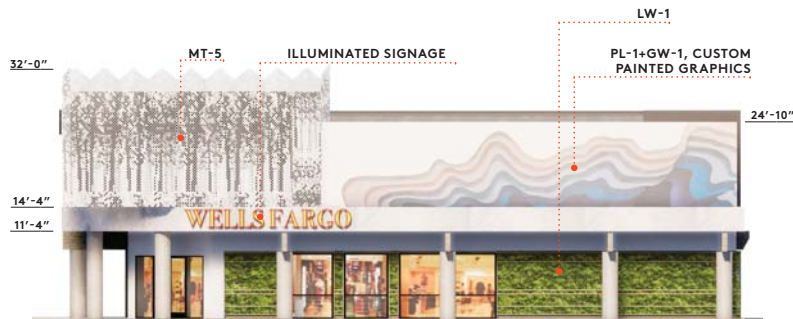
NORTH-EAST VIEW
SCALE N/O



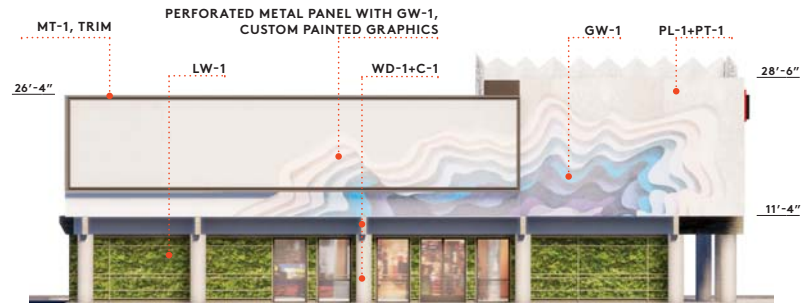
NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL LEGEND

WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	MT-5 PERFORATED METAL PANEL WITH POWDER COATED FINISH	GW-1 CUSTOM PAINT- ED WALL GRAPHIC, GRAPHIC TBD	LW-01 ARTIFICIAL LIVING WALL	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-2 DUNN EDWARDS DE6375 CASTLEROCK	PT-1 DUNN EDWARDS DE6218 ANTIQUE PAPER	ATAS STANDING SEAM METAL, POWDER COATED FINISH	MT-1 02 BLACK	MT-2 20 SLATE GREY

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9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
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510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #7 514 WASHINGTON BLVD
Design Control Board Submission

A-30
18.182



3D PERSPECTIVE VIEW



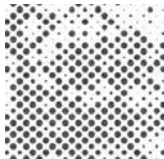
WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



MT-5
PERFORATED METAL
PANEL WITH POWDER
COATED FINISH



GW-1
CUSTOM PAINT-
ED WALL GRAPHIC,
GRAPHIC TBD



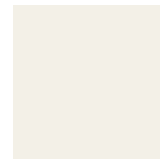
LW-01
ARTIFICIAL LIVING
WALL



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



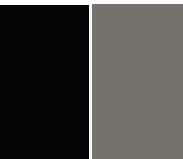
PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



MT-1
02 BLACK

MT-2
20 SLATE
GREY



3D PERSPECTIVE VIEW



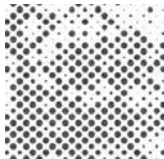
WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



MT-5
PERFORATED METAL
PANEL WITH POWDER
COATED FINISH



GW-1
CUSTOM PAINT-
ED WALL GRAPHIC,
GRAPHIC TBD



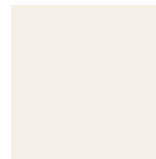
LW-01
ARTIFICIAL LIVING
WALL



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



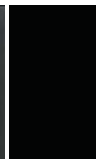
PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



MT-1
02 BLACK



MT-2
20 SLATE
GREY



3D PERSPECTIVE VIEW



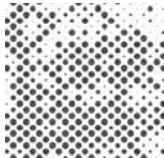
WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



MT-5
PERFORATED METAL
PANEL WITH POWDER
COATED FINISH



GW-1
CUSTOM PAINT-
ED WALL GRAPHIC,
GRAPHIC TBD



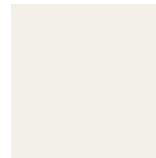
LW-01
ARTIFICIAL LIVING
WALL



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



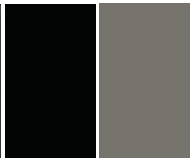
PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS
STANDING SEAM
METAL, POWDER
COATED FINISH



MT-1
02 BLACK



MT-2
20 SLATE
GREY

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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
BLDG #7 514 WASHINGTON BLVD
Design Control Board Submission

A-33
18.182



1 GREEN WALL - GROWING VINE OVER GREEN METAL WIRE TRELLIS WITH ABOVE-GROUND BASE PLANTER TO BE MAINTAINED BY OWNER



2 POTTERY - 'LARKSPUR' NATURAL CONCRETE POT WITH SUCCULENT PLANTING



3 EXISTING TREE PLANTER - A606 WEATHERING STEEL FASCIA PLATE



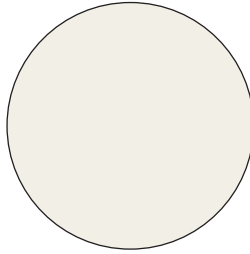
4 PLANTER BOX - NICE PLANTER LLC CORTEN PLANTER BOX



5 PLANTED WALL WITH ARTIFICIAL SUCCULENTS AND MOSS, PERMANENTLY ADHERED TO COMPOSITE SUBSTRUCTURE



6 FOUNTAIN 'SHROUD' ENCLOSURE - HOT ROLLED STEEL SHEET



7 PAINT - DUNN EDWARDS 'ANTIQUE PAPER'



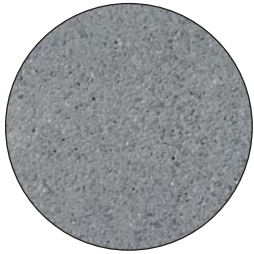
8 CUSTOM PAINTED WALL GRAPHIC. GRAPHIC TBD



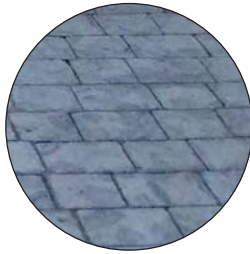
9 CUSTOM PAINTED WALL GRAPHIC. GRAPHIC TBD



10 CUSTOM PAINTED WALL GRAPHIC. GRAPHIC TBD



11 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED + SEALED



12 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED + SEALED



13 ACCENT PAVING - EXISTING PAVERS TO BE SANDBLASTED + SEALED



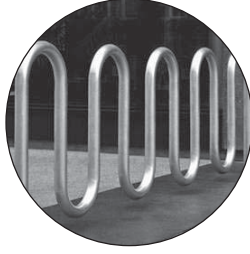
14 BENCH SEAT - IPE WOOD DECKING



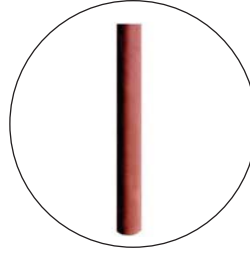
15 LIGHTING - PALM TREE COLLAR LIGHTS



16 BENCH - FUCHSIA COLORED STEEL BENCH BY GRAND PARK DESIGN



17 BIKE RACK - RIBBON RACK COMPANY BIKE RACK, FUSCHIA COLOR TO MATCH BENCH



18 BOLLARD - RELIANCE FOUNDRY CORTEN BOLLARD



19 SUSPENDED FABRIC CANOPY



20 SUSPENDED LIGHTING



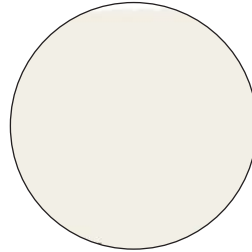
1 ACCENT PAVING - EXISTING PAVERS TO BE SANDBLASTED + SEALED



2 FOUNTAIN 'SHROUD' ENCLOSURE - HOT ROLLED STEEL SHEET



3 BENCH SEAT - IPE WOOD DECKING



4 PAINT - DUNN EDWARDS 'ANTIQUÉ PAPER'



5 FOUNTAIN EDGE - RIVER ROCK GREY



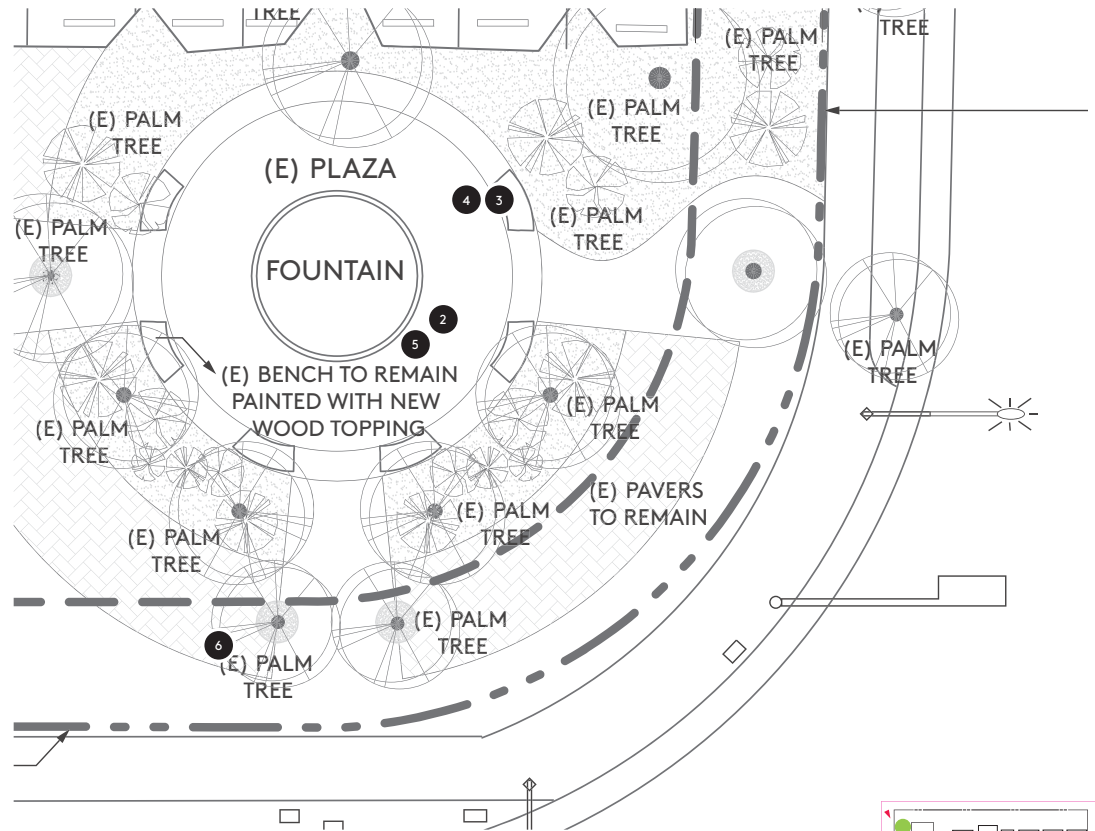
6 LIGHTING - PALM TREE COLLAR LIGHTS



EXISTING FOUNTAIN + BENCH



PROPOSED FOUNTAIN + BENCH



CORNER PARK - ENLARGED PLAN

SCALE 1/4" = 1'-0"



3D PERSPECTIVE VIEW

MATERIAL LEGEND														
WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	MT-5 PERFORATED METAL PANEL WITH POWDER COATED FINISH	GW CUSTOM PAINTED WALL GRAPHIC	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-2 DUNN EDWARDS DE6375 CASTLEROCK	PT-1 DUNN EDWARDS DE6218 ANTIQUE PAPER	ATAS STANDING SEAM METAL, POWDER COATED FINISH	MT-1 02 BLACK	MT-2 20 SLATE GREY	MT-3 13 DOVE GREY	MT-4 10 ASCOT WHITE	PT-3 DUNN EDWARDS CUPID'S ARROW	



1 POTTERY - 'LARKSPUR' NATURAL CONCRETE POT WITH SUCCULENT PLANTING



2 PLANTER BOX - NICE PLANTER LLC CORTEN PLANTER BOX



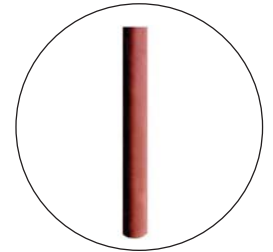
3 PLANTED WALL WITH ARTIFICIAL SUCCULENTS AND MOSS, PERMANENTLY ADHERED TO COMPOSITE SUBSTRUCTURE



4 SUSPENDED LIGHTING



5 SUSPENDED FABRIC CANOPY



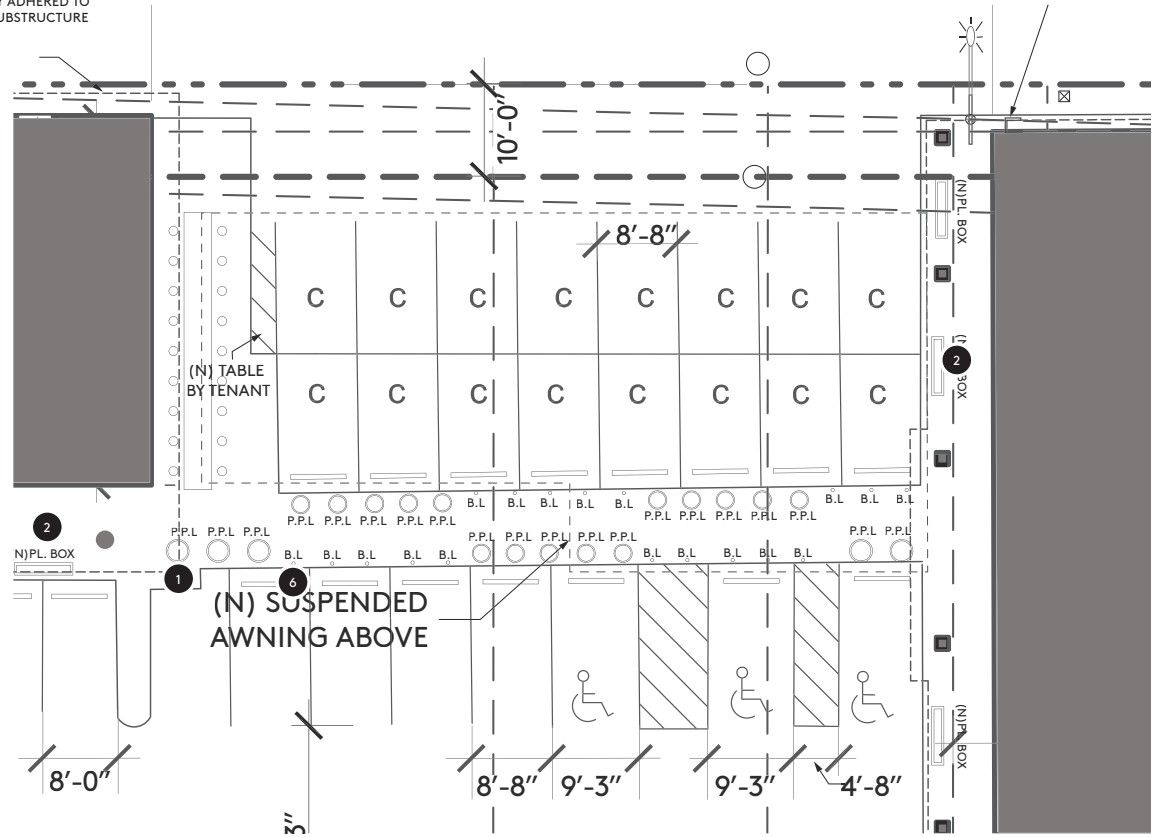
6 BOLLARD - RELIANCE FOUNDRY CORTEN BOLLARD



EXISTING LANDSCAPE



OUTDOOR DINING



COMMUNITY SPACE - ENLARGED PLAN
SCALE 3/16" = 1'-0"



3D PERSPECTIVE VIEW

MATERIAL LEGEND

WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	MT-5 PERFORATED METAL PANEL WITH POWDER COATED FINISH	GW-1 CUSTOM PAINT- ED WALL GRAPHIC, GRAPHIC TBD	LW-01 ARTIFICIAL LIVING WALL	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-2 DUNN EDWARDS DE6375 CASTLEROCK	PT-1 DUNN EDWARDS DE6218 ANTIQUE PAPER	ATAS STANDING SEAM METAL, POWDER COATED FINISH	MT-1 02 BLACK	MT-2 20 SLATE GREY

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CLIENT
GOLD COAST SHOPPING CENTER LLC
9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
COMMUNITY SPACE FURNISHINGS + MATERIALS
Design Control Board Submission

A-38
18.182



3D PERSPECTIVE VIEW



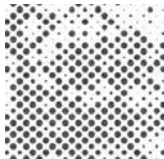
WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



MT-5
PERFORATED METAL
PANEL WITH POWDER
COATED FINISH



GW-1
CUSTOM PAINT-
ED WALL GRAPHIC,
GRAPHIC TBD



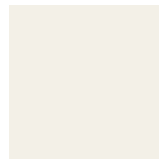
LW-01
ARTIFICIAL LIVING
WALL



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS
STANDING SEAM
METAL, POWDER
COATED FINISH



MT-1
02 BLACK



MT-2
20 SLATE
GREY

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A-39
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1 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED + SEALED



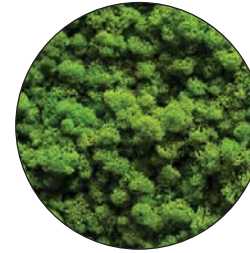
2 POTTERY - 'LARKSPUR' NATURAL CONCRETE POT WITH SUCCULENT PLANTING



3 EXISTING TREE PLANTER - A606 WEATHERING STEEL FASCIA PLATE



4 PLANTER BOX - NICE PLANTER LLC CORTEN PLANTER BOX



5 PLANTED WALL WITH ARTIFICIAL SUCCULENTS AND MOSS, PERMANENTLY ADHERED TO COMPOSITE SUBSTRUCTURE



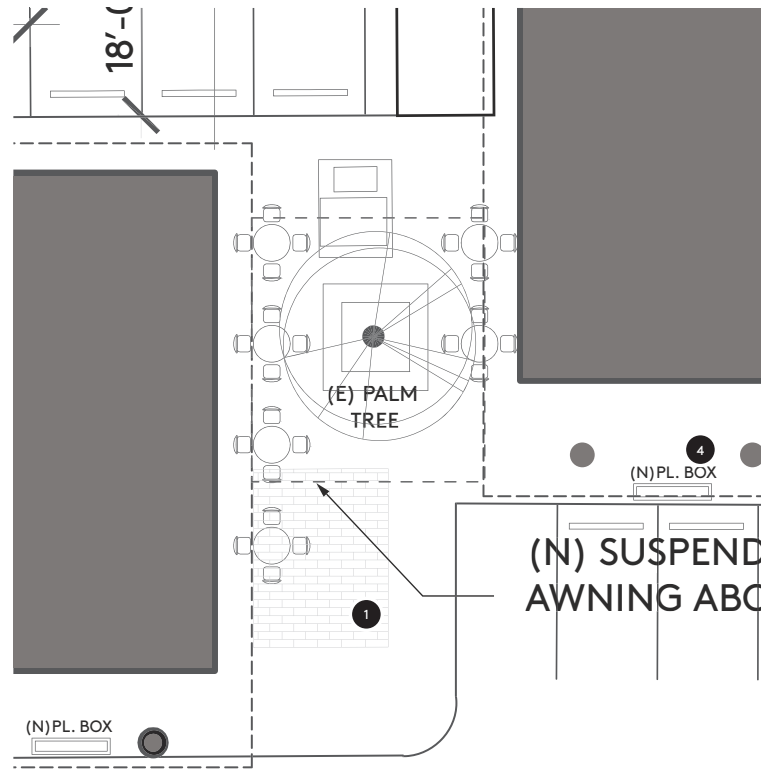
6 BENCH - FUCHSIA COLORED STEEL BENCH BY GRAND PARK DESIGN



EXISTING LANDSCAPE



OUTDOOR DINING



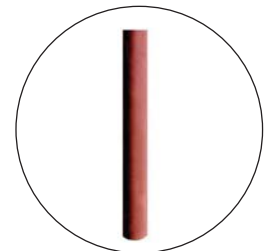
COMMUNITY SPACE - ENLARGED PLAN
SCALE 1/4" = 1'-0"



7 SUSPENDED FABRIC CANOPY



8 SUSPENDED LIGHTING



9 BOLLARD - RELIANCE FOUNDRY CORTEN BOLLARD



3D PERSPECTIVE VIEW



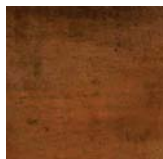
MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



LW-01
ARTIFICIAL LIVING
WALL



GT-01
GREEN VERTICAL
TRELLIS WALL



WG
CUSTOM PAINTED
WALL GRAPHIC.
GRAPHIC TBD

PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH

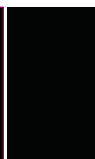


PT-2
DUNN EDWARDS
DE6375 CASTLEROCK

PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



PT-3
DUNN EDWARDS
DE6350 DARK ENGINE



MT-1
02 BLACK



MT-2
20 SLATE
GREY



MT-3
13 DOVE
GREY

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A-41

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1 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SAND-BLASTED + SEALED



2 POTTERY - 'LARKSPUR' NATURAL CONCRETE POT WITH SUCCULENT PLANTING



3 EXISTING TREE PLANTER - A606 WEATHERING STEEL FASCIA PLATE



4 PLANTER BOX - NICE PLANTER LLC CORTEN PLANTER BOX



5 PLANTED WALL WITH ARTIFICIAL SUCCULENTS AND MOSS, PERMANENTLY ADHERED TO COMPOSITE SUBSTRUCTURE



6 BENCH - FUCHSIA COLORED STEEL BENCH BY GRAND PARK DESIGN



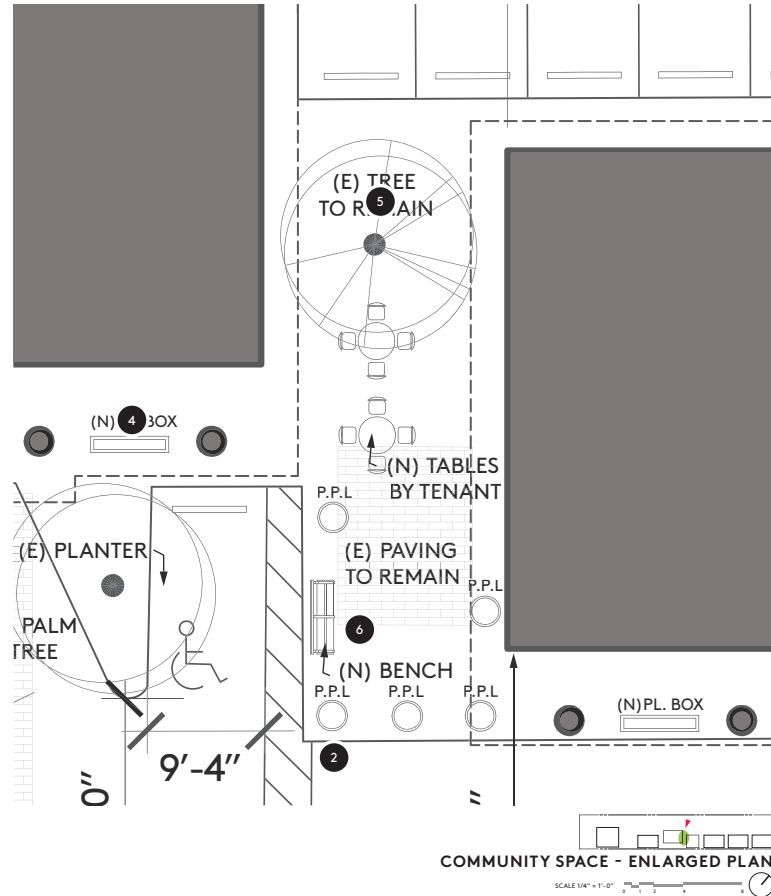
7 SUSPENDED LIGHTING



EXISTING LANDSCAPE



OUTDOOR DINING





3D PERSPECTIVE VIEW

MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



GT-01
GREEN VERTICAL
TRELLIS WALL



GW-2
CUSTOM PAINTED
WALL GRAPHIC BY
ARTIST TBD



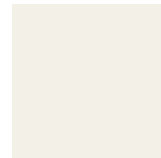
GW-2
CUSTOM PAINTED
WALL GRAPHIC BY
ARTIST TBD



PL-1
OMEGA SMOOTH COAT
10, PAINTED FINISH



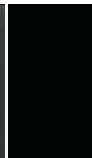
PT-2
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



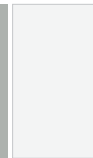
MT-1
02 BLACK



MT-2
20 SLATE
GREY



MT-3
13 DOVE
GREY



MT-4
10 ASCOT
WHITE



PT-3
DUNN EDWARDS
CUPID'S ARROW



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A-43
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1 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SAND-BLASTED + SEALED



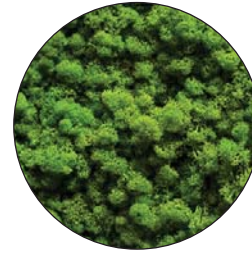
2 POTTERY - 'LARKSPUR' NATURAL CONCRETE POT WITH SUCCULENT PLANTING



3 EXISTING TREE PLANTER - A606 WEATHERING STEEL FASCIA PLATE



4 PLANTER BOX - NICE PLANTER LLC CORTEN PLANTER BOX



5 PLANTED WALL WITH ARTIFICIAL SUCCULENTS AND MOSS, PERMANENTLY ADHERED TO COMPOSITE SUBSTRUCTURE



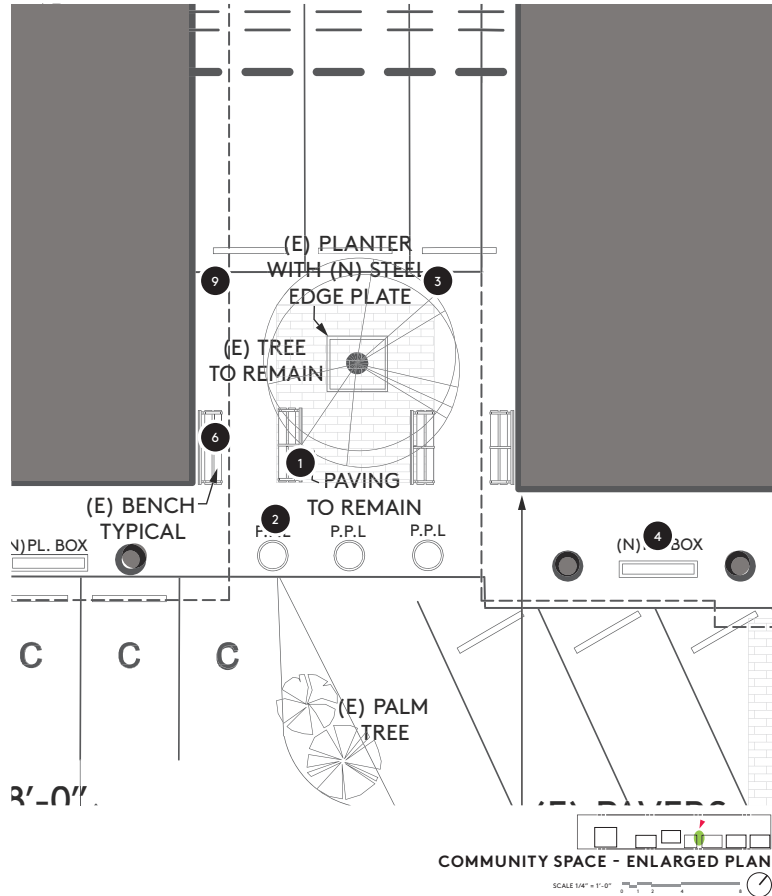
6 BENCH - FUCHSIA COLORED STEEL BENCH BY GRAND PARK DESIGN



EXISTING LANDSCAPE



OUTDOOR DINING



7 CUSTOM PAINTED WALL GRAPHIC. GRAPHIC TBD



8 SUSPENDED LIGHTING



9 BIKE RACK - RIBBON RACK COMPANY BIKE RACK, FUCHSIA COLOR TO MATCH BENCH



3D PERSPECTIVE VIEW

MATERIAL LEGEND



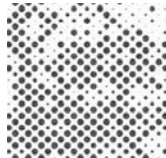
WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



MT-5
PERFORATED METAL
PANEL WITH POWDER
COATED FINISH



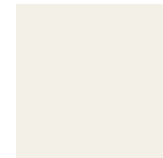
GW-2
FINAL GRAPHIC MU-
RAL TBD BY ARTIST



GW-1
CUSTOM PAINTED
WALL GRAPHIC,
GRAPHIC TBD



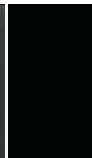
PL-1
DUNN EDWARDS
DE6375 CASTLEROCK



PT-1
DUNN EDWARDS
DE6218 ANTIQUE PAPER



ATAS STANDING SEAM
METAL, POWDER
COATED FINISH



MT-1
02 BLACK



MT-2
20 SLATE
GREY



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18.182



1 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SAND-BLASTED + SEALED



2 POTTERY - 'LARKSPUR' NATURAL CONCRETE POT WITH SUCCULENT PLANTING



3 EXISTING TREE PLANTER - A606 WEATHERING STEEL FASCIA PLATE



4 PLANTER BOX - NICE PLANTER LLC CORTEN PLANTER BOX



5 PLANTED WALL WITH ARTIFICIAL SUCCULENTS AND MOSS, PERMANENTLY ADHERED TO COMPOSITE SUBSTRUCTURE



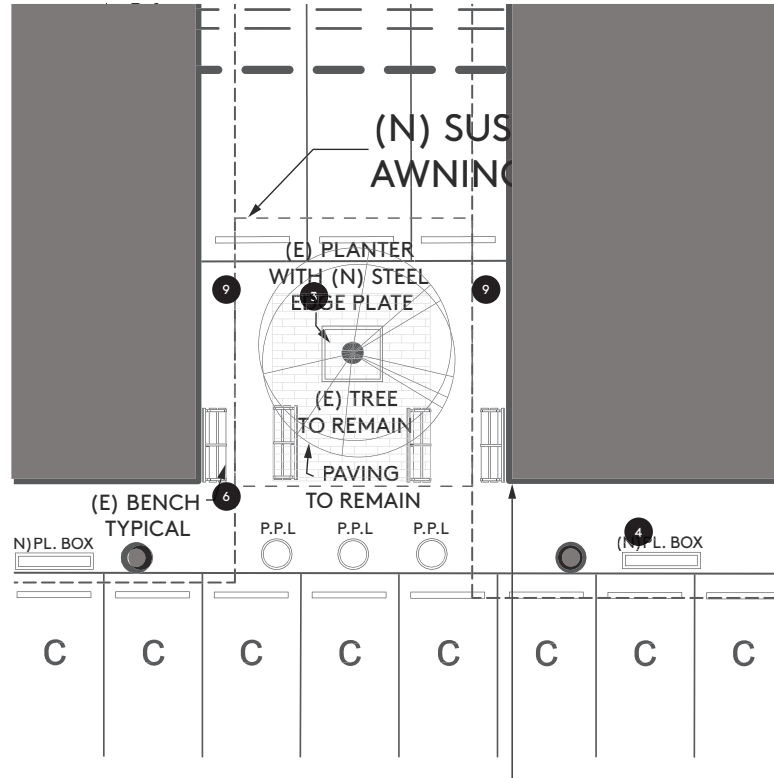
6 BENCH - FUCHSIA COLORED STEEL BENCH BY GRAND PARK DESIGN



EXISTING LANDSCAPE



OUTDOOR DINING



COMMUNITY SPACE - ENLARGED PLAN
SCALE 1/4" = 1'-0"



7 PAINTED CHALKBOARD WALL



8 SUSPENDED LIGHTING



9 BIKE RACK - RIBBON RACK COMPANY BIKE RACK, FUCHSIA COLOR TO MATCH BENCH



3D PERSPECTIVE VIEW

MATERIAL LEGEND



WD-1
EXISTING WOOD
STRUCTURAL BEAMS,
SANDBLASTED AND
SATIN SEALED



C-1
EXISTING CONCRETE
COLUMNS,
SANDBLASTED & SATIN
SEALED



MT-6
CUSTOM FORMED A606
WEATHERING SHEET
METAL FINIS



WD-2
MARINE GRADE
PLYWOOD CLEAR
SEALED



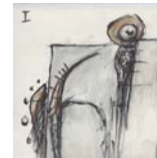
PT-4
SYDNEY HARBOR
CHALKBOARD PAINT
'SEA MONSTER'



GW-3
WHITE CHALKBOARD
ART TBD



GT-01
GREEN VERTICAL
TRELLIS WALL



GW-2
FINAL GRAPHIC MURAL
TBD BY ARTIST
ADAM ZALABANY



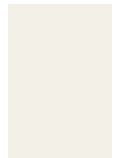
LW
ARTIFICIAL LIVING
WALL



PL-1
OMEGA SMOOTH
COAT 10, PAINTED
FINISH



PT-1
DUNN EDWARDS
DE6375
CASTLEROCK



PT-2
DUNN EDWARDS
DE6218 ANTIQUE
PAPER



PT-3
DUNN EDWARDS
DE6378 JET

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COMMUNITY SPACE FURNISHINGS + MATERIALS
Design Control Board Submission

A-47
18.182



1 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SAND-BLASTED + SEALED



2 POTTERY - 'LARKSPUR' NATURAL CONCRETE POT WITH SUCCULENT PLANTING



3 EXISTING TREE PLANTER - A606 WEATHERING STEEL FASCIA PLATE



4 GREEN WALL - GROWING VINE OVER GREEN METAL WIRE TRELLIS WITH ABOVE-GROUND BASE PLANTER TO BE MAINTAINED BY OWNER



6 BENCH - FUCHSIA COLORED STEEL BENCH BY GRAND PARK DESIGN



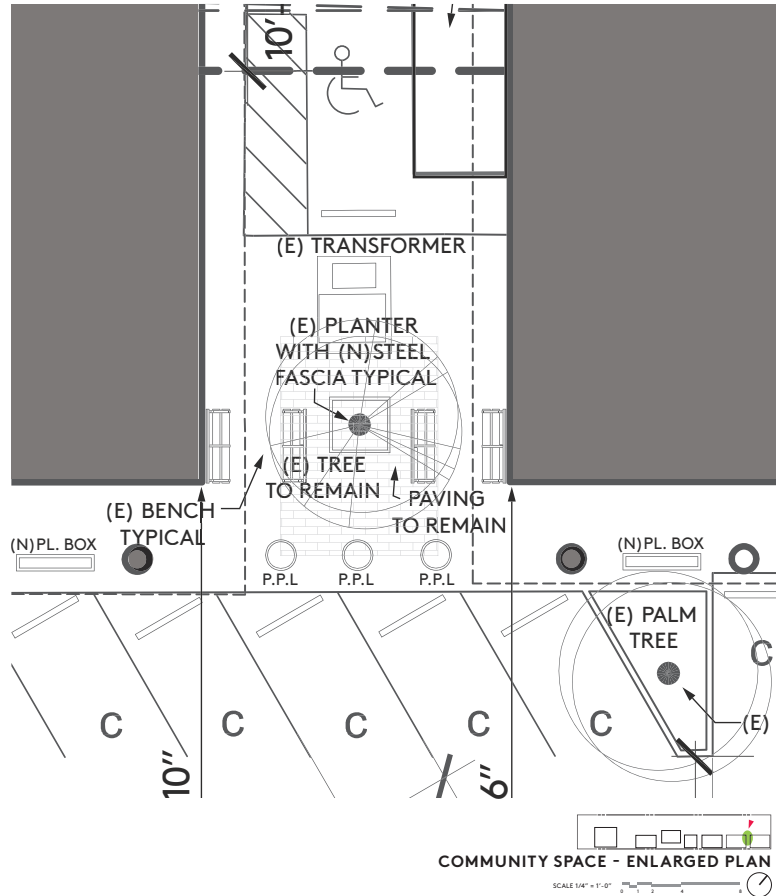
6 CUSTOM PAINTED WALL GRAPHIC. GRAPHIC TBD



EXISTING LANDSCAPE



OUTDOOR DINING



7 CUSTOM PAINTED WALL GRAPHIC. 'MAP' GRAPHIC TBD



8 SUSPENDED LIGHTING



9 BIKE RACK - RIBBON RACK COMPANY BIKE RACK, FUCHSIA COLOR TO MATCH BENCH



3D PERSPECTIVE VIEW

MATERIAL LEGEND											
WD-1 EXISTING WOOD STRUCTURAL BEAMS, SANDBLASTED AND SATIN SEALED	C-1 EXISTING CONCRETE COLUMNS, SANDBLASTED & SATIN SEALED	MT-6 CUSTOM FORMED A606 WEATHERING SHEET METAL FINIS	WD-2 MARINE GRADE PLYWOOD CLEAR SEALED	PT-4 SYDNEY HARBOR CHALKBOARD PAINT 'SEA MONSTER'	GW-3 WHITE CHALKBOARD ART TBD	GT-01 GREEN VERTICAL TRELLIS WALL	GW-2 FINAL GRAPHIC MURAL TBD BY ARTIST ADAM ZALABANY	LW ARTIFICIAL LIVING WALL	PL-1 OMEGA SMOOTH COAT 10, PAINTED FINISH	PT-1 DUNN EDWARDS DE6375 CASTLEROCK	PT-2 DUNN EDWARDS DE6218 ANTIQUE PAPER
											PT-3 DUNN EDWARDS DE6378 JET

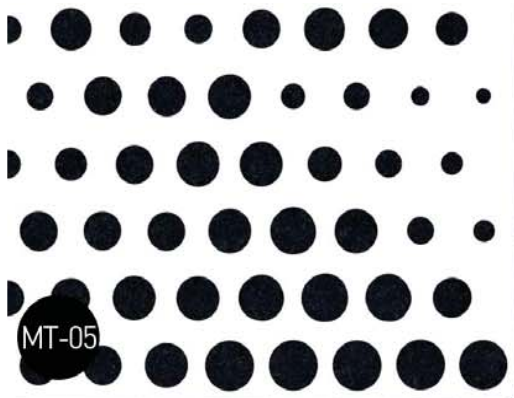
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COMMUNITY SPACE FURNISHINGS + MATERIALS
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A-49
18.182



MATERIAL LEGEND

- | | |
|---|--|
| (MT-01) ATAS STANDING SEAM PANEL - COLOR TO MATCH #02 BLACK | (C-01) EXISTING CONCRETE COLUMNS SANDBLASTED WITH MATTE SEALER |
| (MT-02) ATAS STANDING SEAM PANEL - COLOR TO MATCH #20 SLATE GREY | (PT-01) PAINT TO MATCH DUNN EDWARDS DE6218 ANTIQUE PAPER |
| (MT-03) ATAS STANDING SEAM PANEL - COLOR TO MATCH #13 DOVE GREY | (PT-02) PAINT TO MATCH DUNN EDWARDS DE6375 CASTLE ROCK |
| (MT-04) ATAS STANDING SEAM PANEL - COLOR TO MATCH #10 ASCOT WHITE | (PT-03) CUSTOM METAL PAINT TO MATCH DUNN EDWARDS DE5061 CUPID'S ARROW |
| (MT-05) PERFORATED PANEL WITH POWDER COATED FINISH | (WD-01) EXISTING WOOD STRUCTURAL BEAMS SANDBLASTED WITH MATTE SEALER |
| (MT-06) CUSTOM FORMED METAL PANEL A606 WEATHERING METAL FINS | (LW-01) MOSS LIVING WALL GRAPHIC |
| (PL-01) SMOOTH TROWEL CEMENT PLASTER | (GW-01) GREEN VERTICAL LANDSCAPE WALL ARTIFICIAL LIVING WALL |
| | (WG-01) CUSTOM PAINTED WALL GRAPHIC |
| | (GW-02) GRAPHIC WALL CUSTOM DESIGN BY RDC, FINAL DESIGN TO BE DETERMINED |
| | (GW-03) GRAPHIC WALL BY ARTIST, ARTWORK & ARTIST TO BE DETERMINED |
| | (GW-04) CHALKBOARD WALL |

RDC MARINA BEACH
Marina Del Rey, California
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11.28.2018
MATERIAL PALETTE
Design Control Board Submission

A-50
18.182

TABLE OF CONTENTS

- A-51 COVER SHEET
- A-52 SIGNAGE PROGRAM + TYPICAL DETAILS
- A-53 SIGNAGE LOCATION PLAN
- A-54 ENLARGED SIGNAGE ELEVATIONS
- A-55 ENLARGED SIGNAGE ELEVATIONS
- A-56 MONUMENT SIGN

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MARINA BEACH EXTERIOR

DESIGN CONTROL BOARD SUBMISSION - SIGNAGE DESIGN

11.28.18

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GOLD COAST SHOPPING CENTER LLC

MARINA BEACH EXTERIOR REPOSITION

Design Control Board Submission - Signage Design

11.28.2018

MARINA BEACH SIGNAGE PROGRAM

- 1) ALLOWABLE SIGNAGE MATERIALS + CONSTRUCTION (SEE ALLOWABLE SIGNAGE MATERIALS+CONSTRUCTION BELOW)
 - A) METAL CHANNEL LETTERS
 - B) STEEL CUT-OUT PAINTED & PEG MOUNTED LETTERS
- 2) TENANT SIGNS TO BE ILLUMINATED FROM DUSK TO DAWN:
 - A) CHANNEL LETTERS TO BE HALO LIT
 - B) STEEL CUT OUT LETTERS TO BE BACKLIT
- 3) ALLOWABLE TENANT SIGNAGE AREA DIMENSIONS + CONFIGURATION PER SIGNAGE ELEVATIONS EXHIBIT.
- 4) ALL TENANT SIGNAGE DESIGN AND BUILDING PLACEMENT TO BE SUBMITTED TO DCB FOR FINAL APPROVAL
- 5) MONUMENT SIGN AT PALAWAN WAY TO BE ILLUMINATED FROM 6:30P.M.- 7:00A.M.
- 6) VACANT TENANT STOREFRONT ALLOWED 'COMING SOON' SIGN AT MAXIMUM OF 4 SF. SEE 'VACANT STOREFRONT SIGNAGE' DETAIL. TENANT LOGO AND BRANDING IMAGERY NOT ALLOWED ON COMING SOON SIGN.
- 7) BUSINESS HOURS SIGNAGE TO BE LOCATED ADJACENT TO TENANT MAIN ENTRANCE DOOR AT MAXIMUM AREA OF 4SF. WHITE LAMINATE LETTERS OR REMOVABLE PAINTED LETTERING ON CLEAR GLASS STOREFRONT. SEE 'HOURS OF OPERATION' SECTION FOR MORE DETAIL.
- 8) TENANT IDENTITY SIGNAGE TO BE CONFIGURED PROPORTIONALLY TO TENANT FACADE AREA PER DESIGN CONTROL BOARD GUIDELINES
- 9) TENANT IDENTITY SIGNAGE ALLOWABLE AREA IS 1SF PER EACH LINEAL FOOT OF STREET FRONTAGE
- 10) ALL SIGNAGE DETAILS TO CONFORM TO DEPARTMENT OF BEACHES AND HARBORS DESIGN CONTROL BOARD REQUIREMENTS
- 11) ALL SIGNAGE DETAILS TO CONFORM TO LOS ANGELES PLANNING AND ZONING REQUIREMENTS
- 12) EXCEPTIONS FROM SIGN PROGRAM ARE ALLOWED WITH DCB APPROVAL

- MONUMENT SIGNAGE CONFIGURATION & SITE IDENTITY COPY DIMENSION TO MATCH EXISTING. SEE MONUMENT SIGNAGE SHEET FOR DETAILS

- BUILDING TENANT SIGNAGE AS SHOWN IS ONLY REPRESENTATIONAL AND SUBJECT TO CHANGE. TENANT PROPOSED SIGNAGE SIZE, CONFIGURATION, COLOR, AND LOCATION SHOULD MEET SIGNAGE PROGRAM REQUIREMENTS AND REQUIRES DCB APPROVAL.

MARINA BEACH SIGNAGE PROGRAM



TYPE A - CHANNEL LETTERS, HALO-LIT TYPE B - METAL CUT-OUT LETTERS, PEG MOUNTED

ALLOWABLE SIGNAGE MATERIALS+CONSTRUCTION

- A) 4 SF TOTAL SIGNAGE FOR HOURS OF OPERATION
- B) WHITE LAMINATED LETTERS
- C) HOURS OF OPERATION TYPEFACE IS 'SEASIDE RESORT' FONT

BUSINESS HOURS	
MONDAY	9:00AM-6:00PM
TUESDAY	9:00AM-6:00PM
WEDNESDAY	9:00AM-6:00PM
THURSDAY	9:00AM-6:00PM
FRIDAY	9:00AM-6:00PM
SATURDAY	9:00AM-6:00PM
SUNDAY	CLOSED

HOURS OF OPERATION ALLOWABLE AREA



3-D VIEW-HOURS OF OPERATION SIGN

HOURS OF OPERATION SIGNAGE

- A) 4 SF TOTAL
- B) BLACK VINYL LAMINATE WITH WHITE LETTERING, 'SEASIDE RESORT' FONT

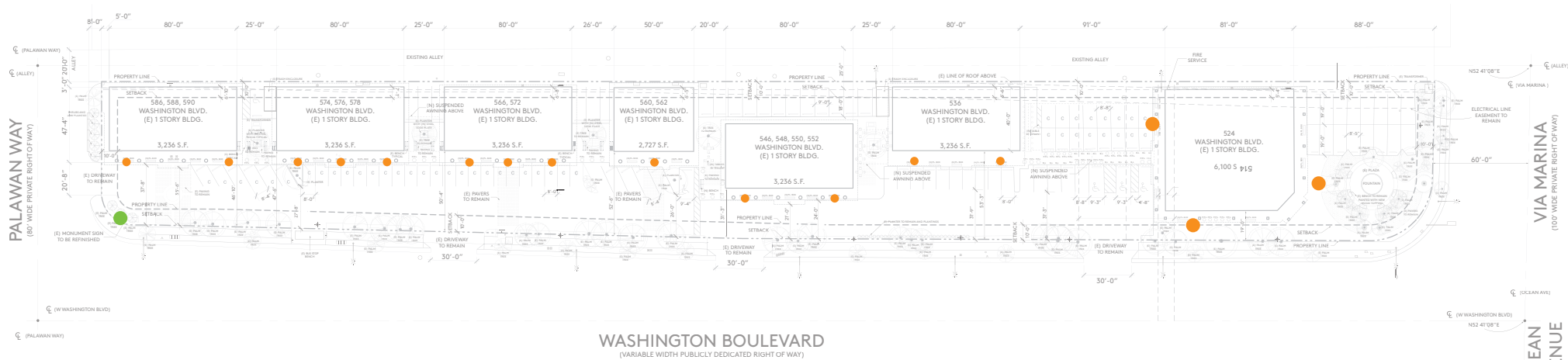


STOREFRONT ELEVATION VIEW



3-D PERSPECTIVE VIEW

VACANT TENANT STOREFRONT TEMPORARY SIGNAGE



- S-1 MONUMENT SIGN
- S-2A BUILDING SIGN (MOUNTING TO BE DETERMINED)
- S-2B TENANT STOREFRONT SIGN (MOUNTING TO BE DETERMINED)

***GENERAL NOTE**

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SITE PLAN

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CLIENT
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9320 Wilshire Blvd #306, Beverly Hills, CA 90212

PROJECT
MARINA BEACH FACADE REPOSITIONING
510-590 W. Washington Blvd, Marina Del Rey, CA 90292

11.28.2018
SIGNAGE LOCATION PLAN
Design Control Board Submission

A-53
18.182



ELEVATION - 586-590 + 574-578 WASHINGTON BLVD
SCALE 1/8" = 1'-0"

TENANT ADDRESS	SIGN NO.	ALLOWABLE AREA	LINEAL TENANT FRONTAGE
NORTH (WASHINGTON BLVD)			
590 WASHINGTON BLVD	SIGN 1	27 SF	27 SF
588 WASHINGTON BLVD	SIGN 2	27 SF	27 SF
586 WASHINGTON BLVD	SIGN 3	26 SF	26 SF
578 WASHINGTON BLVD	SIGN 4	32 SF	32 SF
576 WASHINGTON BLVD	SIGN 5	24 SF	24 SF
574 WASHINGTON BLVD	SIGN 6	24 SF	24 SF



ELEVATION - 566-572 + 560-562 WASHINGTON BLVD
SCALE 1/8" = 1'-0"

SIGNAGE LEGEND*

NORTH (WASHINGTON BLVD)			
566 WASHINGTON BLVD	SIGN 7	80 SF	80 SF
562 WASHINGTON BLVD	SIGN 8	50 SF	50 SF



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SIGNAGE ELEVATIONS
Design Control Board Submission

A-54
18.182



SIGNAGE LEGEND*

TENANT ADDRESS	SIGN NO.	ALLOWABLE AREA	LINEAL TENANT FRONTAGE
NORTH (PALAWAN WAY)			
552 WASHINGTON BLVD	SIGN 9	35 SF	35 SF
546 WASHINGTON BLVD	SIGN 10	45 SF	45 SF
536 WASHINGTON BLVD	SIGN 11	40 SF	40 SF
534 WASHINGTON BLVD	SIGN 12	40 SF	40 SF

ELEVATION - 546-552 + 536 WASHINGTON BLVD
SCALE 1/8" = 1'-0"



SIGNAGE LEGEND*

EAST (AT PARKING)			
514 WASHINGTON BLVD.	SIGN 13	75 SF	75 SF
NORTH (WASHINGTON BLVD)			
514 WASHINGTON BLVD.	SIGN 14	80 SF	80 SF
WEST (VIA MARINA)			
514 WASHINGTON BLVD.	SIGN 15	75 SF	75 SF

ELEVATION - 514 WASHINGTON BLVD
SCALE 1/8" = 1'-0"



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SIGNAGE ELEVATIONS
Design Control Board Submission

A-55
18.182



PROJECT FONTS

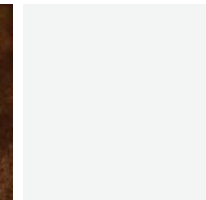
SEASIDE RESORT NF FONT

ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

MATERIALS



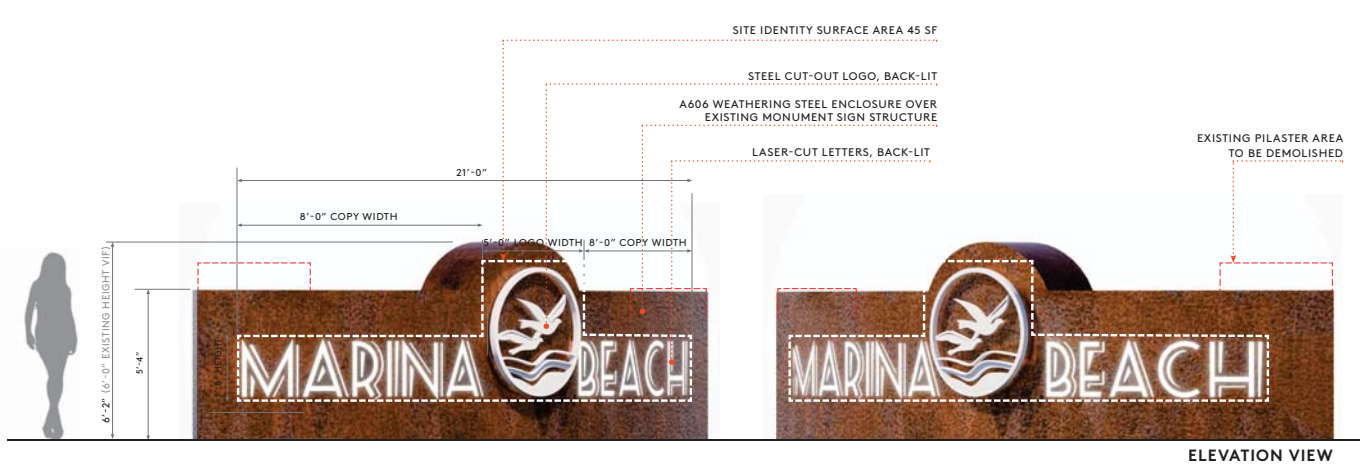
CUSTOM FORMED A606
WEATHERING SHEET METAL
ENCLOSURE



PAINTED STEEL
CUT-OUT LOGO



RIVER ROCK GROUNDCOVER



*GENERAL NOTE

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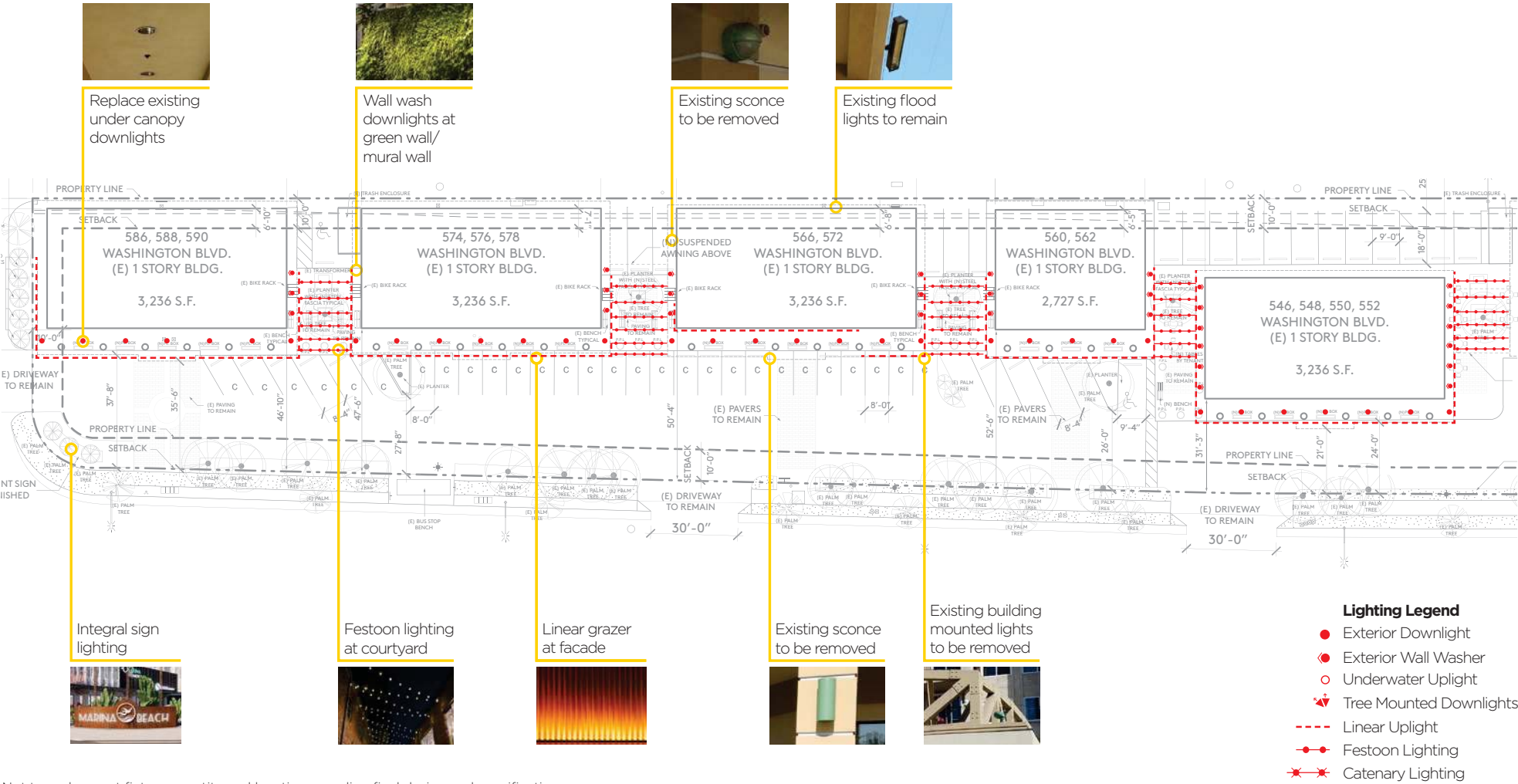
PROJECT
MARINA BEACH FACADE REPOSITIONING
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11.28.2018
MONUMENT SIGNAGE
Design Control Board Submission

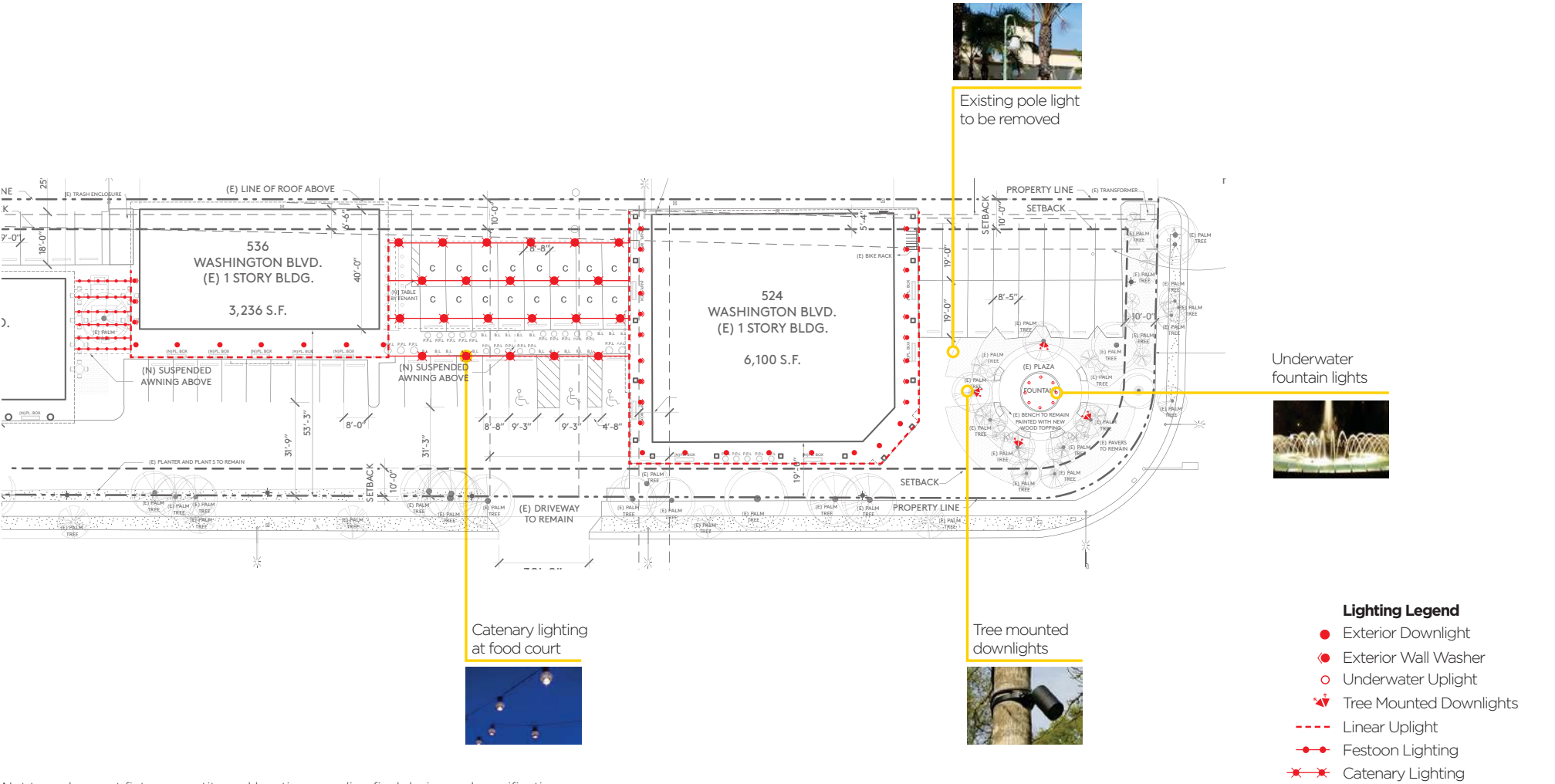
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STOREFRONT LIGHTING STRATEGIES



STOREFRONT LIGHTING STRATEGIES



Not to scale; exact fixture quantity and locations pending final design and specifications



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STOREFRONT LIGHTING STRATEGIES
Design Control Board Submission

Marina Beach Exterior Marina Del Ray, CA

20 November 2018 Page 3
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A-59
18.182

BUILDING 1 LIGHTING STRATEGY



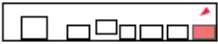
LED wall washer at screen



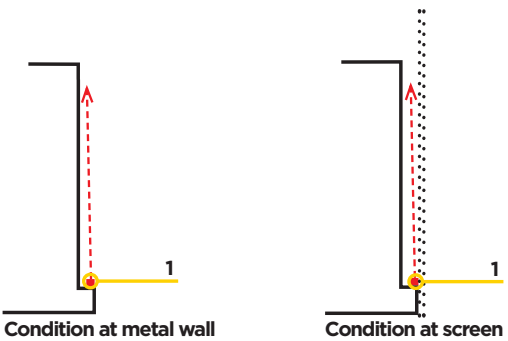
LED wall washer at facade



Small aperture canopy downlights to provide general lighting



BUILDING 1 LIGHTING FIXTURE TYPES



1. Low wattage dimmable LED linear striplight

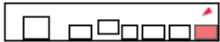


Linear Uplight



Exterior Downlight

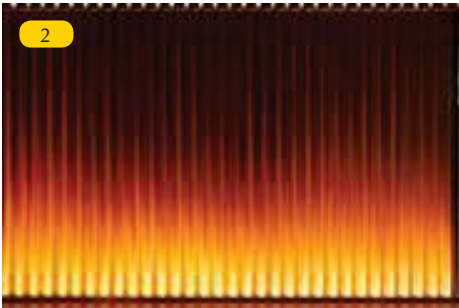
Exact fixture quantity and locations pending final design and specifications



BUILDING 2 LIGHTING STRATEGY



LED wall washer at facade



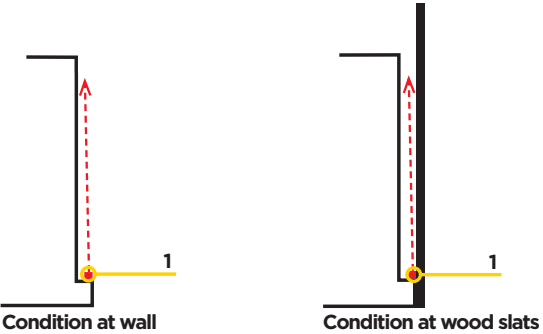
LED wall washer behind wooden slats



Wall washer downlights to highlight green wall



BUILDING 2 LIGHTING FIXTURE TYPES



1. Low wattage dimmable LED linear striplight



Linear Uplight Exterior Downlight Exterior Wall Wash

Exact fixture quantity and locations pending final design and specifications

FOUNTAIN AREA LIGHTING STRATEGIES



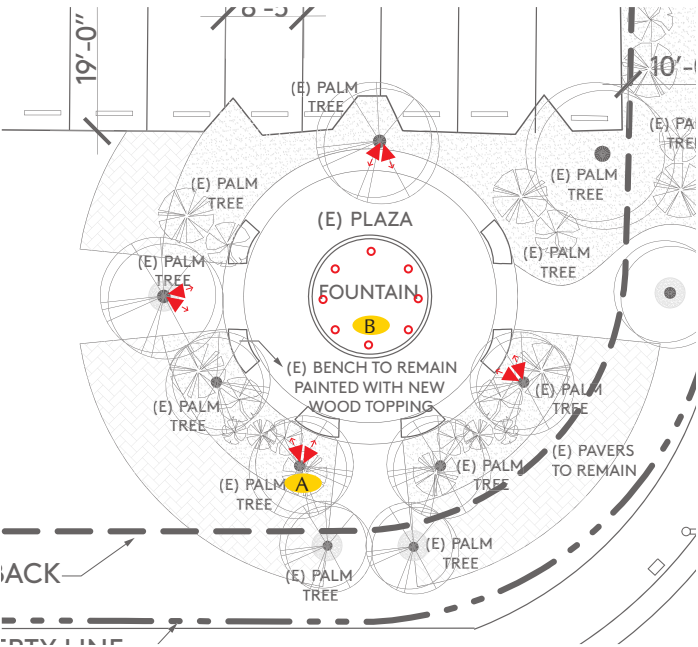
Palm tree mounted downlights to light walkway



Underwater wall washer to light fountain sculpture



FOUNTAIN AREA LIGHTING FIXTURE TYPES



Tree Mounted
Downlight



Underwater Uplight

Not to scale; exact fixture quantity and locations pending final design and specifications



COURTYARD LIGHTING STRATEGIES



Festoon lights between buildings



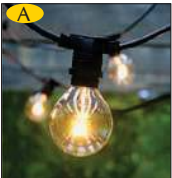
Wall washer downlights to highlight green wall



Small aperture canopy downlights to provide general lighting



COURTYARD LIGHTING FIXTURE TYPES



Festoon Lighting



Exterior Wall Wash



Exterior Downlight

Exact fixture quantity and locations pending final design and specifications



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COURTYARD LIGHTING FIXTURE TYPES
Design Control Board Submission

Marina Beach Exterior Marina Del Ray, CA

FOOD COURT LIGHTING STRATEGIES



Catenary lighting to create a visual feature



Wall washer downlights to highlight green wall



Small aperture canopy downlights to provide general lighting



FOOD COURT LIGHTING FIXTURE TYPES



Catenary Lighting



Exterior Wall Wash

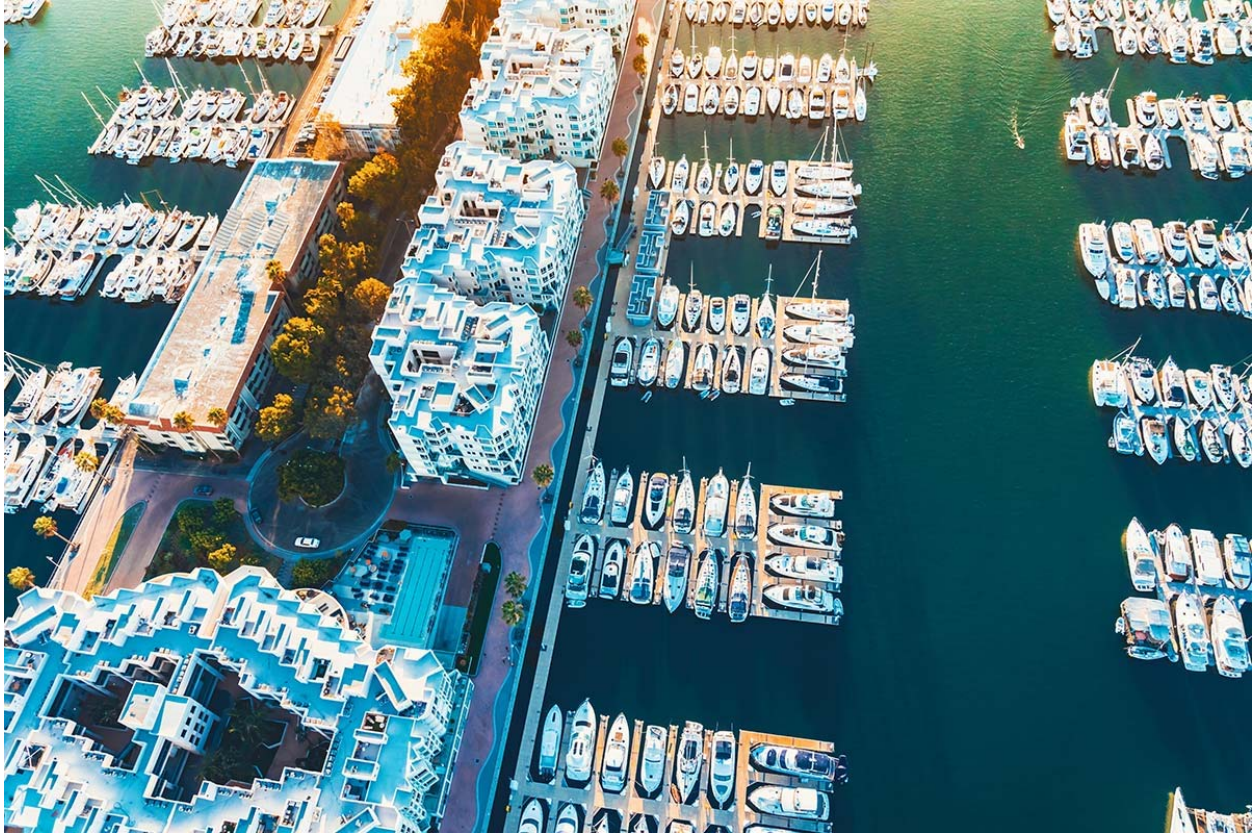


Exterior Downlight

Exact fixture quantity and locations pending final design and specifications



Los Angeles County
Marina del Rey Design Control Board
2018 Annual Report



January – December 2018

13837 Fiji Way
Marina del Rey, CA 90292
(424) 526-7777
<http://beaches.lacounty.gov/design-control-board>

First District (Solis)

Helena Jubany, FAIA (Chair)

Second District (Ridley-Thomas)

Jerome Stanley (Vice-Chair)

Third District (Kuehl)

Vacant

Fourth District (Hahn)

Steven Cho

Fifth District (Barger)

Tony K. Wong, P.E.

Mission Statement

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

Design Control Board Authority

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

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

Makeup of the Design Control Board

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

Historical Background

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

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

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

Annual Work Plan

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

Prior Year Accomplishment

The DCB held six meetings from January to December 2018. Each meeting held was attended by three to four DCB members. During this period, the DCB reviewed and made recommendations on 20 projects, including signage, landscaping, and building renovations. For example, the DCB recommended approval of the renovation for a vacant waterfront building, along with improvements to its promenade, which would enhance access to and enjoyment of the Marina del Rey waterfront area. Additionally, the DCB approved numerous new façade improvements and signage requests from new commercial tenants.

Ongoing Long-Term Projects

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



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

December 13, 2018

TO: Design Control Board

FROM: *Mr. Jones*
Gary Jones, Director

SUBJECT: **ITEM 7A - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On September 11, 2018, the Board of Supervisors instructed 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.

On October 30, 2018, the Board of Supervisors approved an Option Agreement for an Amended and Restated Lease to extend the term of the existing Parcel 113 Mariners Village lease, in Marina del Rey, to allow for the renovation of the existing apartment buildings on the property. The project includes the renovation of the 981 existing units, the opening of the waterfront promenade to the public, and the conversion of 20% (196) of the existing units into very-low income units.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the September 2018, October 2018, or November 2018 Regional Planning Commission agenda. On December 18, 2018 the Hearing Office is scheduled to review a Coastal Development Permit application to demolish a building, restripe the parking lot, and improve the public promenade on lease parcels 45 and 47.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the September 2018, October 2018, or November 2018 California Coastal Commission (CCC) agenda. On December 12, 2018 the CCC is scheduled to review a Coastal Development Permit for the replacement of a 10,500 sq. ft. dock for the Sheriff and Fire department facilities, located at parcel 62.

FUTURE MAJOR DESIGN CONTROL BOARD ITEMS

There are no future major Design Control Board items at this time.

SMALL CRAFT HARBOR COMMISSION MINUTES

The August 8, 2018 and September 12, 2018 Small Craft Harbor Commission minutes are attached. The October 10, 2018 meeting minutes are pending approval. The November meeting was cancelled due to lack of new business.



REDEVELOPMENT PROJECT STATUS REPORT

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

MARINA DEL REY SIGNAGE AND GATEWAYS MASTER PLAN

The Department of Regional Planning is currently reviewing the Coastal Development Permit application for the gateway parks. The signage will be submitted as a separate planning application.

GJ:MT:kn

Attachments (3)

SMALL CRAFT HARBOR COMMISSION MINUTES

August 8, 2018

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

Department of Beaches and Harbors (DBH): Gary Jones, Director; Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Amir Tadros, Sr. Real Property Agent; Ivy Bordenave-Priestley, Sr. Real Property Agent; Natasha Robinson, 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 10:05 a.m. and read the Commission's policy on public comment. The Pledge of Allegiance was led by Steve Penn.

Item 2- Approval of Minutes

Motion to approve June 13, 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

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

Captain Alex Balian expressed concern about the lack of maintenance on the buoys which is causing navigational issues. He also stated that the owners and operators of the standup paddle boarders should be required to brief renters on navigational safety.

Bob Atkins distributed a copy of the email that he sent to the Commissioners and spoke about Dock 55 being leased without public review. He suggested that the Commission void the agreement between Pacific Ocean Management and the County.

Craig Melone spoke on behalf of Marina Yacht Club and stated that while they are happy at their temporary location at Marina City Club, he is requesting a permanent home for the club.

Cherié Summers expressed concern about Wayfarer's dock renovations, and the lack of available slips which is driving up market rates. She also expressed concern about Wayfarer's intentions to pass on the electric and water bills to the boaters. She further stated that Wayfarer's actions are not in compliance with their Coastal Permit and request that they be investigated.

Vice Chair Lumian inquired if she received a notice to vacate, and if it was a 30 or 60 days' notice.

Cherié Summers replied that on August 1st, 2018, everyone on Basin D, including her, received a 30 days' notice to vacate.

Vice Chair Lumian stated that at the last meeting, DBH staff provided information on how the public can file a complaint over increased slip fees and asked if she had done so.

Cherié Summers responded that she did file a complaint and that the issue should be on the agenda.

Vice Chair Lumian clarified that this item is already on the agenda.

Jason McMerty spoke about Wayfarer's recent eviction notice, lack of vacancies for 40-foot vessels around the marina, and the lack of qualified dockmasters. He stated that last weekend he hired an independent dockmaster who noted 122 violations within Wayfarer's marina. He also mentioned that he will be doing a documentary called "Kicked Out" and that "media requests" will be going out to everyone.

Yvonne Clark expressed concern about the lack of communication and support from Wayfarer and DBH.

Ben Mount, Legacy Partners representative, stated that over the last few months, Legacy Partners has listened to the boaters' concerns and addressed them in a timely manner. He further stated that at the June 2018 meeting, he submitted a revised phasing plan with a clear explanation of the anticipated project timeline. He further explained that Wayfarer is moving forward with the plan which was presented at the June meeting.

Aaron Clark, Legacy Partners representative, stated that Tim O'Brien is out of the country but had asked him to attend the meeting on his behalf as he wants to resolve all concerns regarding this transition.

Commissioner Montgomery asked who the point of contact is when Tim O'Brien is not available.

Aaron Clark responded that Ben Mount is the contact person.

Ben Mount provided his contact information: Office number: (949) 930-7706.

E-mail: bmount@legacypartners.com.

Aaron Clark stated that reports of Legacy being out of compliance with the Coastal Permit are incorrect, and that they are, in fact, compliant with all their permits.

Vice Chair Lumian wanted to clarify that the 30 boaters which are impacted by the eviction were going to transition into AMLI as they open their docks.

Ben Mount responded that AMLI is waiting on approvals for their dockside utilities before they can open for business.

Vice Chair Lumian inquired if Wayfarer's transition can be delayed until AMLI opens.

Ben Mount responded that there is not much flexibility at this point.

Vice Chair Lumian requested that Wayfarer considers delaying.

Aaron Clark replied that he will check with AMLI to see when they are going to open, and stated that the implication of delaying would cause a ripple effect.

Vice Chair Lumian asked about the allegation of amortizing utility costs for common use areas.

Ben Mount responded that there is a split fee for the sewer, electricity, and laundry room.

Vice Chair Lumian inquired about the utilities costs.

Ben Mount stated that utility bills will be split evenly by the number of slips, so the vacant slips would be paid for by Legacy Partners.

Commissioner Montgomery inquired about the concessions offered for seniors.

Ben Mount replied that when seniors and veterans return to their renovated slips, they would get one month of free rent.

Chair Rifkin inquired about DBH's contact person for this project.

Gary Jones responded that the property agent for Parcel 28, Wayfarer, is Linda Phan, and that she has been working with the tenants who has contacted the Department.

Edward Bell spoke about his floating home, which has been in the marina since 1994, and inquired if he can have it stay in the marina when he sells it.

Vice Chair Lumian responded that currently he is prohibited from doing so, and that he had previously asked staff to give a presentation regarding this topic.

Steve Penn replied that there will be a presentation on this topic today.

Item 4 – Communication with the Commissioners

Vice Chair Lumian disclosed his communication with Steve Kern, who hopes to have dragon boat racing in the marina.

Chair Rifkin stated his attendance at the Los Angeles County Commissioners Network Forum and was briefed about the annual reports requirements which was developed by the Executive Board office.

Chair Rifkin asked that this item be presented at a future meeting in order to obtain public input and approval before the December deadline.

Gary Jones responded that recently the Executive Board Office who has oversight of all the County Commissions developed guidelines to assist the commissions to produce an annual report. Essentially the report is a compile of all the meetings, items that was discussed, and actions taken. Mr. Jones proposed that staff provide a draft report to be presented to the Commission for review.

Chair Rifkin mentioned how this document could provide direction for the next chair.

Vice Chair Lumian asked to have the Beach Commission's annual report emailed to the Commissioners.

Item 5a – Marina Sheriff

No reports were presented.

Item 5b – MdR and Beach Special Events

Carol Baker reported on a number of summer events, including the summer concerts series which has drawn 2,000 to 3,000 people per concert. Lalah Hathaway brought in 9,000 attendees.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has 5 vacant slips. Parcel 77 power boat storage is full, and Mast-Up storage has 41 spaces available for sail boats up to 31 feet.

Chair Rifkin asked if he had a response to comments about not having available boat slips.

Michael Blenk replied that a lot of the boaters are having difficulty locating slips that are 30 feet and above.

Gary Jones responded that before any anchorage replacement project begins, there is a minimum number of available slips threshold that needs to be met in both the 30 foot and under, and the 31 – 35 foot category.

Michael Blenk clarified that his report was only for Anchorage 47.

Vice Chair Lumian asked who compiles the report.

Gary Jones replied that DBH is responsible for compiling the report.

Vice Chair Lumian stated that even if the numbers are allowed by the Coastal Commission, there is still a shortage of slips in the marina and further requested that the Department does whatever it can to assist boaters. He further inquired about the pump out stations at the public dock.

Gary Jones clarified that the pump out station which the constituent referred to was for the Wayfarer's dock project, not the public docks.

Vice Chair Lumian stated he hopes to see more pump out station installed around the marina.

Item 6a – March Night Meeting Public Comments Summary

Steve Penn presented the report.

Chair Rifkin stated that he found the report very useful as it summarizes the goals set in the strategic plan. He suggested that the report be attached to the Commission's annual report.

Gary Jones concurred and congratulated the Commissioners on undertaking the process.

Vice Chair Lumian expressed his appreciation for the night meetings and stated that there is a need to formulate a plan which addresses some of the common issues, specifically lack of boat slips and room to expand waterside businesses. He suggested that the discussion of the future use of the Palawan building be conducted at a night meeting. He also expressed concern about the SUP issue and suggested that the Department implements something similar to what Long Beach is doing.

Item 6b – Water Quality and Access Improvements Presentation

Penelope Rodriguez and Carol Baker provided the PowerPoint presentation.

Commissioner Montgomery stated that he liked the presentation and suggested that staff provide a contact information page at the end of the presentation.

Vice Chair Lumian inquired about the Sea Scout base, and requested a future tour.

Penelope Rodriguez replied that DBH is currently working on obtaining the final Certificate of Occupancy (COO) for the Boathouse. She further stated that once they obtain the necessary certificate, the building will be made available for event reservations.

Vice Chair Lumian request to have a presentation on the intended use of the building before it opens. He express that the building should be used for helping children and not for rentals.

Gary Jones stated that upon completion of the building, he will invite the commission for a tour or perhaps host the Commission meeting in the building, and at which time the presentation can be made.

Vice Chair Lumian asked if the Commission would have a chance to comment on the intended use before it goes into effect.

Gary Jones replied that the use of the building would be similar to how the community rooms are ran at Burton Chace Park. It will be a public meeting place that will be available for rent, County programs, and will be home to the WATER Program.

Item 7a – Policy #27 (Controlled Price)

Steve Penn reported that this item is in response to questions regarding slip rate increases, and what kind of mechanism is in place in order to determine whether the new slip rates are unreasonable and within the market range.

Natasha Robinson provided the PowerPoint presentation.

Bob Atkins spoke about artificially raising fair market value of slip rates.

Captain Darrell Steffey expressed concern about the 55% liveaboard fee, and the high costs of apartments and hotels rooms around the marina.

Captain Alex Balian expressed concern with the automatic 3% increases per year.

Vice Chair Lumian asked where the process to initiate a complaint and investigation can be initiated.

Natasha Robinson replied that DBH takes complaints directly from constituents.

Vice Chair Lumain suggests that there be a centralized place where the public can go to file a complaint. He further inquired about the outcome of recent investigations.

Natasha Robinson responded that a recent complaint DBH received was about an issue at Mariners Village.

Gary Jones informed the Commission that the Board of Supervisors established a work group that is looking throughout the County at tenant protection, specifically for renters. He reported that the Board put forth a motion which would establish a rent control mechanism to limit annual rent increases. He further stated that if a rent control ordinance is passed, it will apply to all apartments in Marina del Rey.

Item 7b – County Ordinance of Unseaworthiness

Steve Penn stated that staff will provide a brief summary of the current County Code and history of the County Ordinance.

Ivy Bordenave-Priestley provided the PowerPoint presentation.

Captain Darrell Steffey spoke about the lack-of-purpose of said ordinance and requested that the clause be reviewed.

Bob Atkins expressed concern with how the floating homes are being regulated.

Vice Chair Lumian suggested that the ordinance be reviewed to see if it is still fitting for the marina.

Chair Rifkin agreed with Vice Chair Lumian's request.

Item 8 – Staff Reports

Motion to mend the agenda to have items under Item 8 Staff Report moved to the next month's meeting by Chair Rifkin, seconded by Commissioner Montgomery; unanimously approved.

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

Adjournment

Chair Rifkin adjourned the meeting at 12:13 p.m.

SMALL CRAFT HARBOR COMMISSION MINUTES

September 12, 2018

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

Department of Beaches and Harbors (DBH): Gary Jones, Director; Steve Penn, Chief of Asset Management Division; Amir Tadros, Sr. Real Property Agent; Don Geisinger, Lease Specialist; Linda Phan, Real Property Agent; Kristal Ghil, Management Fellow

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 Deputy Ramos.

Item 2- Approval of Minutes

Motion to approve August 08, 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

Captain Alex Balian expressed concern about the safety of standup paddle boarders in the marina and suggested providing users with navigational safety training.

Captain Darrell Steffey, Deborah Fox, and Gerry Percell requested a review of the liveaboard surcharge fees, along with the unseaworthy ordinance which prohibits the sale of floating homes.

Chair Rifkin noted that the affordable housing issue would be discussed further down the agenda.

Tima Bell expressed concern about the increase of slip fees and the lack of affordable housing in Marina del Rey.

Robert Van de Hook spoke briefly about his background in Marine Biology, and suggested that DBH reaches out to the federal government in order to increase the sea lion population in the Marina del Rey.

Edward Bell expressed concern about the restriction placed on selling his floating home. He suggested that the commissioners review and overturn said ordinance, which will then give him the ability to sell his home to a buyer within Marina del Rey.

Vice Chair Lumian stated that he would like to see a presentation on the ordinance pertaining to the transfer of floating homes in order to better understand it. He further elaborated that said presentation will give the commissioners an opportunity to make comments and recommendations to the Board of Supervisors (BOS). He also expressed concern about the increased slip fees, and requested an update on the recent death of the kayaker in MdR.

Richard Montgomery inquired if Legacy Partners' promise for seniors and veterans was solidified. He mentioned that at a previous meeting, Parcel 28's Lessee, Legacy Partners, offered seniors and veterans one month free rent when they return to their slips. He further inquired if they would be willing to offer any additional concessions.

Vice Chair Lumian stated that other harbors, including Wilmington, San Pedro, and Long Beach, charge roughly \$200 a month for liveboard fees.

Gary Jones addressed the unseaworthy ordinance, and stated that DBH is willing to meet with floating homeowners to better understand their needs and give them a better explanation of the rationale behind the ordinance. He also discussed rent stabilization, and announced that the BOS passed a motion that directs various departments to report back within 60 days with a temporary rent stabilization ordinance for apartment rentals in unincorporated counties, which includes MdR. He further explained the BOS requested from DBH to report back within 120 days on a permanent rent-stabilization ordinance for MdR apartments. Said report will involve the collaboration of apartment owners, and various stakeholders, including the Small Craft Harbor Commissioners. Gary noted that once certain projects are completed, there will be approximately 7,000 apartments in Marina del Rey. Some of these projects were built at various times and under existing exemptions which has a major bearing on whether they will have to comply with rent stabilization. Gary also elaborated on the existing liveboard surcharge of 55%, and clarified that the surcharge is not a policy set forth by the department, but rather a fee which is implemented by the lessees.

Steve Penn stated that DBH does not set the surcharge fees, but rather the lessees are the ones who decide on the surcharge rate for liveboards.

Gary Jones further explained that lessees are not required to provide slips for liveboards, therefore, the lessees can be deterred from renting to liveboards if they required to lower their rates. He also mentioned that Mr. O'Brien from the Wayfarer project did commit to allow existing liveboards to return to the anchorage after construction is completed.

Vice Chair Lumian thanked the director for his input and asked if the rent stabilization can be extended to the liveboards in the Marina.

Gary Jones replied that the current Board motion does not include liveboards.

Vice Chair Lumian asked if DBH has received any complaints from slip tenants regarding rent increases.

Steve Penn stated that DBH did not receive any waterside complaints regarding slip fees; however, his office did receive some complaints from landside tenants.

Vice Chair Lumian inquired about DBH's contact person for complaints.

Steve Penn replied that his office handles all complaints and offered his business card to the public.

Nathan Salazar suggested looking into rent stabilization for the boaters.

Item 4 – Communication with the Commissioners

Commissioner Montgomery disclosed his meeting with Captain Darrell Steffey and Edward Bell regarding the unseaworthy ordinance. He further pointed out that Supervisor Janice Hahn sent her DBH Deputy, Mr. Jayme Wilson, to assist anyone who wants to further discuss the liveaboard issues.

Commissioner Salazar invited everyone to attend the 2018 Los Angeles County Dragon Boat Festival, sponsored by Supervisor Hilda Solis, at Santa Fe Dam Recreation Area on October 6, 2018 from 8:00AM to 4:00PM.

Steve Penn reported that on Tuesday, September 11, 2018 during the BOS meeting, Supervisor Hahn reappointed Commissioner Richard Montgomery to serve another term on the Small Craft Harbor Commission.

Item 5a – Marina Sheriff

Deputy Sheriff Nichol presented the crime statistics and liveaboard report.

Vice Chair Lumian inquired about the death of the kayaker that occurred in MdR harbor.

Deputy Sheriff Nichol stated that he cannot answer any questions pertaining to this matter as it is currently under investigation by the Sheriff's Homicide Division.

Item 5b – MdR and Beach Special Events

Carol Baker reported on a number of successful summer events. She also announced the upcoming Halloween event, "Spooktaculer", along with the environmental education campaign for children.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has 3 vacant slips, while Parcel 77, Power Boat Storage, is completely full. Mast-Up storage has 38 spaces available for sail boats up to 31 feet. He also announced the upcoming Vessel Lien Sale Auction on Thursday, September 12, 2018, at Anchorage 47, beginning at 11:00AM.

Item 5d – Marina del Rey Convention and Visitor's Bureau Report (CVB)

Janet Zaldua reported the hotel occupancy rate from January to July 2018 was 86.2%. The average daily rate is \$276/night. She further announced that the "Freeride Shuttles" in MdR are doing well; however,

the shuttles are in need of sponsorships in order to continue their operation. She also mentioned “Marina Funday,” which is a promotion to attract inland patrons to come out to Mdr.

Chair Rifkin inquired about the dock-less scooters, “Lime” and “Bird”.

Janet Zaldua responded that the CVB has not taken any official stance on the matter.

Item 6a – Old Business

None.

Item 7a – Parcel 113 (Mariners Village) Option for Amended and Restated Lease

Don Geisinger provided the staff report.

Chair Rifkin stated that when the project was initially presented to the SCHC a number of years ago, it was a controversial topic due to the request to add slips along the main channel.

Don Geisinger replied that the slips are no longer part of the proposal.

Michael Tripp mentioned that the current project is completely different than it was first presented. He explained that the previous proposal requested an installation of a seawall to have a 28ft-wide promenade, a lot of tree removals, and additional height to the parking structure; none of which are now happening. The main renovation will be to the interior of the existing buildings.

Don Geisinger further explained that he purposely did not mention the changes because it’s a completely different deal. He instead wanted the Commissioners to focus on the financial part of the project because it is driven by the affordable housing component.

Michael Tripp mentioned that the major difference between the current renovation plans and the prior plans is the addition of 20% affordable housing units. The original plan did not include any affordable housing units, as it was not a requirement at the time. Currently the affordable housing policy in Marina del Rey, which was adopted in 2008, requires projects that are complete tear downs & rebuilds to provide 15% of their units to be affordable. The breakdown is as follows: 5% of the units for very low income households, 5% for low, and 5% for moderate income households. For renovation projects like the previously presented project, no affordable house was required. He further explained that in November 2016 the BOS asked DBH to review the existing policy for improvement opportunities. After reviewing the policy, DBH reported back to BOS that renovation projects should be included in the affordable housing requirement with a 20% mixed income.

Commissioner Montgomery asked for further clarification on the 18-months option term, and the minimum rent amount of \$2,186,598.

Don Geisinger explained that once the option is granted by the BOS, there is a term of 18 months, with five to six term extensions, for the lessee to satisfy requirements before exercise the option. He also

explained the \$2,186,598 amount was negotiated in 2016; however, the current minimum rent will vary only in a small amount.

Vice chair Lumian asked for clarification on “very low income” households.

Michael Tripp stated that while he does not have the exact figures off-hand, he explained that the calculation is based on the median income within the county, which is approximately a maximum of \$30K annually per person. The rent will then be reduced to 30% of their base income.

Don Geisinger stated that rent will be approximately \$500 to \$600 a month for “very low income” households.

Glenn Wasserman, representative for Parcel 113’s Lessee, stated that he is available to answer any questions regarding the transaction. He explained that the affordable housing rent is 50% of the area’s median income. He further provided an example of a 3 person household with a maximum annual income of \$43k, their rent would be 30% of the \$43K.

Gary Jones stated that the lessee will be holding a meeting to provide the residence with the opportunity to address any of their questions or concerns. The lessee will be contacting the tenants to provide them with that information.

Susan Gunning requested the postponement of any action on this item due to lack of public notice and public review.

Ellen Klugman spoke against the endorsement of item 7a, and urged the commissioners not to endorse said proposal.

Marcia Hanscom expressed concern about the removal of allegedly diseased and damaged trees, and suggested having a process to determine a trees health. She also requested additional time to review the project prior to endorsement.

Richard Harmel requested that the item be postponed to a future meeting in order to allow enough time for stakeholders to address any questions or concerns.

Francine Ringold stated that she, too, agreed with the last four speakers and urged the postponement of said agenda item.

Robert van de Hoek requested that the endorsement be postponed because the property is a historic site and should be preserved to the standards of the historic society. He further expressed concern for wildlife in the Marina.

Lamont Roberts stated that while he agrees with the previous speakers about postponing the agenda item, he believes there has been significant progress from the initial proposal. He further stated that the promenade needs to be reviewed by Mariner's Village tenants prior to endorsement.

Gretchen Nordham spoke about the importance of preserving the natural habitat for the wildlife in Marina del Rey. She further requested the postponement of this item.

Paul Lunce expressed concern about the commission's responsibility being transferred over to the director of DBH. He suggested deferring items 7a and 7c on the agenda in order to give the public enough time to research the scope of work.

Rebecca Crandall stated that the neighborhood enjoys the trees and the blue herons at Mariner's Village. She requested additional time to review the new plans before the commission endorses the project.

Michael Tripp clarified that the project will still need to be reviewed by Department of Regional Planning (DRP), Design Control Board (DCB), and the BOS. He further emphasized that the public will have a number of opportunities to address their comments, questions, and concerns. He also mentioned that the limits for the "very low income" households is as follows: \$34K annual income for 1 person, \$39K for 2 people, and \$43K for 3 people. The rent amount charged for the unit is based on the unit size, and base income. For a studio at Parcel 113, the rent would be \$606, a 1bedroom would be \$693, and a 2 bedroom would be \$780.

Commissioner Montgomery asked when the project was initially presented and if there were any plans for the public review.

Michael Tripp replied that the project was initially presented at the Design Control Board (DCB) meeting in 2013. He further elaborated that the current project which is being presented before the commission, is completely different than what was presented in 2013.

Commissioner Montgomery asked if there has been any community outreach or presentations since the changes from the 2013 designs.

Michael Tripp replied that the SCHC meeting is the first step in doing public outreach. The public will have a chance to voice any questions or concerns at a number of upcoming meetings, including the DCB, DRP, and the BOS.

Allyn Rifkin asked if this current project requires a National Environmental Policy Act (NEPA) or California Environmental Quality Act (CEQA) clearance.

Michael Tripp replied that the project is exempt from CEQA due to its moderate renovations.

Commissioner Montgomery asked if this project has any type of federal requirements.

Michael Tripp replied that this project does not fall within the NEPA guidelines. He further stated that typically the only NEPA projects are the Army Corps projects.

Amy Caves clarified that the project has not been determined exempt from CEQA. The recommendation will be presented to the BOS in the board letter for a finding of exemption, so it will be determined by them on the hearing day.

Commissioner Montgomery asked about DBH's tree-replacement policy, specifically about dead or diseased trees.

Michael Tripp replied that DBH's policy on tree removal and replacement is one to one. He further explained that if the lessee chooses to replace their own trees, they would have to go before the DCB for approval.

Vice Chair Lumian asked about the time line of the proposed project.

Michael replied that plans have been already been submitted to the DRP, which typically take two weeks to review.

Gary Jones replied that he had intended to present this project to the BOS in October.

Vice Chair Lumian asked if the BOS presentation would be before or after the DRP review.

Gary Jones replied that the BOS would review the project after the DRP has reviewed it. The DRP would have to give their input on CEQA exemption before presenting to the BOS.

Michael Tripp stated that after the BOS adopts the recommendation, the project would be heard by the DCB in the following couple months.

Gary Jones stated that this project's primary focus is the inclusion of the affordable housing component. He further elaborated that the lease is coming to an end, so the 18-month option which is being presented gives DBH time to negotiate and finalize the transaction.

Chair Rifkin asked Amy Caves what department has the authority to process the notice of exemption for CEQA.

Amy Caves responded that the recommendation would be processed by the DRP and then the notice of exemption would be subsequently filed after the BOS adopts the recommendation.

Chair Rifkin asked if the SCHC needs to have the determination of exemption of CEQA before they take action.

Amy Caves replied that only the BOS needs the determination of exemption; however, the public will have an opportunity to comment today and at the BOS' hearing, which meets the public comments requirement.

Commissioner Montgomery asked if the DBH's arborist's report is current and posted online.

Michael Tripp replied that every year the County hires an outside consultant to conduct a tree analysis and the report gets posted online.

Commissioner Montgomery asked P113's representative, Glenn Wasserman, if the lessee has viewed plans for the promenade as suggested by an earlier speaker, and if the lessee is open to holding public meetings for the existing residents to keep them informed.

Glenn Wasserman stated that the lessee has not viewed any plans for the promenade, as they are currently focused on getting an approval for an extension so that plans can be prepared. He also stated that they will have an outreach to the community and residents for their input.

Chair Lumian inquired if the project will be returning to the SCHC.

Don Geisinger replied that the project will not be returning; however, it will go before the DCB and Building and Safety.

Commissioner Montgomery asked if a postponement is even an option because of the time constraint.

Amy Caves clarified that it is not within the SCHC's jurisdiction to postpone anything. She further explained that DBH has the discretion to go before the BOS without their advisory opinion.

Nathan Salazar asked if there will be a meeting with the residents before it goes to the BOS.

Gary Jones replied that he cannot answer on behalf of the lessee; however, Marsha Hanscom mentioned a future meeting with the residence. He also added the DBH staff is available to answer any questions the public may have, and that staff will provide assistance to the lessee with resident notifications of their outreach meeting.

Commissioner Montgomery stated that he hoped Glenn Wasserman relays to the lessee all of the public's concerns, including concerns for diseased and dead trees.

Motion to approve by Vice Chair Lumian, seconded by Chair Rifkin, unanimously approved.

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

Abstained: 1 – Mr. Salazar

Item 7b – Parcel 47 (Santa Monica Windjammer Yacht Club) Approval of Lease Extension Agreement

Kristal Ghil provided the staff report and power point presentation.

Commissioner Montgomery inquired about the current rent rate and proposed rate.

Kristal responded that the lessee will pay \$2,125 per month, which is \$25,500 annually.

Steve Penn explained that the purpose of the recommendation is to preserve the yacht club's activities so they can continue providing their services to the boating community in Marina del Rey. He further explained that the yacht club is currently on a month to month agreement, and it is DBH's desire to provide them with a longer term lease of at least 6 years.

Vice Chair Lumian expressed his pleasure of the recommendation and inquired about the option's likelihood of succeeding.

Kristal Ghil replied that the only instance the option would be prevented would be if the BOS determines a better use of the premises or if it interferes with that of another use.

Vice Chair Lumian requested that staff provide a presentation, at a future meeting, on the County's Strategic Plan Goals to allow the Commissioners better familiarity.

Steve Penn replied affirmatively.

Motion to approve by Vice Chair Lumian, seconded by Mr. Montgomery, unanimously approved.

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

Item 7c – Proposed Amendment to Title 2 of the Los Angeles County Code To Delegate Authority to The Director of Beaches and Harbor to Lease, sublease, License, or Permit Harbors and Beaches.

Linda Phan provided the staff report and power point presentation.

Mr. Montgomery asked if this proposal will return before the SCHC for authorization every five years.

Linda replied affirmatively.

Mr. Montgomery asked if there are any properties that lease for \$7,500 per month.

Steve Penn explained that the proposed amendment will grant the Director the authority to sign agreements for up to \$7,500/month. The delegation itself is good for a period of five years.

Chair Rifkin asked staff to specify the change from prior year

Steve Penn explained that Director Jones already has the delegated authority and is asking for a renewal. In addition to that, the proposed amendment would allow DBH to lease a property for county use, up to \$7,500/month.

Mr. Montgomery asked county counsel for clarification on how this request would affect the SCHC's review.

Amy Caves explained that the SCHC's purview and authority is established by a separate county code which is not being nor will it be affected by this. This is just to extend Director Jones' current authority to handle the smaller leases, licenses, and permits. She further elaborated that the amendment adds authority for the director to sign leases for third party properties, up to \$7,500/month. The current county code does not have that, so the proposed amendment includes said authority.

Susanne Cumming expressed concern about the effects of this proposal. She further expressed concern about the lack of time available for public feedback on the Mariner's Village project.

Captain Alex Balian inquired about the effects this delegation may have on the Treasurer and Tax Collector's issuance of business licenses for charter companies.

Marcia Hanscom expressed concern regarding the proposed delegated authority. She requested the postponement of endorsement until the amendment is carefully reviewed.

Gretchen Nordham expressed concern about giving one person the ability to make all the decisions, rather than first having public input.

Robert Van de Hoek expressed concern regarding the delegated authority, and further stated that if endorsed, the Director will have the ability to lease out the parking lots on Fiji way without public input.

Commissioner Montgomery asked for clarification from county counsel regarding the delegated authority. He also clarified that the proposed delegated authority does not diminish SCHC's review.

Amy Caves explained that the Mariner's Village project would still have to go before the BOS, because the lease is for more than 5 years, is greater than \$7,500 per month, and requires CEQA compliance or exemption.

Vice Chair Lumian asked for examples of projects under \$7,500 per month.

Amy Caves replied that special events, including the "Jam Sessions" from the Community and Marketing Services Division, is an example, as long as they are paying less than \$7,500 a month.

Chair Rifkin asked Steve Penn how this would pertain to the parking lots located on Fiji Way.

Steve Penn explained that there is an agreement between the California Department of Fish and Wildlife and the Chief Executive Office. He further stated that while he is aware of the concerns about the usage of those parking lot, he is not prepared to address those concerns as it is not an agenda item.

Chair Rifkin asked if there was any language in the delegated authority request that would prohibit the Director from referring something that's controversial to SCHC.

Amy Caves clarified that the proposed amendment does not authorize the Director to bypass any controversial items from the SCHC. She further stated that the Director always has the discretion to take any matter to the BOS if it is not within the bounds of the County code provision on SCHC. If an items is deemed controversial and is within the bounds of the SCHC oversight, then it would come before the commission for endorsement.

Vice Chair Lumian stated that he would like to hear more about the parking lot situation at a future meeting.

Chair Rifkin asked if the delegated authority had any impact on the business licenses for charter companies.

Amy Caves replied that there is no impact and that the licenses referred to in the delegated authority, as the stated authority is only pertaining to the real estate context and not on business licenses.

Motion to approve by Vice Chair Lumian, seconded by Mr. Montgomery, unanimously approved.

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

Item 8 – Staff Reports

Captain Alex Balian spoke about the importance of the staff reports. He suggested moving said agenda item to the front of the agenda.

Scott Ganary spoke about pump-out stations in Marina del Rey. He reported that many of the stations are broken and in need of repair.

Steve Penn presented the staff report.

Vice Chair Lumian stated that the pump-out stations still need work and requested to have the topic agendized for a future meeting. He asked staff for the contact person whom the public can report complaints and issues with the pump-outs in Marina del Rey.

Steve Penn replied that the contact person depends on the location of pump-out, some are managed by DBH staff, and some are by privately managed by leaseholders. He further stated that his business car is available for anyone to contact him to make any reports/complaints.

Vice chair Lumian requested the Palawan building be placed on an agenda, preferably at a night meeting to discuss the future use of the building.

Adjournment

Chair Rifkin adjourned the meeting at 12:43 p.m.

**Marina del Rey Redevelopment Projects Report
As of December 04, 2018**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>* New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p>Massing -- One six-story, 72' high hotel and one five-story 61' high hotel.</p> <p>Parking -- 231 parking spaces serving the hotel and wetland park.</p>	<p>Proprietary -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017</p> <p>Regulatory -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017, and anticipated completion date is January 2020.</p>
10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p>Massing -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p>Parking -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p>Proprietary -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16. Construction commenced on December 14, 2016, and anticipated completion date is October 30, 2019.</p> <p>Regulatory -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project. Project completion is expected in January 2020.</p>

**Marina del Rey Redevelopment Projects Report
As of December 04, 2018**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
43 -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	Massing -- Parking --163 spaces for boaters	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 2015. 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 * 141 slips + 5 end ties and 57 dry storage spaces	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. Parking -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).	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. Amended and restated lease was executed on August 24, 2017. Construction began on September 11, 2017. Project completion is expected in Fall 2019. 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. No Variance proposed

**Marina del Rey Redevelopment Projects Report
As of December 04, 2018**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
55/56/W -- Fisherman's Village/Gold Coast	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> * 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade 	<p>Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor.</p> <p>Parking -- On-site Parking includes all project required Parking, Parking for Parcel 61 lessee (Whiskey Reds).</p>	<p>Proprietary The lessee provided the SCHC with project updates at the March and May 2015 meetings.</p> <p>Regulatory -- A plan was last submitted to the Department of Regional Planning in July of 2008. No recent activity has occurred.</p> <p>Regulatory Matter: Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).</p>
113 -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> * Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities 	<p>Massing -- Existing buildings to remain.</p> <p>Parking -- Existing parking to remain.</p>	<p>Proprietary -- Item opened on 9/23/2013. On October 30, 2018, the Los Angeles County Board of Supervisors approved an option for an amended at restated lease. The revised project will include 20% affordable and senior units.</p> <p>Regulatory -- An EIR scoping meeting was held on 09/16/14 in Chace Park.</p>
15 -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> * Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-Parking space garage 	<p>Massing -- Six buildings up to 5 stories and 70' high</p> <p>Parking -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p>Proprietary -- The lease was executed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is October 2018.</p> <p>Regulatory -- June 30, 2014, demolition of the site commenced. October 2016 --Construction of project is underway. Project completion is expected in Fall 2018.</p>

**Marina del Rey Redevelopment Projects Report
As of December 04, 2018**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
28 -- Wayfarer	Tim O'Brien	<ul style="list-style-type: none"> * Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation 	<p>Massing -- Seven buildings up to 3 stories high</p> <p>Parking -- Existing subterranean Parking structure contains 947 Parking spaces.</p>	<p>Proprietary -- The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Project is under construction and anticipated completion date for the landside portion of the project is August 2018. In July 2017, the CCC granted permission to begin the dock reconstruction project.</p> <p>Regulatory -- On July 15, 2015, the DCB approved the final design of the project. Construction commenced in December 2015.</p>



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

December 13, 2018

TO: Design Control Board
FROM: *MT for*
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 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
1:00 p.m. – 4:00 p.m.

Saturday, December 22nd
Friends (Rhythm & Blues)

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

Saturday, December 29th
U.S. 99 (Blues)

Sunday, December 30th
Susie Hansen Latin Band (Salsa)

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

MARINA LIGHTS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
December 1 – 31, 2018 (Nightly) from 4:00 p.m. – 10:00 p.m.

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

Burton Chace Park will be aglow in holiday lights every night from December 1st through New Year's Eve. Plus, enjoy live caroling, fun photo opportunities, outdoor holiday movie screenings, and special activities on Saturdays!

Movie Lineup:

December 22 nd	<i>The Nightmare Before Christmas</i>
December 29 th	<i>Frozen Sing-A-Long</i>

**** Bring Blankets and Dress Warmly! ****

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

W.A.T.E.R PROGRAM WINTER SAILING

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Beginning Sailing Dates: December 17 – 21; December 24 – 28 (No class on the 25th);
and December 31 - January 4 (No class on the 1st)
10:00 a.m. - 4:00 p.m.

Los Angeles County Lifeguards will instruct sailing courses teaching students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Students will learn to sail on 14-foot Capri sailboats (with main sail and jib). In the final days of the session, students will get experience on 24-foot MacGregor sailboats.

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

Ages: 11 - 17 years old

Class Size: 6 - 12 students with 3 Lifeguard instructors

Fee: \$285 for 5-day session; \$228 for 4-day session

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

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

NEW YEAR'S EVE CELEBRATION

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

December 31, 2018 – January 1, 2019

7:00 p.m. – Midnight

Celebrate the New Year in Marina del Rey! Guests are invited to Burton Chace Park at 7:00 p.m. for a free Glow Party featuring live DJs, hula hoop dancers, face painting, free giveaways, photo booth, food trucks and live broadcasts of the New Year's Eve countdown in New York and Los Angeles. Each countdown is followed by a ten-minute fireworks show at 8:59:30 p.m. (New York) and 11:59:30 p.m. (Los Angeles) shot from the Marina's south jetty.

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

GJ:CB:da