



Caring for Our Coast

• • •
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, December 16, 2020, 1:30 p.m.

Audio Link: [December DCB Meeting](#)

NOTICE

Following Governor Newsom's executive orders prohibiting the convening of public agency meetings in light of the COVID-19 pandemic, all regularly scheduled Marina del Rey Design Control Board meetings will convene as virtual (online) meetings and by teleconference until further notice.

OBSERVING THE MEETING

To observe the meeting, go to <http://beaches.lacounty.gov/watch-dcb-meeting> (Zoom Meeting ID: 913 7426 1482) or dial **(408) 638-0968** or **(669) 900-6833**.

PROVIDING VERBAL PUBLIC COMMENT

To provide verbal public comment for the record during the meeting, go to <http://beaches.lacounty.gov/watch-dcb-meeting> (Zoom Meeting ID: 913 7426 1482) and staff will assist you via the Zoom chat feature.

If you are calling in to the meeting, send an email to DBHPlanner@bh.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to DBHPlanner@bh.lacounty.gov with your comment, the agenda item number, your first name and last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written comments submitted prior to 5 p.m. on the day before the meeting will be provided to the Design Control Board. Written public comments submitted after 5 p.m. on the day before the meeting will not be provided to the Design Control Board, but will be added to the public record.

1. **Call to Order. Action on Absences. Pledge of Allegiance. and Order of Agenda**
2. **Approval of the October 21, 2020 Minutes**
3. **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.
4. **Old Business**
A. Parcel 97 – Pacific Ocean Management, LLC / Marina Beach Shopping Center – DCB # 18-017-C – Consideration of modifications to site landscaping and furnishings
5. **New Business**
None
6. **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
B. Marina del Rey Special Events
7. **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.
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.
3. Si necesita asistencia para interpretar esta información, llame a este numero: 424-526-7777.
4. All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at <https://beaches.lacounty.gov/design-control-board/>. 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.



Location of December 16, 2020 DCB Items



Old Business

4A - Parcel 97 – Marina Beach Shopping Center

New Business

None

DESIGN CONTROL BOARD MINUTES

October 21, 2020

Members Present: Meg Rushing Coffee, Member (First District); Steven Cho, Chair (Fourth District); Tony Wong, P.E., Vice Chair (Fifth District)

Members Absent: None

Department Staff Present: Amy Caves, Deputy Director; Michael Tripp, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Tor-Ree Jones-Freeman, Secretary

County Staff Present: Joseph Abdelkerim, County Counsel; Clark Taylor, Regional Planner

Guests Testifying: Aaron Clark, Armbruster Goldsmith & Delvac LLP; Daniel Taban, Pacific Ocean Management; Joseph Tran, RDC; and Mario Savvides, The Hive MDR, LLC

1. Call to Order and Pledge of Allegiance

Chair Cho called the meeting to order at 1:30 p.m. and led the Pledge of Allegiance.

2. Approval of the September 16, 2020 Minutes

Moved by Ms. Coffee, seconded by Vice Chair Wong. The September 16, 2020 minutes were approved.

Ayes: 3 – Ms. Coffee, Vice Chair Wong, Chair Cho
Nays: 0

3. Consent Agenda

None

4. Old Business

A. Parcel 97 – Pacific Ocean Management, LLC / Marina Beach Shopping Center – DCB #18-017-B – Consideration of modifications to site design and new art program.

Porsche White presented the staff report.

Public Comment

None

Board Comment

Chair Cho asked Ms. Tashjian if there were any applicants present for this project.

Ms. Tashjian responded that there were three applicants present for this item. Aaron Clark, Daniel Taban, and Joseph Tran were asked to address the Board.

Mr. Clark asked Mr. Tran to respond to staff's concern about the reduction in landscaping.

Mr. Tran stated that the goal of the proposed project was to keep the design intent and create a great pedestrian experience. He then stated that the green walls around the Wells Fargo building could not be installed near the ATMs because the tenant requested that no water features be installed in this area. Seating was removed in the area next to Café Buna between Buildings 5 and 6 since there is a service entrance in this area. The trellis design proposed above the parking lot shared between Buildings 6 and 7 was removed due to a sewer easement. However, the goal was to keep the landscaping as is. In areas where landscaping was removed, there were pragmatic issues preventing the installation. In these areas, the project team proposed to install potted plants with tall plantings in an effort to cover the walls.

Mr. Taban added that the architecture, landscaping, and artwork would be tremendous enhancements to the shopping center. In addition, as the design evolved over the past two years, their team had learned what was practical and feasible for the shopping center renovation.

Ms. Coffee inquired about the County's parking lot requirements for planting. She indicated that there's usually a minimum number of trees required per space and that some of those requirements might be triggered due to the scope of this project.

Mr. Tripp asked Mr. Taylor to address Ms. Coffee's question. Mr. Taylor asked for a few minutes to provide a response.

Ms. Coffee provided a comment regarding the seating in one of the courtyards. In the previously approved design there were large tables with individual stools, but the new design contained picnic tables with benches. Given the current situation with physical distancing, it seemed like the previously approved design was a better seating design.

Mr. Tran stated that the team could look into installing signage to encourage social distancing at the seating areas. He also mentioned that the original intent was to stack the benches and use the same bench across the site, but the team could revisit the design to see if there was another specification they could use from the same catalog of products.

Ms. Coffee expressed her concern with long benches and homelessness.

Mr. Taban indicated that part of the concern with the prior design was that it would become occupied by homeless people after hours.

Ms. Coffee stated that it would be difficult to lay down on individual stools, however, one could make a bed out of long benches.

Mr. Taban argued that the table as presented in the original design would act as a tent for a homeless individual, while the new benches could be moved under the table and locked in together.

Mr. Tran added that based on research conducted by the project team, they found counter measures that are offered by the manufacturer to keep people from lying down on the tables. He indicated that these measures could be minimal and the project team could provide a specification that addresses Ms. Coffee's concern.

Mr. Taban stated that at the Board's request, the project team could eliminate the long dining tables and benches, and replace them with individual tables and chairs. Mr. Taban also mentioned that he felt that changing the seating layout would eliminate opportunities for families larger than three or four to sit together and enjoy a meal.

Ms. Coffee indicated that her comment on the seating was a suggestion and would not determine whether the project would be approved or not.

Chair Cho responded by asking staff if site furniture that was not permanently affixed, was within the DCB's purview.

Mr. Tripp indicated that it was within the purview of the DCB.

Ms. Coffee mentioned that in the previously approved design, living walls were noted as artificial. She then asked if any of the currently proposed living walls were artificial.

Ms. White responded that they were all real plants.

Ms. Coffee asked if there would be a submittal of maintenance plans associated with the living walls. In her experience, living walls were often not maintained and resulted in a wall of dead plants.

Mr. Tran responded that the project team would work with property management to ensure that maintenance would occur throughout the year.

Chair Cho asked if the living wall proposed between Buildings 1 and 2 would survive, given the area would be in the shade most of the day.

Mr. Tran indicated that the landscape team specified a plant for the area that could grow with minimal sunlight.

Mr. Taylor followed up on Ms. Coffee's earlier question regarding the County parking lot requirements for plantings. He stated that there are no per parking space tree requirements. The only landscaping requirements were buffer areas along property boundaries.

Mr. Clark noted that the parking lot was restrained due to the narrow width of the site.

Chair Cho inquired about the current requirements for bicycle parking.

Mr. Taylor indicated that bicycle parking would be required in a conditional use permit but not for a renovation project. He also stated that bicycle parking was typically provided as a replacement for vehicle parking and as a tool to reduce vehicle parking requirements. There is nothing in the standards that require a specific amount of bicycle parking spaces.

Mr. Taban responded that the project would have bike parking on site.

Mr. Tran stated that there were existing bike racks between Buildings 1 and 2, 2 and 3, and near the Wells Fargo building.

Ms. Coffee had a technical issue that resulted in her temporarily leaving the online meeting. Ms. Tashjian noted that there was no quorum in her absence and advised the remaining Board to wait a few moments to allow Ms. Coffee to rejoin the meeting.

Ms. Tashjian noted that there were no public speakers for the item.

Chair Cho expressed that the project was great and commended the project team.

Mr. Taban noted that this was a collaborative effort with Ms. Tashjian and Ms. White.

Vice Chair Wong posed a question to the applicant regarding whether the project team would return to the Board with a revised landscaping plan per condition 4.

Mr. Clark expressed that the applicant would like to have the project approved without returning to the Board, as the project team respectfully disagreed with staff regarding the need to provide additional landscaping.

Mr. Tran explained why certain green walls were removed from the project scope. Furthermore, he noted that the project team's position was that given the totality of the project and the greenery provided, the project should be permitted to move forward.

Vice Chair Wong asked for specifics regarding the landscaping proposed for the project.

Mr. Tran noted that the pedestrian arcades and community spaces would have a variety of potted planters, plantings, and succulents. Taller plantings would be placed near the walls to provide wall coverage.

Mr. Taban added that while there were some modifications to the original submission, in total there would be a tremendous amount of landscaping added in different forms, in addition to the artwork that would be located along the facades of the buildings, alleys, and courtyards.

Ms. White stated that the areas of concern for staff were areas where landscape walls on the ground level were removed.

Vice Chair Wong asked whether the green walls opposite of the potted plants were part of the improvement.

Ms. White answered affirmatively.

Vice Chair Wong asked what a revised landscaping plan would show other than what was currently shown.

Mr. Tran responded that the landscaping plan would show locations of potted plants, site furnishings, all the living walls that would be installed around the site, as well as all the existing landscaping which would be saved.

Vice Chair Wong asked that the applicant submit these details.

Mr. Tran responds that these details were part of the submitted package.

Mr. Clark noted that there were three specific areas where green walls were removed because of structural concerns. He also noted that the project team believed that the proposed landscaping was sufficient with the addition of potted plants in those locations and the totality of the other landscaping improvements throughout the site.

Chair Cho indicated that it was important not to get caught up in the baseline that was set in the previous approval and that the Board could approve a project with less landscaping. He also stated that the living walls that were removed from the scope were not a significant change and that he would support removing condition 4 from the motion.

Ms. White responded that it was ultimately at the Board's discretion to approve the proposed project, and that it was staff's responsibility to point out the differences from what was previously approved.

Ms. Coffee rejoined the meeting and had no further questions.

Vice Chair Wong moved to approve the project with the changes discussed regarding the tables and seating between Buildings 4 and 5, and to approve the proposed landscaping as-is, excluding condition 4.

Ms. Coffee stated that the condition should remain.

Chair Cho seconded the motion.

**Ayes: 2 – Vice Chair Wong, Chair Cho
Nays: 1 – Ms. Coffee**

Chair Cho asked staff if the motion could pass with one dissenting vote.

Ms. Caves indicated that the motion had to be unanimous since the DCB was a five member body and a minimum of three votes were needed to pass a motion.

Chair Cho asked for another motion.

Ms. Coffee motioned to move Vice Chair Wong's motion, with the inclusion of condition 4.

Chair Cho seconded.

**Ayes: 3 – Ms. Coffee, Chair Cho, Vice Chair Wong
Nays: 0**

5. New Business

A. Parcel 15 – AMLI Residential / The Hive MDR, LLC – DCB # 20-006 – Consideration of new signage.

Porsche White presented the staff report.

Public Comment

None

Board Comment

Chair Cho asked if there were any applicants present for this project.

Ms. Tashjian responded that there was one applicant present for this item and asked Mario Savvides to address the Board.

Mr. Savvides introduced himself and expressed his concerns regarding the size of permitted tenant signage at AMLI Residential compared to other competitors in the area. He also expressed his desire for a larger business sign to have a successful business in the Marina.

Ms. Coffee said that she understood Mr. Savvides' wishes for his business to be visible. She asked if the applicant could attach the logo to their awning sign.

Mr. Savvides indicated that this wasn't possible since the awning sign was restricted to one foot in height. He added that he would also like to install a monument sign along the street, similar to The Chart House. If he was allowed to install a monument sign, he would be willing to forego the storefront signage.

Ms. Coffee asked if Mr. Savvides would install the logo on the property's monument sign.

Mr. Savvides said the sign would be too small and people would not be able to see the logo.

Chair Cho asked the applicant what type of business he had.

Mr. Savvides indicated that it is was a superfoods, organic take-out café.

Ms. Coffee asked how many establishments were located within the development.

Mr. Savvides responded that there was one other business, Orange Theory.

Ms. White indicated that there was about 8,000 sq. ft. of commercial space.

Ms. Coffee asked if all spaces would look similar to the elevations shown.

Ms. White responded that they would.

Mr. Savvides indicated that approximately half of the retail space would be waterfront.

Ms. Coffee expressed concern that if the Board approved a modification to the sign program, then more tenants would request signage that may appear inconsistent and tacky.

Mr. Savvides said that his business was the only business facing the street.

Ms. Coffee responded that everyone who faced the Marina would also want additional signs as well.

Chair Cho responded that it was within the Board's discretion to approve the sign request, and if other businesses requested additional signs then the Board had authority to deny them.

Ms. Coffee inquired why a master sign program and site guidelines was approved if the Board did not intend to follow them.

Chair Cho responded that it was ultimately within the Board's discretion and if it made sense to follow them, it made sense to follow them.

Ms. Coffee motioned to approve per staff's recommendation, seconded by Vice Chair Wong.

Ayes: 3 – Ms. Coffee, Vice Chair Wong, and Chair Cho
Nays: 0

6. Staff Reports

All reports were received and filed.

Moved by Vice Chair Wong, seconded by Ms. Coffee.

Ayes: 3 – Vice Chair Wong, Ms. Coffee, Chair Cho
Nays: 0

7. Public Comment

None

8. Adjournment

Chair Cho adjourned the meeting at 2:57 p.m.

Respectfully Submitted,

Tor-Ree Jones-Freeman
Secretary for the Design Control Board



Caring for Our Coast

Gary Jones
Director

Kerry Silverstrom
Deputy Director

Amy M. Caves
Deputy Director

December 16, 2020

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 4A – PARCEL 97 – PACIFIC OCEAN MANAGEMENT, LLC / MARINA BEACH SHOPPING CENTER – DCB # 18-017-C – CONSIDERATION OF MODIFICATIONS TO SITE LANDSCAPING AND FURNISHINGS

Item 4A on your agenda is a submittal from Pacific Ocean Management, LLC (Applicant), seeking approval for modifications to a previously approved landscape plan and site furnishings. The project is located at 510 Washington Boulevard.

PROJECT OVERVIEW

Background

In December 2018, your Board considered and approved the final design for the Marina Beach Shopping Center renovation project, under the condition that the Applicant return for final design review of all artwork and wall graphics. On October 16, 2020, your Board approved an art program and various modifications to the approved final site design, with a condition that the Applicant return to your Board with a revised site landscape plan and modifications to specific site furnishings. Per your Board's previous conditional approval, the Applicant has returned with a revised landscape plan and changes to site furnishings.

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.

Proposed Project

The proposed project consists of changes to the previously approved landscaping plan and site furnishings.



MODIFICATIONS TO BUILDING AND SITE DESIGN

Courtyards

The Applicant has modified the table and seating layout between Buildings 4 and 5, from a long, rectangular, wooden table and bench set, to a series of four cafe style dining table sets. A similar table scheme would be located in the courtyard shared by Buildings 5 and 6. The cafe style sets would consist of *Mag/in Battery* chairs and *Foro* tables as shown on page A-6 of the Applicant's submittal. The proposed chair would be a floral shaped steel chair, powder coated orange. The proposed table finish would be the same *gunmetal* finish that would be used on the community bench frames located throughout the property.

Landscape

The existing site landscaping would remain. All existing planter boxes around trees in each courtyard would remain and be repainted. New landscaping would consist of potted plants and planter boxes placed along walkways, courtyards, and near the base of each building, in addition to living walls, as shown on page A-4 of the Applicant's submittal.

Since the last review of the project, the Applicant has added freestanding vertical green trellises and planter units that would be installed at the east facades of Buildings 5 and 6. The Applicant also explored methods to place vertical green trellises along all facades of Building 7. However, upon further investigation of existing conditions, the Applicant discovered that there is not enough clearance for both pedestrian circulation and modular vertical trellises to be placed against the east elevation of the building. The Applicant proposes to place modular planter units containing succulent mixtures and tall plantings along the exterior arcade column line at the east elevation of Building 7 to provide a planted edge along the arcade, similar to the other buildings at the site. The Applicant has proposed that a 208 square foot living wall with an integral irrigation system be installed at the west elevation of Building 7, facing Via Marina.

STAFF REVIEW

Staff finds that the proposed project is consistent with the Marina del Rey Design Guidelines and the changes to site furnishings complement the materials, colors, and scale of the site renovation. Staff also finds that the explanations provided by the Applicant regarding the proposed changes to the site landscape plan are warranted.

Staff recommends APPROVAL of DCB #18-017-C, subject to the following condition(s):

- 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:pw



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- A-2 PREVIOUSLY APPROVED LANDSCAPE SITE IMPROVEMENTS
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- A-4 LANDSCAPE SITE IMPROVEMENTS
- A-5 PREVIOUSLY RESUBMITTED PROPOSED SITE FEATURES
- A-6 PROPOSED SITE FEATURES
- A-7 COMMUNITY SPACE UPDATE
- A-8 COMMUNITY SPACE UPDATE
- A-9 COMMUNITY SPACE UPDATE

MARINA BEACH CENTER EXTERIOR RENOVATION

DEPARTMENT OF BEACHES AND HARBORS SUBMISSION
11.18.20



1 BOUGAINVILLEA OO-LA-LA



2 DRACAENA_DRACO -



3 FESTUCA OVINA GLAUCA -1 GALLON



4 AEONIUM_URBICUM - 1 GALLON



5 ALOE_PLICATILIS - 15 GALLON



6 OLEA EUROPAEA 'MONTRA' LITTLE OLLIE HEDGE - 15 GALLON



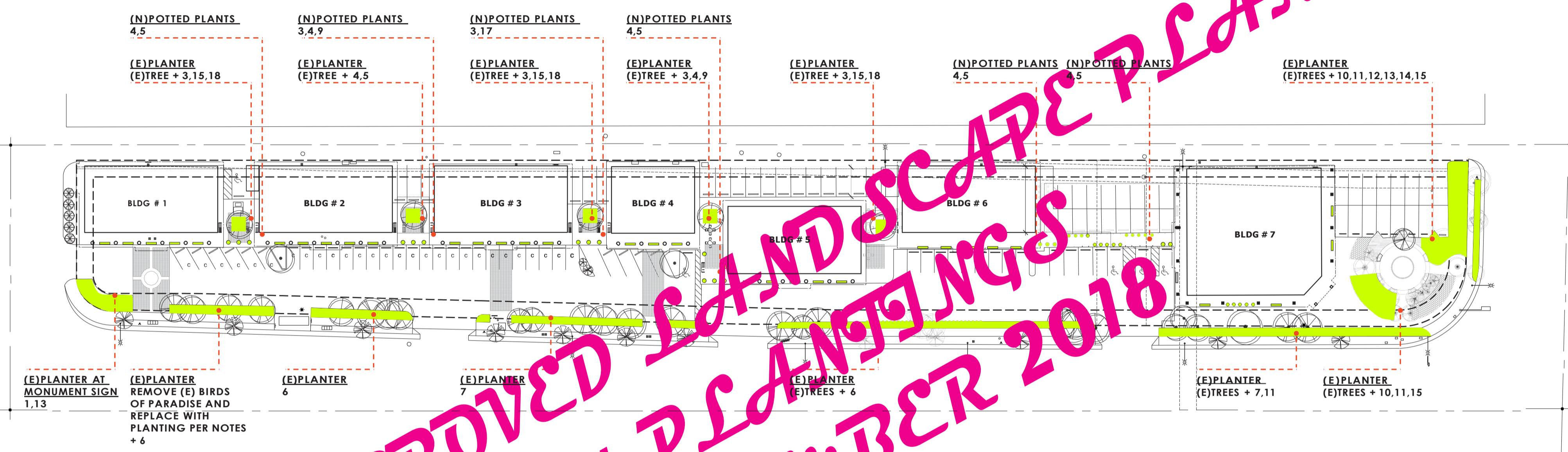
7 PHORMIUM 'CREME DELIGHT' -15 GALLON



8 DIANELLA LITTLE REV



9 AGAVE DESMETTIANA VARIEGATA - 15 GALLON



10 ANIGOZANTHOS BUSH NUGGET - 5 GALLON



11 LIMONIUM - 5 GALLON



12 LOMANDRA BREEZE - 5 GALLON



13 FEJOIA SELLOWIANA HEDGE - 15 GALLON



14 YUCCA RECURVIFOLIA - 15 GALLON



15 AGAVE BLUE FLAME - 15 GALLON



16 WESTRINGIA 'MORNING LIGHT' HEDGE - 15 GALLON



17 CORDYLIN TORBAY DAZZLER - 15 GALLON



18 AEONIUM 'SUNBURST' - 1 GALLON



1 BOUGAINVILLEA OO-LA-LA



2 DRACAENA_DRACO -



3 FESTUCA OVINA GLAUCA - 1 GALLON



4 AEONIUM URBICUM - 1 GALLON



5 ALOEPLICATILIS - 15 GALLON



6 PHORMIUM 'CREME DELIGHT' - 15 GALLON



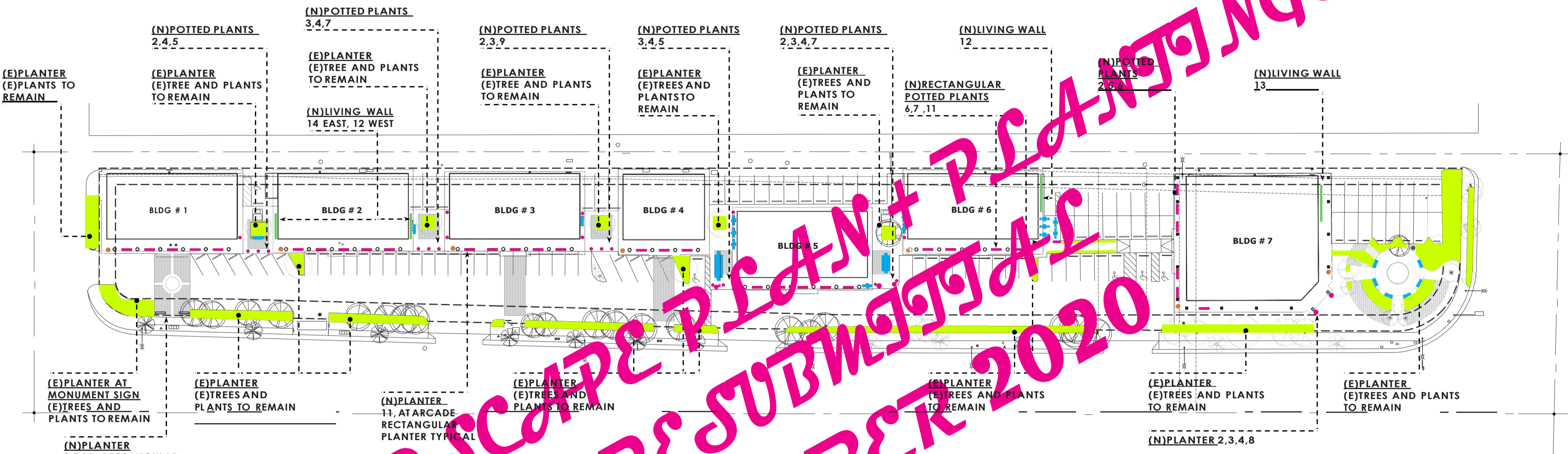
7 AGAVESMETTIANA VARIEGATA - 15 GALLON



8 AGAVE BLUE FLAME - 15 GALLON



9 CORDYLIN TORBAY DAZZLER - 15 GALLON



10 SALVIA MALIFERA - 5 GALLON



11 LOMANDRA BREEZE - 5 GALLON



12 LIVING WALL - MIXED SUCCULENT



13 LIVING WALL - LEAFY MIXED



14 LIVING WALL - SINGULAR LEAF TYPE

SITE FURNISHINGS LEGEND

WASTE DISPOSAL	WASTE/RECYCLING RECEPTACLE
TABLES + SEATING	RECTANGULAR
	ROUND
VERTICAL WALL ELEMENT	DINING SET - LONG TABLE + BENCH
	CAFE SET - ROUND TABLE + CHAIRS
	COMMUNITY BENCH
	VEGETATED WALL WITH INTEGRAL IRRIGATION SYSTEM
	EXISTING LANDSCAPE



1 BOUGAINVILLEA OO-LA-LA



2 DRACAENA_DRACO -



3 FESTUCA OVINA GLAUCA - 1 GALLON



4 AEONIUM_URBICUM - 1 GALLON



5 ALOE_PLICATILIS - 15 GALLON



6 PHORMIUM 'CREME DELIGHT' - 15 GALLON



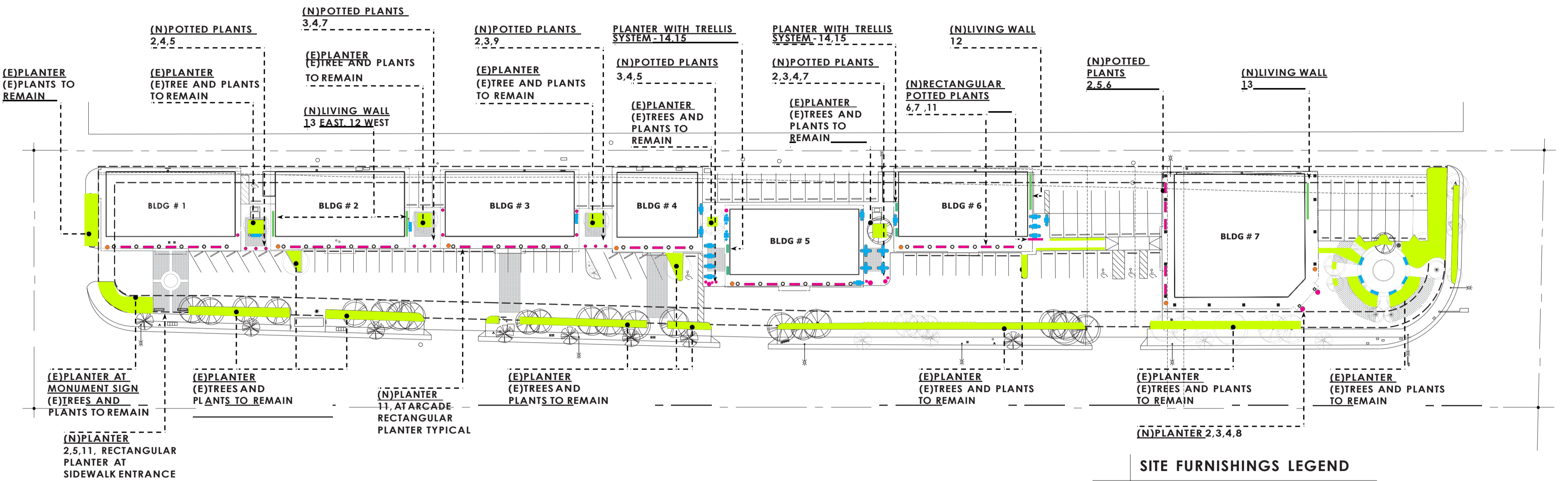
7 AGAVE DESMETTIANA VARIEGATA - 15 GALLON



8 AGAVE BLUE FLAME - 15 GALLON



9 CORDYLINE TORBAY DAZZLER - 15 GALLON



10 SALVIA MALIFERA - 5 GALLON



11 LOMANDRA BREEZE - 5 GALLON



12 LIVING WALL - MIXED SUCCULENT



13 LIVING WALL - LEAFY MIXED



14 VERTICAL TRELLIS-TRUMPET VINE



15 DANIELA REVOLUTA - 1 GALLON

SITE FURNISHINGS LEGEND

WASTE DISPOSAL		WASTE/RECYCLING RECEPTACLE
POTS		RECTANGULAR
		ROUND
TABLES + SEATING		CAFE/DINING SET - TABLE + CHAIRS
		COMMUNITY BENCH
VERTICAL WALL ELEMENT		PLANTER WITH TRELLIS SYSTEM
		VEGETATED WALL WITH INTEGRAL IRRIGATION SYSTEM
		EXISTING LANDSCAPE



2 POTTERY - 'GREENFORM' CAST CONCRETE POT WITH NEW PLANTING, 'ANTHRACITE' COLOR



3 PLANTER BOX - 'GREENFORM' CAST CONCRETE POT WITH NEW PLANTING, 'ANTHRACITE' COLOR



4 LIVING SUCCULENT WALL WITH INTEGRAL IRRIGATION SYSTEM



5 LIVING LEAFY WALL WITH INTEGRAL IRRIGATION SYSTEM



5 EXISTING TREE PLANTER - RE-PAINTED WOOD, BLACK FINISH



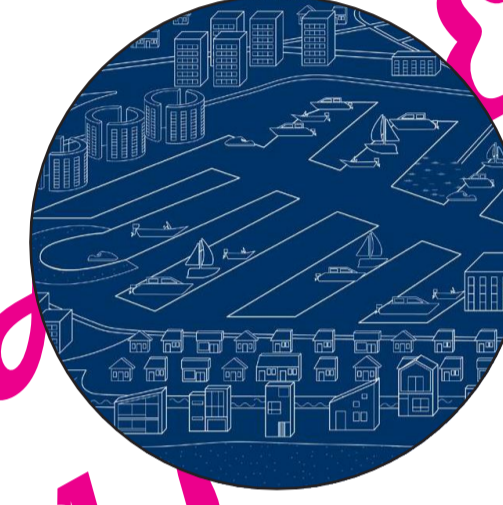
6 FOUNTAIN 'SHROUD' ENCLOSURE - ALUMINUM WITH FAUX HOT ROLLED STEEL FINISH



7 CUSTOM VINYL WALL GRAPHIC BY ADAM ZALABANY. SEE ART PROGRAM.



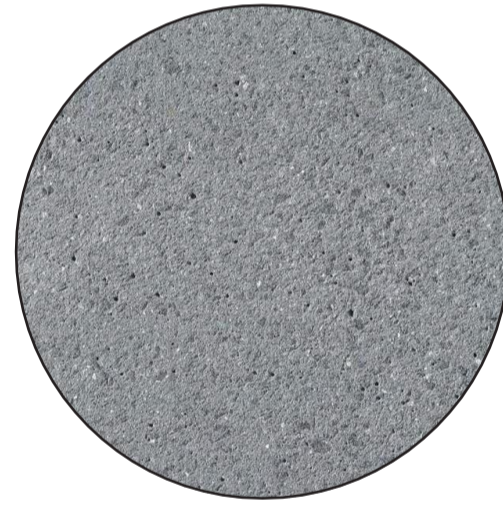
8 CUSTOM PAINTED WALL GRAPHIC. SEE ART PACKAGE



9 CUSTOM VINYL WALL GRAPHIC APPLIED OVER STOREFRONT. SEE ART PROGRAM



10 SUSPENDED LIGHTING



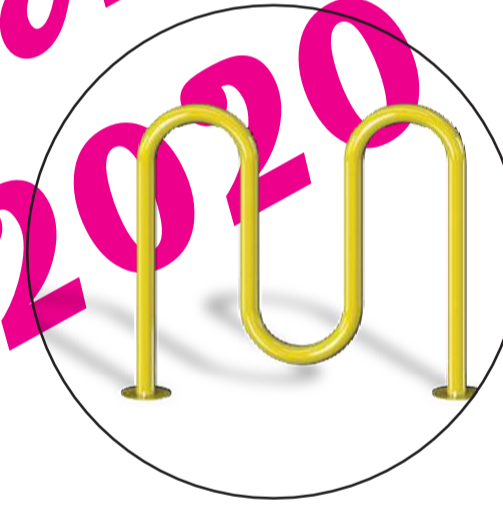
11 ARCADE WALKWAY - EXISTING CONCRETE PAVERS TO BE SANDED



12 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED



13 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED



14 BIKE RACK - EXISTING BIKE RACK TO BE PAINTED, DUNN EDWARDS HIGHLIGHTER DE5404 OR SIMILAR



15 FOUNTAIN AREA BENCH - BELSON CONCRETE BENCH, NATURAL GREY



16 BENCH - MAGLIN ICONIC SERIES. THERMALLY MODIFIED ASH + STEEL FRAME WITH POWDER COAT 'GUNMETAL' FINISH



17 DINING TABLE AND BENCH - MAGLIN ICONIC SERIES. THERMALLY MODIFIED ASH + STEEL FRAME WITH POWDER COATED 'GUNMETAL' FINISH



18 CAFE CHAIR - MAGLIN KONTUR STACKABLE CHAIR WITH POWDER COATED 'ORANGE' RAL 2009



19 CAFE TABLE - MAGLIN KONTUR STACKABLE CHAIR WITH POWDER COATED 'ORANGE' RAL 2009



20 WASTE + RECYCLING RECEPTACLE - FORMS + SURFACES APEX RECEPTACLE, POWDER COATED 'ARGENTO' GREY + RECYCLED RECLAIMED TEAK



1 POTTERY - 'GREENFORM' CAST CONCRETE POT WITH NEW PLANTING, 'ANTHRACITE' COLOR



2 PLANTER BOX - 'GREENFORM' CAST CONCRETE POT WITH NEW PLANTING, 'ANTHRACITE' COLOR



3 LIVING SUCCULENT WALL WITH INTEGRAL IRRIGATION SYSTEM



4 LIVING LEAFY WALL WITH INTEGRAL IRRIGATION SYSTEM



5 VERTICAL TRELLIS - TOURNESOL WILSHIRE PLANTER AND SCREEN FREESTANDING UNIT WITH 'SHADOW' COLOR AS SHOWN IN SIDE BUBBLE.



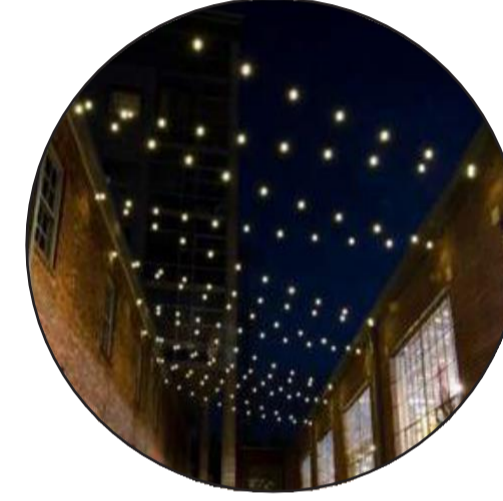
6 CUSTOM VINYL WALL GRAPHIC BY ADAM ZALABANY. SEE ART PROGRAM.



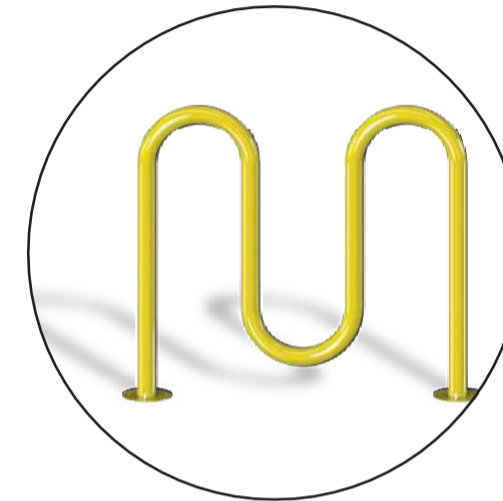
7 CUSTOM PAINTED WALL GRAPHIC. SEE ART PACKAGE



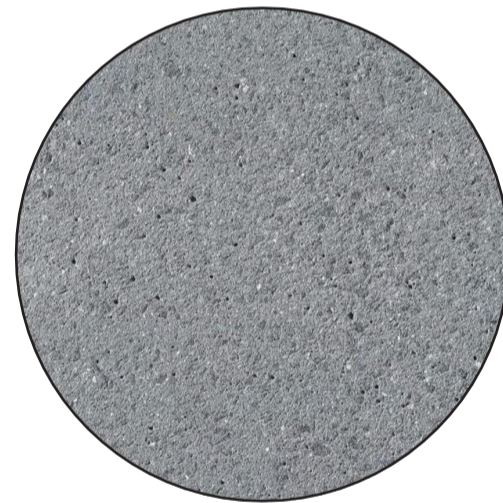
8 CUSTOM VINYL WALL GRAPHIC APPLIED OVER STOREFRONT. SEE ART PROGRAM



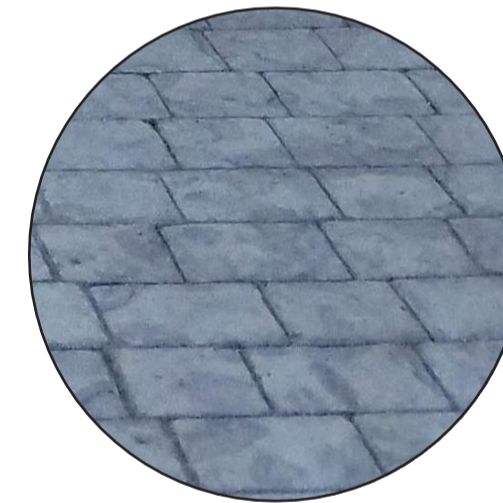
9 SUSPENDED LIGHTING



10 BIKE RACK - EXISTING BIKE RACK TO BE PAINTED, DUNN EDWARDS HIGHLIGHTER DE5404 OR SIMILAR



11 ARCADE WALKWAY - EXISTING CONCRETE PAVERS TO BE SANDED



12 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED



13 ACCENT PAVING - EXISTING CONCRETE PAVERS TO BE SANDED



14 FOUNTAIN 'SHROUD' ENCLOSURE - ALUMINUM WITH FAUX HOT ROLLED STEEL FINISH



15 EXISTING TREE PLANTER - RE-PAINTED WOOD, BLACK FINISH



16 BENCH - MAGLIN ICONIC SERIES. THERMALLY MODIFIED ASH + STEEL FRAME WITH POWDER COAT 'YELLOW' RAL 1018



17 FOUNTAIN AREA BENCH - BELSON CONCRETE BENCH, NATURAL GREY



18 CAFE CHAIR - MAGLIN BATTERY STACKABLE CHAIR WITH POWDER COATED 'ORANGE' RAL 2009

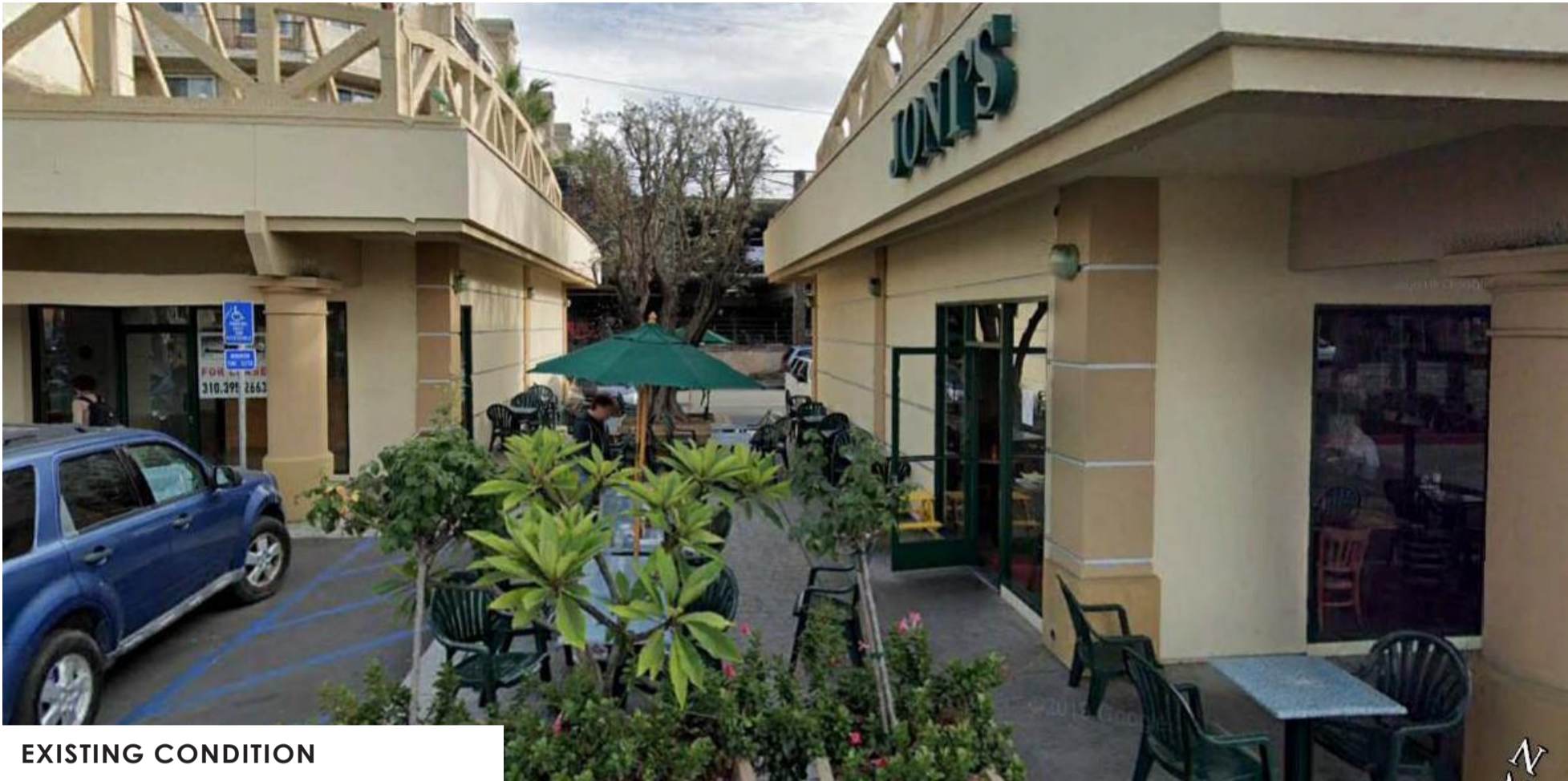


19 CAFE TABLE - MAGLIN FORO SQUARE TABLE WITH POWDER COATED 'GUNMETAL' FINISH

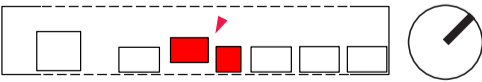


20 WASTE + RECYCLING RECEPTACLE - FORMS + SURFACES APEX RECEPTACLE, POWDER COATED 'ARGENTO' GREY + RECYCLED RECLAIMED TEAK

UPDATED DESIGN



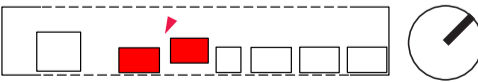
COMMUNITY SPACE - PAD 4 + 5



UPDATED DESIGN



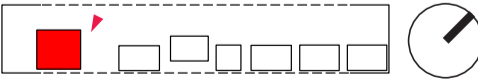
COMMUNITY SPACE - PAD 5 + 6



UPDATED DESIGN



COMMUNITY SPACE - PAD 6 + 7





Caring for Our Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

December 16, 2020

TO: Design Control Board
FROM: Gary Jones, Director
SUBJECT: **ITEM 6A - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On November 10, 2020, the Board of Supervisors (BOS) adopted a resolution to set aside portions of County-owned properties for public road and highway purposes on Admiralty Way at California Yacht Club and Yvonne B. Burke Park, in the unincorporated community of Marina del Rey, and to accept the set-aside areas into the County Road System. The BOS also authorized the Director of Public Works to record the certified original resolution with the office of the Registrar-Recorder/County Clerk.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items related to Marina del Rey were on the October and November 2020 Regional Planning Commission agenda.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items related to Marina del Rey were on the October and November 2020 California Coastal Commission (CCC) agenda.

FUTURE MAJOR DESIGN CONTROL BOARD ITEMS

The Department (DBH) is planning to conduct a periodic review and update of the Marina del Rey Design Guidelines, which can be found at DBH's website at the following link: http://file.lacounty.gov/SDS Inter/dbh/docs/1017705_MdR_DesignGuidelines.pdf. The document was approved by your Board on October 20, 2016. A draft of the updated guidelines will be presented to the Board at a future date. Any comments or suggested changes to the guidelines can be emailed to PWhite@bh.lacounty.gov.

SMALL CRAFT HARBOR COMMISSION MINUTES

The October 2020 Small Craft Harbor Commission meeting minutes are pending approval. The November 2020 regularly scheduled Small Craft Harbor Commission meeting was cancelled due to no new business. On November 18, 2020, Small Craft Harbor Commission held a special meeting and the minutes are pending approval.



Design Control Board
December 16, 2020
Item 6A
Page 2

REDEVELOPMENT PROJECT STATUS REPORT

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

GJ:MT .tjf

Attachments (1)



Caring for Our Coast

Gary Jones
Director

Kerry Silverstrom
Chief of Staff

Amy M. Caves
Deputy Director

December 16, 2020

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 6B – MARINA DEL REY SPECIAL EVENTS

DRAWING & PAINTING CLASS

Online class via Zoom
Tuesdays
6:30 p.m. – 7:30 p.m.

The Los Angeles County Department of Beaches and Harbors (Department) is offering a FREE drawing and watercolor art class for beginners ages 14 years or older. Registration is required on a first-come-first-served basis. Please pre-register for each class by emailing chacepark@bh.lacounty.gov.

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

BURTON CHACE PARK ZUMBA

Burton Chace Park + 13650 Mindanao Way + Marina del Rey
Wednesdays and Fridays
3:45 p.m. – 4:45 p.m.

Ditch your boring workout and join the Department's FREE Zumba class at Burton Chace Park!

Registration is required on a first-come, first served basis, with a class size of 10 students limit. Please pre-register by emailing chacepark@bh.lacounty.gov.

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

MARINA DEL REY FARMERS' MARKET

Parking Lot #11 + 14101 Panay Way + Marina del Rey



Saturdays
Senior Hour: 8:00 a.m. - 9:00 a.m.
Regular Market Hours: 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 prepackaged foods and much more! Paid parking is available for 25 cents for every 10 minutes. A face cover and 6-foot physical distancing from others is required.

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
Afternoon Session and Winter Sailing Camp

Los Angeles County Lifeguards will instruct the Department's sailing courses that teaches 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) and Laser sailboats. In the final days of the session, students may get experience on Catalina 275 Sport.

Ages: 11 - 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

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

Afternoon Session - All levels:

December 14 - 18, 2020

Fee: \$224 for 5-day session
1:00 p.m. - 5:00 p.m.

Winter Sailing Camp - Beginning and Intermediate:

December 21 - 24, 2020

December 28 - 31, 2020

January 4 - 8, 2021

Fees: \$320 for 5-day session; \$256 for 4-day session
10:00 a.m. - 4:00 p.m.

*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) 526-7888 or visit beaches.lacounty.gov

HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP

Dock 52 Parking Lot, Fiji Way and Admiralty Way + Marina del Rey, CA 90292
Saturday, February'20, 2021
9:00a.m. – 3:00p.m.

The County of Los Angeles Department of Public Works and the Sanitation Districts of Los Angeles are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information regarding waste disposal and COVID-19 precautions: Call (888) Clean LA or visit dpw.lacounty.gov/epd/cleanla

GJ:CB:da

**Marina del Rey Redevelopment Projects Report
As of November 30, 2020**

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 2021.</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.</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 early 2021.</p>

**Marina del Rey Redevelopment Projects Report
As of November 30, 2020**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> * 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 	<p>Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.</p> <p>Parking -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p>Proprietary -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. Amended and restated lease was executed on August 24, 2017. Construction began on September 11, 2017. Trader Joe's opened on 4/18/19. Project completion is expected in late 2020.</p> <p>Regulatory -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p>Regulatory Matter: Shared Parking Agreement.</p>
113 -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> * Renovation of 981 apartments * Improvements to promenade * 	<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 units.</p> <p>Regulatory -- The Regional Planning Commission approved an after-the-fact Coastal Development Permit (CDP) for the previous removal of waterbird nests. The appeal of that CDP is expected to be heard by the Coastal Commission in early 2021.</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 August 4, 2014.</p> <p>Regulatory -- June 30, 2014, demolition of the site commenced. August 2014 --Construction of project is underway. Project completion is expected in late 2020.</p>