



Caring for Our Coast

♦ ♦ ♦

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, August 18, 2021, 1:30 p.m.

### 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](mailto: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](mailto: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 June 16, 2021 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**  
None
5. **New Business**  
A. Parcel 50 – Waterside Shopping Center / Vinfast– DCB # 21-003 – Consideration of building modifications and new signage
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](mailto: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 August 18, 2021 DCB Items



### Old Business

None

### New Business

5A – Parcel 50 – Waterside Shopping Center / Vinfast

## **DESIGN CONTROL BOARD MINUTES**

### **June 16, 2021**

**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; Maral Tashjian, Planning Specialist; Porsche White, Planner; Tor-Ree Jones-Freeman, Secretary

**County Staff Present:** Joseph Abdelkerim, County Counsel

**Guests Testifying:** Richard Hawthorne, Goldrich Kest; David Pascu and Dianne Shapiro, Abramsom Architects; Grace Sullano, SALT Landscape Architects; Erin Erdman, E Squared Lighting

#### **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 April 21, 2021 Minutes**

**Moved by Vice Chair Wong, seconded by Ms. Coffee. The April 21, 2021 minutes were approved.**

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

**Nays: 0**

#### **3. Consent Agenda**

None

#### **4. Old Business**

None

#### **5. New Business**

A. Parcel 18 – Dolphin Marina Apartments – DCB #21-002 – Consideration of final site renovation plan.

Ms. 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 applicants present for this item. The project team members introduced themselves.

Chair Cho asked if there would be an ADA requirement to have a lift at the far end of the property, near the observation deck.

Mr. Pascu responded that the project had not been submitted yet to the County for Building & Safety review, but he did not believe there would be any ADA requirements for that area. He mentioned that there would be an ADA lift at the front of the property and there are six different exits from the podium which are part of the fire egress.

Chair Cho asked for clarification regarding the project renderings. He stated that the landscape plan showed trees along the Marina facing side of the building, however, the rendering did not. He stated that he was concerned that there were large blocks of stucco walls, whereas in the courtyards, the designs are broken up by landscaping, which softens the building facade.

Mr. Pascu stated that the landscape plan accurately depicted the proposed landscaping.

Ms. Coffee asked the landscape architect's representative whether the plant images in the landscape plan that did not include a number label were part of the project plans.

Mr. Hawthorne clarified that all plants shown in the landscape plan would be found throughout the property and explained that in some cases, groupings of plants were represented by one number.

Ms. Coffee asked whether the applicant considered providing more shade in the courtyard areas, especially the eating areas.

Mr. Hawthorne responded that there was more work that could be done to provide additional areas of respite from the sun. He stated that their intent was not to have full exposure, however, they wanted sun bather areas along with shaded areas covered by moveable umbrellas, fabrics, and/or trellises.

Ms. Coffee noted that she liked Mr. Hawthorne's ideas for additional shade opportunities. She also asked whether irrigation requirements would meet the maximum level of allowable water for the site.

Ms. Sullano responded that most of the plantings had low water usage and any proposed plantings would meet the requirements.

Chair Cho asked the lighting consultant to confirm whether the entrance lights on page 58 of the project plans would be located under an overhang.

Ms. Shapiro confirmed that the lights would be located underneath entry soffits.

**Ms. Coffee moved to approve DCB #21-002, seconded by Vice Chair Wong**

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

## **6. Staff Reports**

All reports were received and filed.

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

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

**Nays: 0**

**7. Public Comment**

None

**8. Adjournment**

**Chair Cho adjourned the meeting at 2:06 p.m.**

Respectfully Submitted,

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





Caring for Our Coast

Gary Jones  
Director

Kerry Silverstrom  
Chief Deputy

Amy M. Caves  
Deputy Director

August 18, 2021

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5A – PARCEL 50 – WATERSIDE SHOPPING CENTER / VINFAST  
– DCB # 21-003 – CONSIDERATION OF BUILDING MODIFICATIONS  
AND NEW SIGNAGE**

Item 5A on your agenda is a submittal from Vinfast (Applicant), seeking approval for a building modification and new signage at the Waterside Shopping Center. The project is located at 4776 Admiralty Way.

## PROJECT OVERVIEW

### Existing Conditions

The 3,200 square foot tenant space is located within the Waterside Shopping Center and is currently vacant. The storefront features a blue façade and a large metal awning above the main entrance.

### Proposed Project

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

## BUILDING DESIGN

### Building Façade

The existing stucco facade and cornice would be painted *SW 7005 Pure White*, with the decorative stone molding painted *Pantone Cool Grey 9C*. White aluminum composite metal panels with a satin finish would be installed above the storefront glazing, behind the proposed primary storefront signage. The existing metal awning would be removed. Brushed stainless steel door hardware and *Starphire* tempered double-paned glazing would be installed at the storefront. Cement resin slab flooring would be installed at the recessed entry alcove. All landscaping along the building façade would remain.





## **SIGNAGE**

### **Building Facade**

The Applicant proposes one wall-mounted tenant identification sign above the main entrance of the tenant space, facing the interior of the shopping center. The sign would measure approximately 18' wide by 2' tall and read "Vinfast". The sign would feature brushed stainless steel reverse channel letters with white neon halo illumination and would be installed approximately 12'-3" above grade.

The Applicant also proposes to install a secondary wall-mounted tenant identification sign at the rear of the tenant space, facing Admiralty Way. The halo-lit sign would measure 9'-4" wide by 1' tall and feature brushed stainless steel channel letters, installed approximately 13'-6" above grade.

### **Blade Sign**

The Applicant proposes to install a blade sign at the storefront, facing the pedestrian walkway, mounted approximately 8' above grade. The double-sided sign would be composed of white, 3" thick powder coated aluminum and half of the sign would contain a *Pantone 285c* blue aluminum composite metal panel. The sign would read "Vinfast" with a ½" thick push through illuminated "V" logo installed on the panel. The sign would use internal LED illumination.

### **Illumination**

All signage would be illuminated from 15 minutes prior to sundown until one-hour following the closing of the last restaurant at the site, per the DCB approved sign program for the shopping center.

## **STAFF REVIEW**

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

The existing shopping center was designed to create a village feel using seaside Mediterranean style architecture. Building finishes, colors, and materials include a palette of greys and blues, limewash paint and plaster, brick, ledgerstone, limestone accents, and wrought-iron balconies. While the project introduces a more modern/contemporary look and materials than what was traditionally established at the site, staff finds the proposed improvements to be consistent with other tenants that have customized and modernized the look of their storefront, including Kreation Juicery's use of a wooden awning, Sephora Beauty Supply's modern glossy black façade, and Mainland Poke's black façade. Staff finds that while Vinfast proposes to incorporate more modern improvements to the building façade, their storefront improvements do not alter the overall architectural style of the shopping center, such as with the current architecture for the neighboring Shake Shack.

Staff recommends **APPROVAL** of DCB #21-003, 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:pw



| SYMBOLS |                          |  |                                    |
|---------|--------------------------|--|------------------------------------|
|         | NEW CONSTRUCTION         |  | PARTITION TAG, SEE A-111           |
|         | EXISTING TO REMAIN       |  | DOOR TAG, SEE A-111                |
|         | TO BE DEMOLISHED         |  | FIXTURE / EQUIPMENT TAG, SEE A-121 |
|         | CENTER LINE              |  | FINISH TAG, SEE A-120              |
|         | ALIGN                    |  | CEILING HEIGHT & TYPE              |
|         | PLAN DETAIL              |  | ELEVATIONS                         |
|         | SECTION                  |  | ELEVATION                          |
|         | SECTION DETAIL           |  | COLUMN BUBBLE AND GRID             |
|         | REVISION                 |  | KEYNOTE                            |
|         | ELEVATION/CEILING HEIGHT |  | DATUM POINT                        |
|         | AREA OF NO WORK          |  | BREAK LINE                         |

| ABBREVIATIONS |                                 |          |                                |
|---------------|---------------------------------|----------|--------------------------------|
| ACT           | ACOUSTICAL CEILING TILE         | FOS      | FACE OF STUDS                  |
| A.D.A         | AMERICANS WITH DISABILITIES ACT | FT       | FIRE RETARDANT TREATED         |
| ADJ           | ADJUSTABLE                      | FT       | FOOT, FEET                     |
| AFF           | ABOVE FINISHED FLOOR            | FTG      | FOOTING                        |
| AFG           | ABOVE FINISHED GRADE            |          |                                |
| ALT           | ALTERNATE                       | GA       | GAGE                           |
| ALUM          | ALUMINUM                        | GALV     | GALVANIZED                     |
| APPROX        | APPROXIMATE                     | GC       | GENERAL CONTRACTOR             |
| ARCH          | ARCHITECT, ARCHITECTURAL        | GL       | GLASS                          |
|               |                                 | GYP      | GYPSPUM                        |
| BD            | BOARD                           | HC       | HOLLOW CORE                    |
| BLDG          | BUILDING                        | HDCP     | HANDICAP                       |
| BLKG          | BLOCKING                        | HDBD     | HARDBOARD                      |
| BO            | BOTTOM OF                       | HDW      | HARDWARE                       |
| BOT           | BOTTOM                          | HDWD     | HARDWOOD                       |
|               |                                 | HM       | HOLLOW METAL                   |
|               |                                 | HO       | HOLD OPEN                      |
| CAB           | CABINET                         | HORIZ    | HORIZONTAL                     |
| CG            | CORNER GUARD                    | HR       | HOUR                           |
| CL            | CENTERLINE                      | HT       | HEIGHT                         |
| CLG           | CEILING                         |          |                                |
| CLR           | CLEAR                           | IN       | INCH                           |
| CO            | CASED OPENING                   | INFO     | INFORMATION                    |
| COL           | COLUMN                          | INSUL    | INSULATE, INSULATION           |
| COMM          | COMMUNICATION                   | INT      | INTERIOR                       |
| CONC          | CONCRETE                        |          |                                |
| CONN          | CONNECTION, CONNECT             | JT       | JOINT                          |
| CONSTR        | CONSTRUCTION                    |          |                                |
| CONT          | CONTINUOUS, CONTINUE            | LAM      | LAMINATE, LAMINATED            |
| CPT           | CARPET                          | LANDLORD | LANDLORD                       |
| CTR           | CENTER                          | LAV      | LAVATORY                       |
|               |                                 | LP       | LOW POINT                      |
| DBL           | DOUBLE                          | LT       | LIGHT                          |
| DEMO          | DEMOLISH, DEMOLITION            | LTG      | LIGHTING                       |
| DET           | DETAIL                          |          |                                |
| DIA           | DIAMETER                        | MAX      | MAXIMUM                        |
| DIAG          | DIAGONAL, DIAGRAM               | MECH     | MECHANICAL                     |
| DIM           | DIMENSION                       | MED      | MEDIUM                         |
| DN            | DOWN                            | MEZZ     | MEZZANINE                      |
| DR            | DOOR                            | MFR      | MANUFACTURE                    |
| DWG           | DRAWING                         | MIN      | MINIMUM, MINUTE                |
| DWR           | DRAWER                          | MISC     | MISCELLANEOUS                  |
|               |                                 | MT       | MOUNT/MOUNTING                 |
| (E)           | EXISTING                        | MTD      | MOUNTED                        |
| EA            | EACH                            | MTL      | METAL                          |
| EL            | ELEVATION                       | MVBL     | MOVABLE                        |
| ELEC          | ELECTRIC, ELECTRICAL            |          |                                |
| ELEV          | ELEVATOR                        | (N)      | NEW                            |
| EMER          | EMERGENCY                       | N/A      | NOT APPLICABLE                 |
| EQ            | EQUAL                           | NIC      | NOT IN CONTRACT                |
| EQUIP         | EQUIPMENT                       | NO       | NUMBER                         |
| EXT           | EXTERIOR                        | NOM      | NOMINAL                        |
|               |                                 | NTS      | NOT TO SCALE                   |
| FA            | FIRE ALARM                      | OC       | ON CENTER                      |
| FD            | FLOOR DRAIN                     | OH       | OVERHEAD                       |
| FDTN          | FOUNDATION                      | OD       | OUTSIDE DIAMETER               |
| FE            | FIRE EXTINGUISHER               | OPNG     | OPENING                        |
| FEQ           | FIRE EXTINGUISHER CABINET       | OPP      | OPPOSITE                       |
| FF            | FINISH FLOOR                    | OSC      | OWNER SPECIAL CONTRACTOR       |
| FIN           | FINISH, FINISHED                | OTS      | OPEN TO STRUCTURE              |
| FLR           | FLOOR, FLOORING                 |          |                                |
| FLUOR         | FLUORESCENT                     |          |                                |
| FOF           | FACE OF FINISH                  |          |                                |
|               |                                 | PERP     | PERPENDICULAR                  |
|               |                                 | PLAM     | PLASTIC LAMINATE               |
|               |                                 | PLAS     | PLASTER                        |
|               |                                 | PLYWD    | PLYWOOD                        |
|               |                                 | PL       | PROPERTY LINE                  |
|               |                                 | PT       | PAINT, POINT, PRESSURE TREATED |
|               |                                 | PTN      | PARTITION                      |
|               |                                 | RCP      | REFLECTED CEILING PLAN         |
|               |                                 | REF      | REFER TO, REFERENCE,           |
|               |                                 | REFRIG   | REFRIGERATOR                   |
|               |                                 | REQD     | REQUIRED                       |
|               |                                 | REV      | REVISED, REVISION              |
|               |                                 | RM       | ROOM                           |
|               |                                 | RO       | ROUGH OPENING                  |
|               |                                 | SC       | SOLID CORE                     |
|               |                                 | SCHED    | SCHEDULE                       |
|               |                                 | SECT     | SECTION                        |
|               |                                 | SHT      | SHEET                          |
|               |                                 | SIM      | SIMILAR                        |
|               |                                 | SPEC     | SPECIFICATION                  |
|               |                                 | SO       | SQUARE                         |
|               |                                 | SOFT     | SQUARE FEET                    |
|               |                                 | SS       | STAINLESS STEEL                |
|               |                                 | STC      | SOUND TRANSMISSION COEFFICIENT |
|               |                                 | STD      | STANDARD                       |
|               |                                 | STL      | STEEL                          |
|               |                                 | STOR     | STORAGE                        |
|               |                                 | STRUC    | STRUCTURAL                     |
|               |                                 | SUSP     | SUSPENDED                      |
|               |                                 | SYM      | SYMMETRICAL                    |
|               |                                 | TEL      | TELEPHONE                      |
|               |                                 | TEMP     | TEMPERATURE, TEMPORARY         |
|               |                                 | THK      | THICK, THICKNESS               |
|               |                                 | TO       | TOP OF                         |
|               |                                 | TV       | TELEVISION                     |
|               |                                 | TYP      | TYPICAL                        |
|               |                                 | UON      | UNLESS OTHERWISE NOTED         |
|               |                                 | U.S.     | UNDERSIDE                      |
|               |                                 | VERT     | VERTICAL                       |
|               |                                 | V.I.F.   | VERIFY IN FIELD                |
|               |                                 | VNR      | VENEER                         |
|               |                                 | W/       | WITH                           |
|               |                                 | W/O      | WITHOUT                        |
|               |                                 | WC       | WATER CLOSET,                  |
|               |                                 |          | WALLCOVERING                   |
|               |                                 | WD       | WOOD                           |
|               |                                 | WR       | WATER RESISTANT                |

| PROJECT DIRECTORY  |   |  |
|--|---|--|
| CLIENT:<br>VINFAST LLC<br>PHONE: 949.991.1848<br>CONTACT: LAUREN CHANGE<br>EMAIL: LAUREN.CHANG@VINFASTAUTO.COM | LANDLORD:<br>CARUSO<br>101 THE GROVE DRIVE<br>LOS ANGELES, CA 90036<br>CONTACT: KEN GREENBERG<br>EMAIL: KGREENBERG@CARUSO.COM   | ARCHITECT OF RECORD:<br>MBH ARCHITECTS<br>960 ATLANTIC AVENUE<br>ALAMEDA, CA 94501<br>PHONE: 510.865.8663<br>CONTACT: BONNIE RUSSO<br>EMAIL: BONNIER@MBHARCH.COM                 |
| CONTRACTOR:<br>NAME<br>ADDRESS LINE 1<br>ADDRESS LINE 2<br>PHONE:<br>CONTACT:<br>EMAIL:                        | MEP ENGINEER:<br>ACIES ENGINEERING<br>400 N. MCCARTHY BLVD.<br>SUITE 250<br>MILPITAS, CA 95035<br>PHONE: 408.522.5255<br>CONTACT: WILSON LEE<br>EMAIL: WILSON@ACIES.NET | STRUCTURAL ENGINEER:<br>RLG<br>12001 N. CENTRAL EXPRESSWAY,<br>SUITE 300<br>DALLAS, TEXAS 75243<br>PHONE: 214.382.5726<br>CONTACT: MICHAEL MCLAREN<br>EMAIL: MMCLAREN@RLGINC.COM |

| SHEET INDEX              |   |                            |                            |
|--------------------------|---|----------------------------|----------------------------|
|                          | ISSUED  | DCB REVIEW SET<br>06/16/21 | DCB REVISION 1<br>07/14/21 |
| ARCHITECTURAL            |   |                            |                            |
| A-001                    | COVER SHEET   | ●                          | ●                          |
| A-002                    | VICINITY MAP  | ●                          | ●                          |
| A-003                    | SITE PLAN   | ●                          | ●                          |
| A-004                    | CONTEXT PHOTOS  | ●                          | ●                          |
| A-201                    | STOREFRONT PLAN & ELEVATIONS                          | ●                          | ●                          |
| A-202                    | REAR ELEVATIONS                                       | ●                          | ●                          |
| A-203                    | STOREFRONT DETAILS                                    | ●                          | ●                          |
| A-204                    | STOREFRONT DETAILS                                    | ●                          | ●                          |
| PROJECT INFORMATION      |   |                            |                            |
|                          | EXISTING  | PROPOSED                   |                            |
| PROJECT AREA             | 3,256 SF  | EXISTING- NO CHANGE        |                            |
| BUILDING CONSTRUCTION    | TYPE II-B   | EXISTING- NO CHANGE        |                            |
| OCCUPANCY CLASSIFICATION | M   | EXISTING- NO CHANGE        |                            |
| NO. OF STORIES           | 1   | EXISTING- NO CHANGE        |                            |
| COVERED MALL             | NO  | EXISTING- NO CHANGE        |                            |
| SPRINKLERED              | YES   | EXISTING- NO CHANGE        |                            |
| ZONING                   | VISITOR-SERVING/<br>CONVENIENCE<br>COMMERCIAL (VS-CC) | EXISTING- NO CHANGE        |                            |





**VINFAST**



960 Atlantic Avenue  
Alameda, CA 94501  
510 865 8663  
mbharch.com



Seal

| No. | Issue          | Date       |
|-----|----------------|------------|
| 1   | DCB REVIEW SET | 06/16/2021 |
| 2   | DCB REVISION 1 | 07/14/2021 |
| 3   | DCB REVISION 2 | 07/28/2021 |

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Project  
VINFAST WATERSIDE - MARINA DEL REY  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA 90292  
#C.7.3

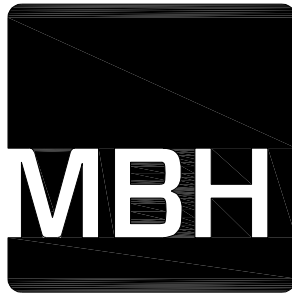
|               |                     |
|---------------|---------------------|
| Project No.   | 55123               |
| QA/QC         | BR                  |
| Scale         | NTS                 |
| Drawing Title | GENERAL INFORMATION |

Drawing No.  
**A-001**





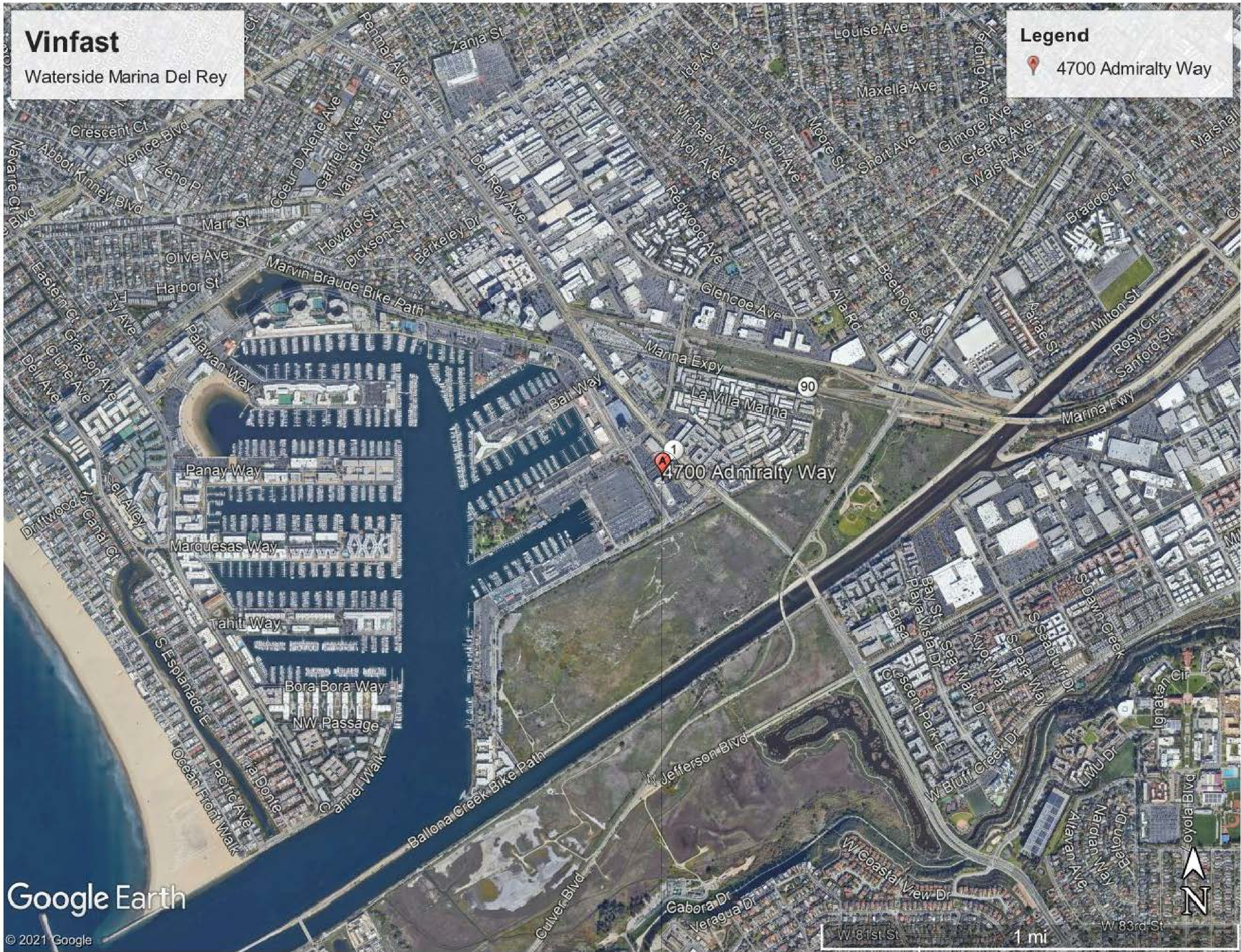
VINFAST



960 Atlantic Avenue  
Alameda, CA 94501  
510 865 8663  
mbharch.com



Seal



Google Earth

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SITE LOCATION:

| No. | Issue          | Date       |
|-----|----------------|------------|
| 1   | DCB REVIEW SET | 06/16/2021 |
| 2   | DCB REVISION 1 | 07/14/2021 |
| 3   | DCB REVISION 2 | 07/28/2021 |

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Project  
VINFAST WATERSIDE - MARINA DEL REY  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA 90292  
#C.7.3

Project No. 55123

QA/QC BR

Scale NTS

Drawing Title  
VICINITY MAP

Drawing No.

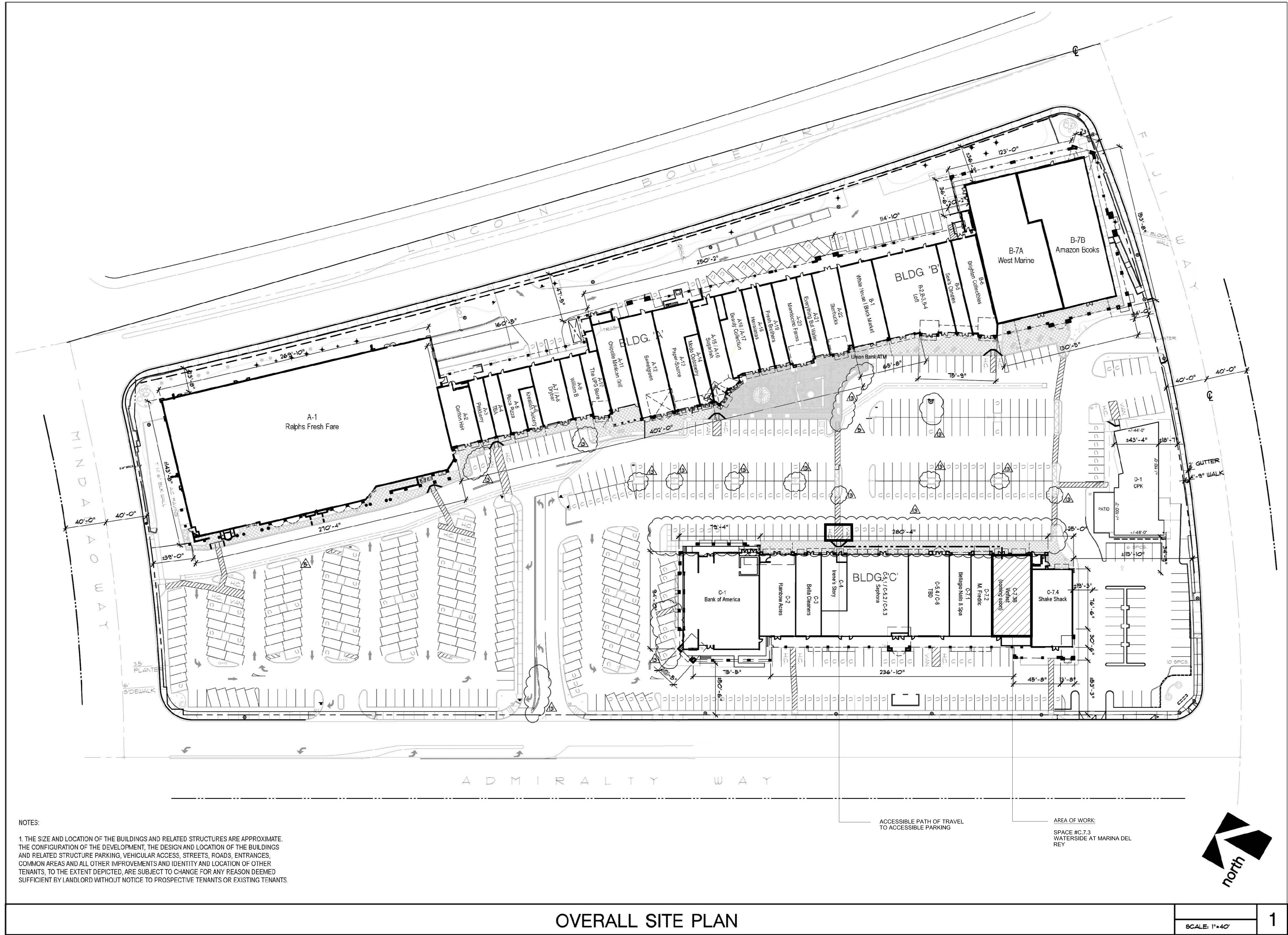
A-002

VICINITY MAP

SCALE:  
N.T.S.

1





| REVISIONS |          |
|-----------|----------|
| 02-23-09  | 05-14-12 |
| 06-25-09  | 04-02-13 |
| 02-23-12  | 08-24-14 |
| 06-12-12  | 06-18-17 |
| 05-12-14  |          |
| 09-29-15  |          |
|           |          |
|           |          |

101 The Grove Drive  
Los Angeles, CA 90036

Caruso

Perkowitz+Ruth Architects  
Architects / Planning / Store Design

4745 Lincoln Blvd.  
Marina del Rey, CA 90292

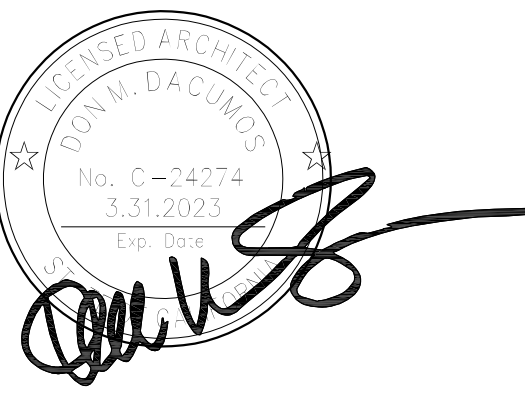
WATERSIDE  
at Marina del Rey

BID DATE: 02-04-09  
JOB NUMBER: 03-480-75  
PLOT DATE: 06-21-09  
DRAWN BY: TEAM  
CHECKED BY: TEAM  
SHEET TITLE: OVERALL SITE PLAN  
SHEET NO:

SA10



960 Atlantic Avenue  
Alameda, CA 94501  
510 865 8663  
mbharch.com



Seal

| No. | Issue          | Date       |
|-----|----------------|------------|
| 1   | DCB REVIEW SET | 06/16/2021 |
| 2   | DCB REVISION 1 | 07/14/2021 |
| 3   | DCB REVISION 2 | 07/28/2021 |

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Project  
VINFAST WATERSIDE - MARINA DEL REY  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA 90292  
#C.7.3

Project No. 55123

QA/QC BR

Scale NTS

Drawing Title

SITE PLAN

Drawing No.

A-003

SITE PLAN

SCALE: NTS

1





STOREFRONT LOCATION



STOREFRONT LOCATION



STOREFRONT LOCATION



STOREFRONT LOCATION



STOREFRONT LOCATION



STOREFRONT LOCATION



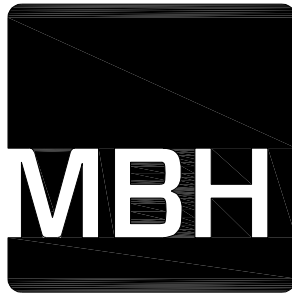
STOREFRONT LOCATION



STOREFRONT LOCATION



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Seal

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#C.7.3

Project No. 55123

QA/QC BR

Scale NTS

Drawing Title  
CONTEXT PHOTOS

Drawing No.

A-004

CONTEXT PHOTOS

SCALE:  
N.T.S.

1





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Project  
VINFAST WATERSIDE - MARINA DEL REY  
4700 ADMIRALTY WAY  
MARINA DEL REY, CA 90292  
#C.7.3

Project No. 55123

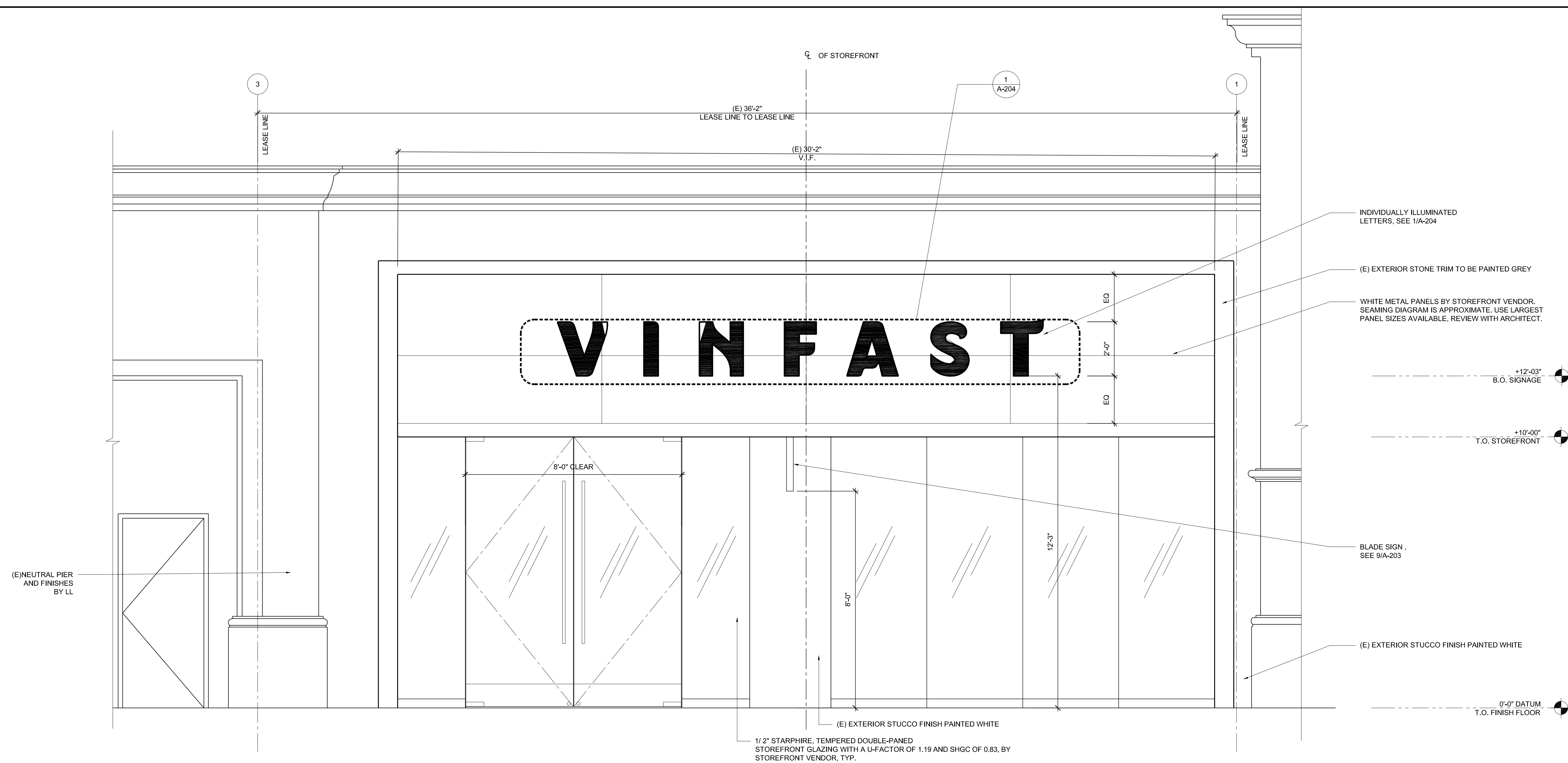
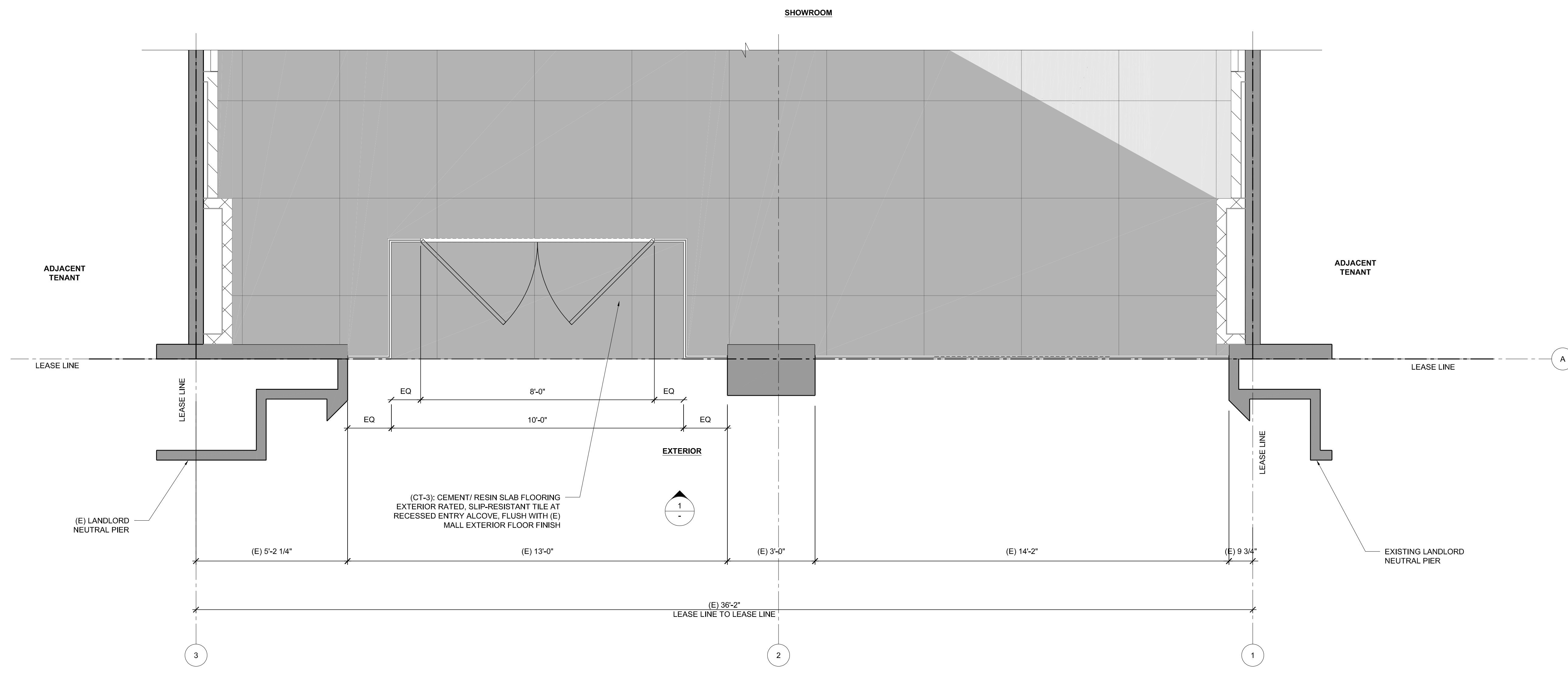
QA/QC BR

Scale 1/4" = 1'-0"

Drawing Title  
STOREFRONT PLANS  
& ELEVATION

Drawing No.

A-201



STOREFRONT ELEVATION

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

1





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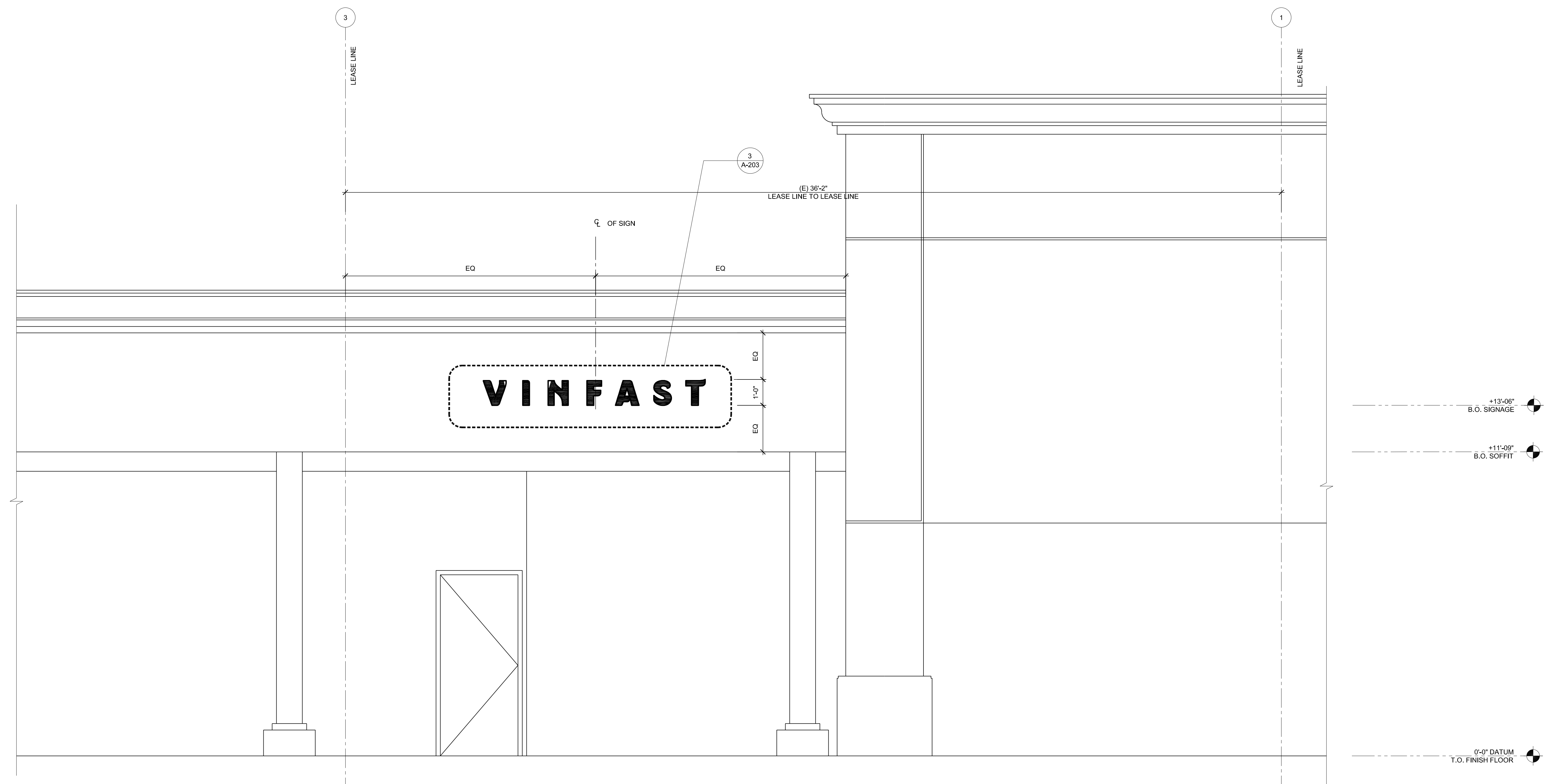


Seal

REAR ELEVATION CONTEXT PHOTOS

SCALE:  
N/A

4



| No. | Issue          | Date       |
|-----|----------------|------------|
| 1   | DCB REVIEW SET | 06/16/2021 |
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4700 ADMIRALTY WAY  
MARINA DEL REY, CA 90292  
#C.7.3

Project No. 55123

|       |    |
|-------|----|
| QA/QC | BR |
|-------|----|

Scale AS DRAWN

Drawing Title  
REAR ELEVATION

Drawing No.

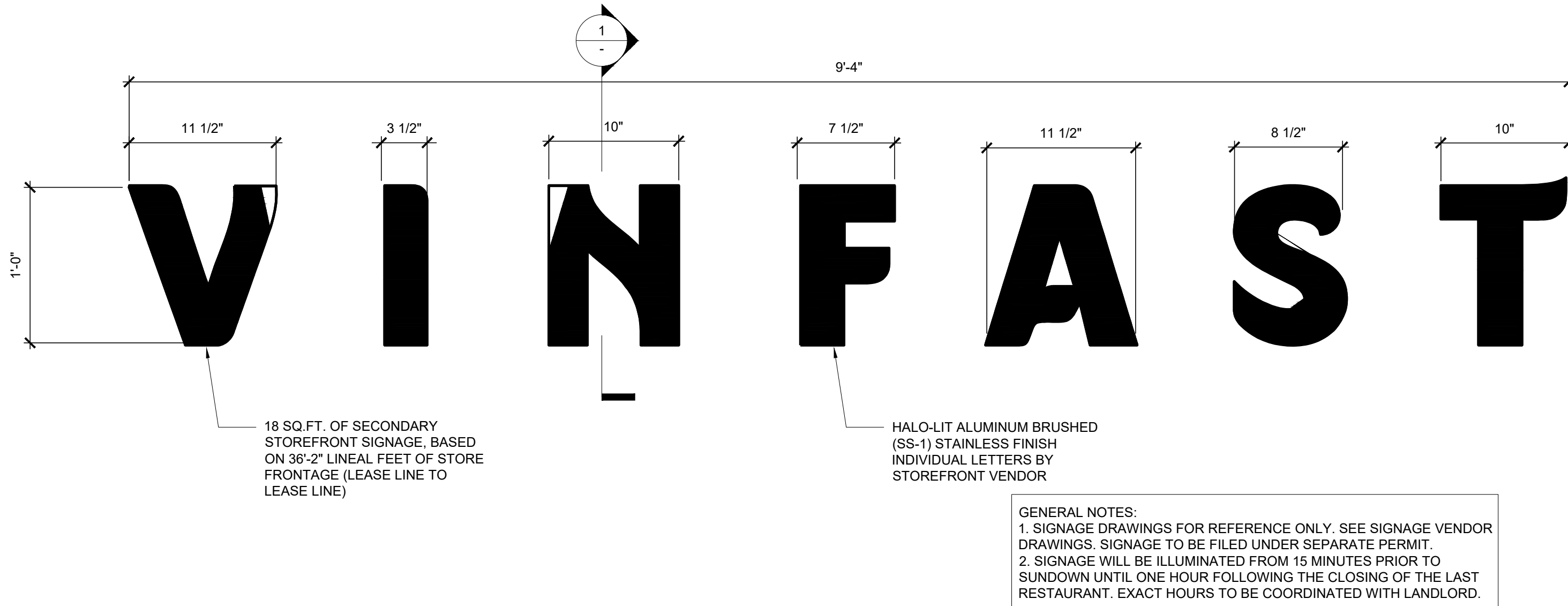
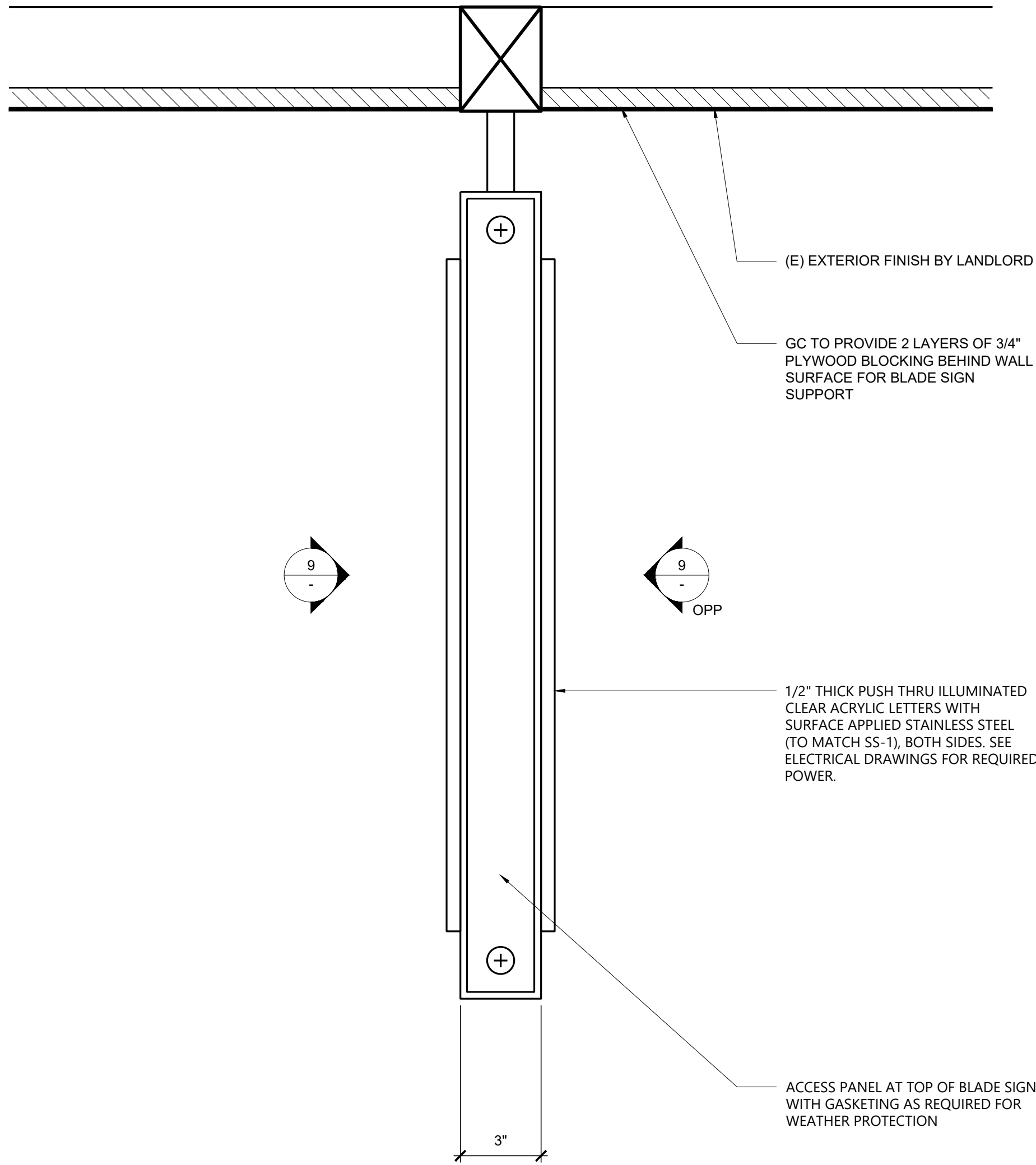
A-202

REAR ELEVATION

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

1





INTERNALLY ILLUMINATED BLADE SIGN PLAN

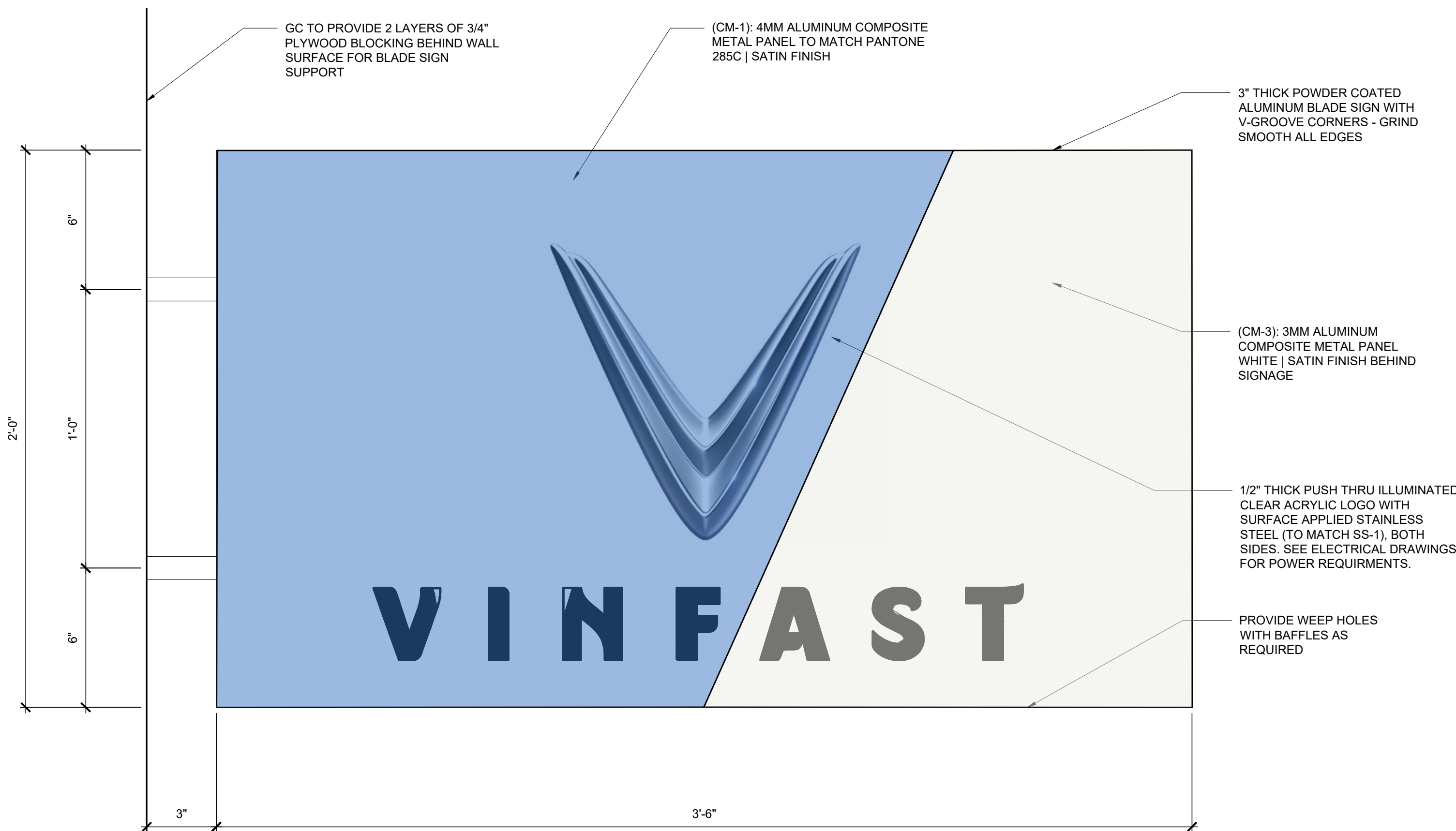
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11

REAR SIGNAGE

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

3

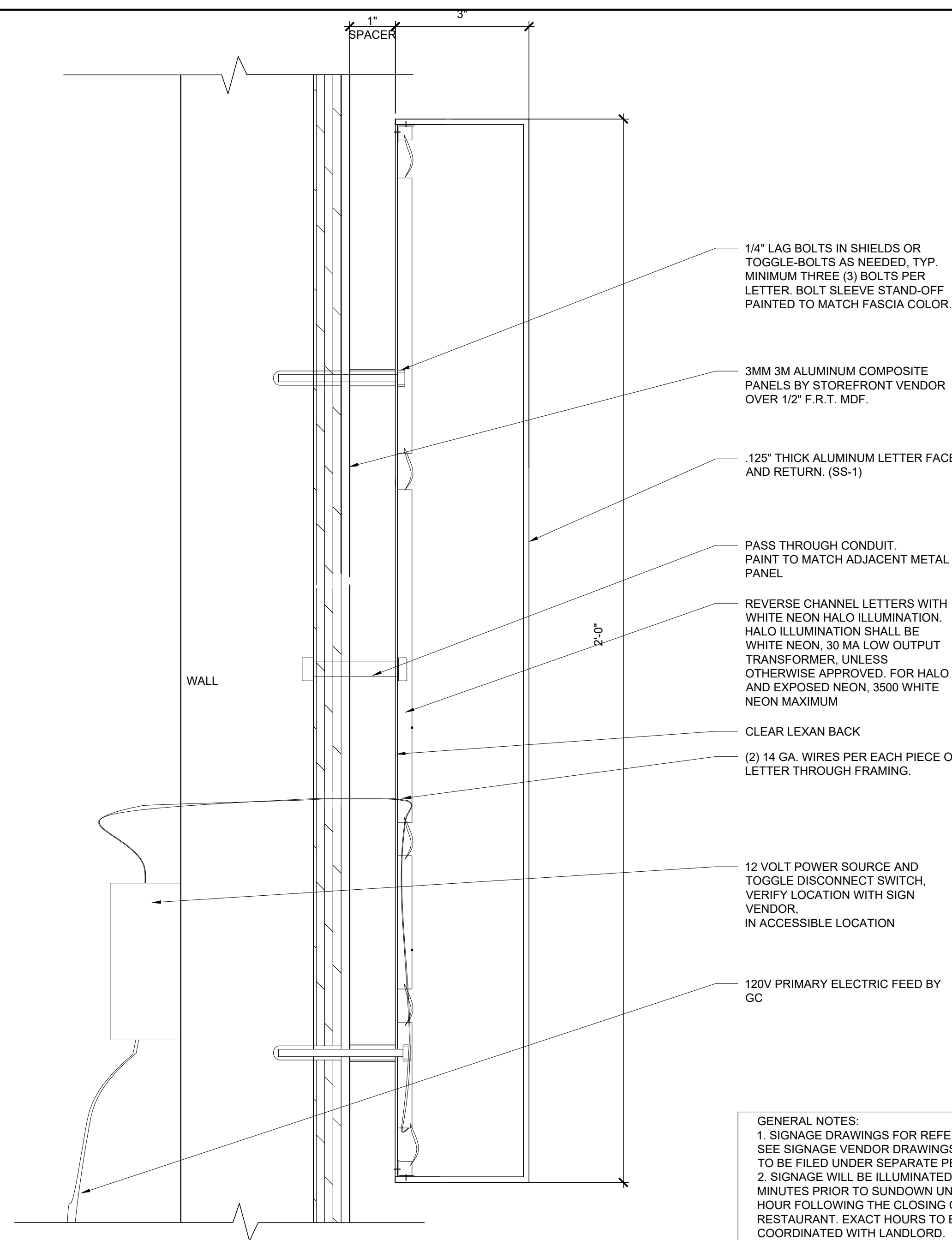


GENERAL NOTES:  
1. SIGNAGE DRAWINGS FOR REFERENCE ONLY. SEE SIGNAGE VENDOR DRAWINGS. SIGNAGE TO BE FILED UNDER SEPARATE PERMIT.  
2. SIGNAGE WILL BE ILLUMINATED FROM 15 MINUTES PRIOR TO SUNDOWN UNTIL ONE HOUR FOLLOWING THE CLOSING OF THE LAST RESTAURANT. EXACT HOURS TO BE COORDINATED WITH LANDLORD.

INTERNALLY ILLUMINATED BLADE SIGN

SCALE:  
3" = 1'-0"

9



GENERAL NOTES:  
1. SIGNAGE DRAWINGS FOR REFERENCE ONLY. SEE SIGNAGE VENDOR DRAWINGS. SIGNAGE TO BE FILED UNDER SEPARATE PERMIT.  
2. SIGNAGE WILL BE ILLUMINATED FROM 15 MINUTES PRIOR TO SUNDOWN UNTIL ONE HOUR FOLLOWING THE CLOSING OF THE LAST RESTAURANT. EXACT HOURS TO BE COORDINATED WITH LANDLORD.

CHANNEL LETTER SIGN SECTION

SCALE:  
6" = 1'-0"

1



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Project

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4700 ADMIRALTY WAY  
MARINA DEL REY, CA 90292  
#C.7.3

Project No. 55123

QA/QC BR

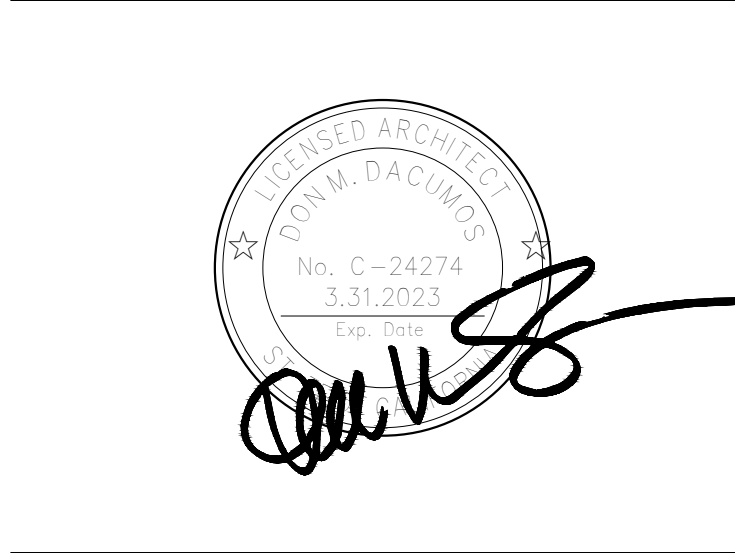
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Drawing Title

SIGNAGE  
DETAILS

Drawing No.

A-203



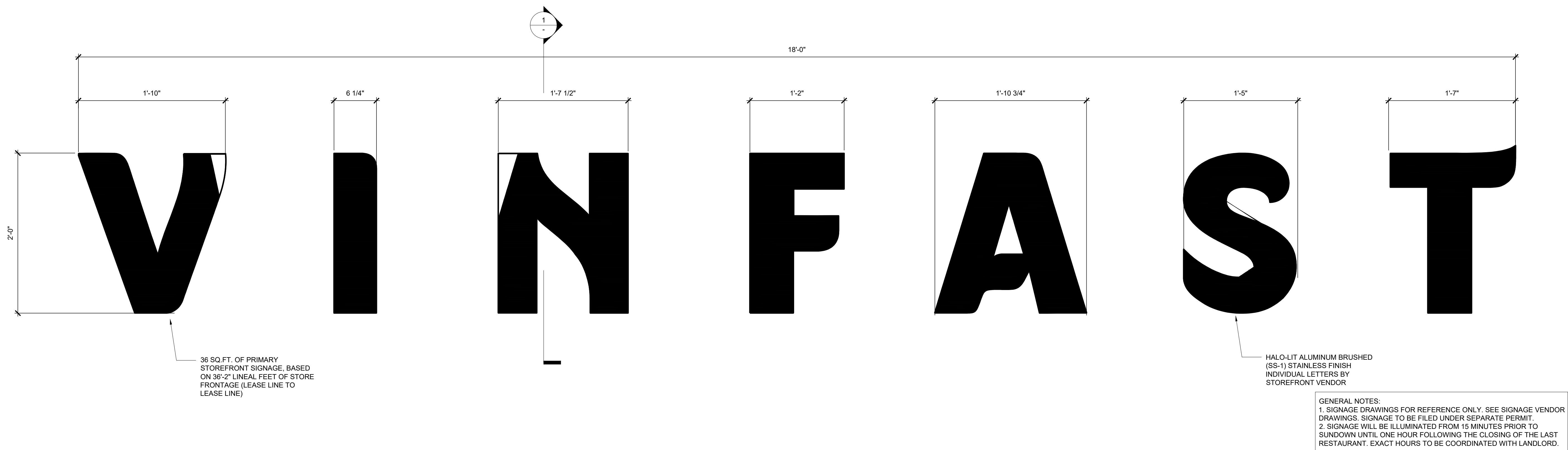
Seal

| No. | Issue          | Date       |
|-----|----------------|------------|
| 1   | DCB REVIEW SET | 06/16/2021 |
| 2   | DCB REVISION 1 | 07/14/2021 |
| 3   | DCB REVISION 2 | 07/28/2021 |

NOT USED

SCALE:  
N.T.S.

3



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Project  
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Project No. 55123  
QA/QC BR  
Scale SEE DETAILS  
Drawing Title  
SIGNAGE  
DETAILS

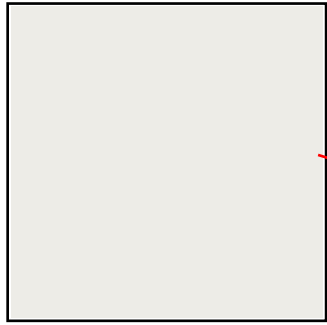
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A-204

PRIMARY STOREFRONT SIGNAGE

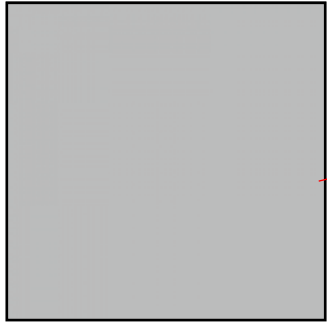
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1- 1/2" = 1'-0"

1

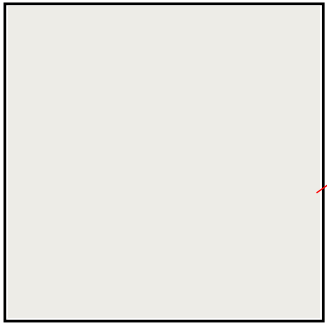




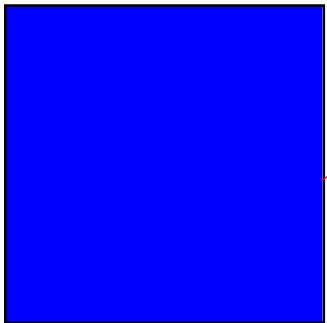
(PT-1): SHERWIN WILLIAMS SW 7005 PURE WHITE AT (E) STUCCO BUILDING FINISH



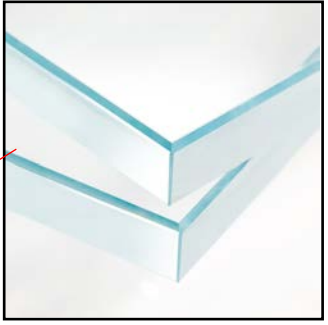
(PT-2): SHERWIN WILLIAMS CUSTOM TO MATCH PANTONE COOL GREY 9C AT (E) ANGLED STONE PORTAL FRAME



(CM-3): 3MM ALUMINUM COMPOSITE METAL PANEL WHITE | SATIN FINISH BEHIND SIGNAGE



(CM-1): 3MM ALUMINUM COMPOSITE METAL PANEL TO MATCH PANTONE 285C | SATIN FINISH



(GL-1): 1/2" THICK MONOLITHIC LOW-IRON "STARPHIRE" GLAZING



(SS-1) SIGNAGE AND DOOR ACCESSORIES: BRUSHED STAINLESS



(CT-3): CEMENT/ RESIN SLAB FLOORING EXTERIOR RATED, SLIP-RESISTANT AT RECESSED ENTRY ALCOVE FLOORING

VINFAST MARINA DEL REY EXTERIOR FINISHES SAMPLE BOARD





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Caring for Our Coast

• • •  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

August 18, 2021

TO: Design Control Board

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6A - ONGOING ACTIVITIES REPORT**

**BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

On June 8, 2021, the County of Los Angeles Board of Supervisors (BOS) authorized the Director of Beaches and Harbors Director (Director) to negotiate and execute agreements with the Fairwind Yacht Club and the Marina del Rey Outrigger Canoe Club (MDROCC) that would provide for a partial waiver of boat slip fees. Waived boat slip fees would be equivalent to 75% the market rate of eight slips for the Boys and Girls Club, nine slips for the Fairwind Yacht Club, and two slips for the MDROCC, totaling approximately \$77,796 a year. As a condition of the agreement, the organizations would also offer youth sailing/paddling instruction or programming commensurate with the amount waived in boat slip fees, through partnerships with community youth groups, including the Boys and Girls Club.

The BOS also authorized the Chair to sign an amendment to the Marina del Rey Amended and Restated Lease for Parcel 102S (Marina 41), pertaining to the readjustment of insurance requirements for a five-year period, effective March 1, 2020, and ending February 28, 2025.

In addition, the BOS authorized the Director to award and execute As-Needed Economic Consultant Services Master Agreements with Bae Urban Economics, Inc., Illuminas Consulting, LLC and Keyser Marston Associates, Inc. Consultants would provide the County of Los Angeles Department of Beaches and Harbors (DBH) with as-needed economic consultant services pertaining to Marina del Rey and County-owned, controlled, or managed beaches, for an initial term of three years, with four one-year extension options, at an annual aggregate amount not to exceed \$100,000 or a maximum amount of \$770,000 for all executed Master Agreements over the potential seven-year term.

On July 13, 2021, the BOS instructed the Director of Public Works in coordination with other County departments, to collaborate with the Fire Chief to review the cause of the Champlain Tower collapse. The BOS further instructed the Director of Public Works to



conduct the following activities: (a) collaborate with the Assessor on the creation of an inventory of high-rise privately-owned buildings within unincorporated areas of Los Angeles County, with a focus on the Marina del Rey area; (b) overlay the identified buildings on geologic hazard maps; (c) require building owners to hire a structural engineer to prepare engineering assessments of similar type (high-rise) buildings in the Marina del Rey area; (d) explore the feasibility of requiring a certification inspection program for all similar type (high-rise) buildings in the unincorporated area of Los Angeles County; (e) reach out to other jurisdictions, such as the Cities of Los Angeles and Long Beach to collaborate on developing joint action plans for high-rise buildings; and (f) assemble a delegation to visit Surfside, Florida, when appropriate, to learn from their experiences and adopt any relevant Building Code changes for the County.

Furthermore, the BOS authorized the Director of Internal Services to proceed with the acquisition of a debris work boat at an estimated total of \$547,000, for DBH to replace and salvage two existing boats that perform various maintenance functions in Marina del Rey Harbor.

#### **REGIONAL PLANNING COMMISSION'S CALENDAR**

No items related to Marina del Rey were on the June or July 2021 Regional Planning Commission agenda.

#### **CALIFORNIA COASTAL COMMISSION CALENDAR**

On June 11, 2021, the California Coastal Commission (CCC) approved Coastal Development Permit No. 5-21-0044, which authorized the removal of an existing 10,500 square foot dock at Parcel 62 and replacement with a new, 14,800 square foot dock. Two new gangways, a sewage and graywater pumpout station, a fuel station with utility upgrade, and three buildings including a 24-hr emergency response operations center and an equipment enclosure would be constructed on the docks.

The dock was first constructed in the late 1960s for the Harbor Patrol, which was absorbed by the Los Angeles County Sheriff's Department (LASD) in 1984. The dock facility is currently utilized for the berthing of public safety vessels, for temporary docking of recreational vessels in distress, and serves as a 24-hour emergency operations platform for public safety personnel to perform coastal law enforcement and emergency response operations such as search and rescue. Since its absorption into the Sheriff's Department, the facility has experienced a significant increase in jurisdiction area and responsibilities and operations, including greater coordination with other local, state, and federal agencies (i.e. taking over search and rescue duties from the U.S. Coast Guard including dive operations, supporting Homeland Security missions, fire rescue, etc.) that oversee the entire coastline of Los Angeles County from Long Beach to Sequit Point in the Santa Monica mountains, including Santa Catalina Island. To keep up with the increase in demand and to minimize emergency response time for coastal dependent emergency operations, the County has proposed the new updated dock structure.

Design Control Board  
August 18, 2021  
Item 6A  
Page 3

No items related to Marina del Rey were on the July 2021 California Coastal Commission agenda.

**FUTURE MAJOR DESIGN CONTROL BOARD ITEMS**

The Department is conducting 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/SDSInter/dbh/docs/1017705\\_MdR\\_DesignGuidelines.pdf](http://file.lacounty.gov/SDSInter/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.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The May and June 2021 Small Craft Harbor Commission meeting minutes are attached. The July 14, 2021 meeting minutes are pending approval.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

GJ:MT:tjf  
Attachments (3)



**SMALL CRAFT HARBOR COMMISSION MINUTES  
VIRTUAL MEETING  
MAY 12, 2021**

**Commissioners:** Richard Montgomery, Chair; David Lumian, Vice-Chair; Allyn Rifkin, Nathan Salazar, Bernard Kozacik III

**Department of Beaches and Harbors (DBH):** Gary Jones, Director; Amy Caves, Deputy Director; Steve Penn, Chief of Asset Management Division; Susana Graether, Chief Property Manager; Amir Tadros, Senior Real Property Agent

**County:** Joseph Abdelkerim, Deputy County Counsel

**Item 1 - Call to Order and Pledge of Allegiance**

Chair Montgomery called the virtual meeting to order at 10:00 am, Introduced the new commissioner Bernard Kozacik III, and led the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

**Item 2 - Approval of Minutes**

Motion to approve April 14, 2021, Meeting Minutes by Vice-Chair Lumian, seconded by Mr. Salazar. Mr. Bernard Kozacik III abstained from voting because he did not attend the April meeting.

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

**Item 3 – Communication from the Public**

Pam Gore expressed appreciation for the annual boating safety meeting. She provided a summary about COMCA, the illegal charter issues, and their need for additional pickup locations.

Mollie Pearlman, Blue Pacific Yachting, spoke about their difficulties with securing the office and slip leases at Pier 44. She explained that they were previous tenants of Pier 44 and therefore allowed to resume operations there. She further explained that they executed a letter of intent to move into the new slips last August, which to her surprise, required an office lease. So far, they have only received the slip lease. The slip lease generated was for a private boat owner and not structured for an operation like theirs. She stated that several erroneous paragraphs need to be revised and tailored to their operation. Additional time to sign the lease is required; therefore, an extension to remain at their current location beyond May 28, 2021, was requested. Lastly, she asked that DBH staff assist in resolving the issue.

Captain Bill Austin spoke about his business operation out of Dock 55 and suggested implementing alternate pickup locations as a short-term solution to the oversaturation of the current dock space.

Chris Metinger spoke about issues with operations out of dock 55, including losing customers, lack of availability, and hope to find solutions and a better booking system.



Chair Montgomery suggested that speakers email Steve Penn and copy him to get issues addressed.

**Item 4 – Communication with the Commissioners**

Mr. Salazar noted that Mollie Pearlman has raised questions monthly and requested staff assist in resolving her issues.

Vice-Chair Lumian stated that he would like to see Blue Pacific Yachting and Mollie Pearlman's issues resolved. He disclosed his expert witness duty and testified before Coastal Commission to help the Boys & Girls Club and the Bel Air Bay Club.

Mr. Rifkin agreed with Vice-Chair Lumian and Mr. Salazar's comments about Dock 55.

Chair Montgomery disclosed communication from Laurie Klaidman and Pam Gore.

**Item 5a – Marina Sheriff**

Sergeant Carlson introduced Ms. Jamieka Brown as the new liveaboard vessel inspector.

Captain Alex Balian spoke about the sections of the illegal charter and requested the details about the illegal charter's report.

Sergeant Carlson replied that DBH provided a list of potential illegal charters and explained their difficulties of catching them. He replied that he would do more reports on the item.

**Item 5b – MdR and Beach Special Events**

Carol Baker welcomed the new commissioner and provided the programming in the Marina. She announced that the water bus begins on June 18, 2021 and through September 6, 2021, with eight stops. It will run on Fridays from 5 pm- 8 pm and Saturdays and Sundays from 12 pm to 8 pm. The drive-in movies will return with double features, and on Sundays, there will be music-related activities at the park.

Alicia Koonz inquired about the water taxi start date.

Carol Baker replied that it would begin on June 18.

Mr. Salazar asked if DBH staff works with the LA Fitness Challenge.

Carol Baker replied that the Department of Human Resources works that program and can reach out to them on his behalf.

Mr. Rifkin asked about Carol Baker's section's efforts regarding Covid-19 safety precautions.

Carol Baker reported that most of their public health messaging is on social media, and staff promotes public health guidelines compliance from the public.

Vice-Chair Lumian asked Sergeant Carlson about the liveaboard safety inspections.

Sergeant Carlson replied that they look for the sounding device, throwables, life jackets, and floatable devices are in good condition, and fire extinguishers are approved and working, distress signals.

**Item 5c – Marina Boating Section Report**

Michael Blenk reported that Anchorage 47 has two 42-feet, two 38-feet, two 34-feet, four 24-feet, two 22-feet vacant slips. Parcel 77 powerboat storage is full, and Mast-Up storage has 33 spaces available.

**Item 5d – Marina del Rey Maintenance Report**

Jose Bedolla reported that 15 picnic tables at Mother's Beach were removed and placed on the sand, 11 tables were kept under the shelter due to 6ft social distancing. The tables at Chace Park have been sanded down and varnished.

**Item 7a – Marina del Rey Boating Safety Discussion**

Sergeant Carlson presented the boating safety report.

Commander Ronald Hecker presented on the US. Coast Guard Auxiliary and boating safety.

Chief Nathaniel Frazee presented on the US Coast Guard's vessel requirements such as US Coast Guard-approved life jacket and expired flares.

Emily Beeler, DVM, and Susan Blackwell presented on the Department of Public Health's (DPH) recreational boating health guidance.

Michelle Blosser, LA Rowing Club, stated that the buoys have been a concern and suggested placing lights on the buoys for safety to all boaters.

Mark Hansen spoke about the inconsistent protocols and their hardships. He suggested that the private recreational boating protocols submitted by the Association of Santa Monica Bay Yacht Club to DBH staff be adopted to provide guidance to boaters.

Captain Alex Balian asked for clarification about the Float Plan, expressed concern regarding the January health protocols, and inquired about the boater's card licensing.

Mollie Pearlman mentioned that her school assisted boaters in getting boater cards and spoke of their issues with Pier 44's lessor.

Bob Solliday spoke about the issues they have with not having a space to operate from and requested a contact person to work with regarding the Pier 44 lessor.

Pam Gore thanked the speakers and volunteered COMCA to work with DPH to create boating protocols. Lastly, she mentioned that sailing schools are part of COMCA and are supported.

Sergeant Carlson asked Michelle to email him the contact person for the lights to work with DBH. He also stated that float plans could be found at [www.floatplancentral.cgu.org](http://www.floatplancentral.cgu.org) and sent to a friend/family member. He said that US Coast Guard does not want the float plans sent to them but can be sent to him as a last resort.

Mr. Rifkin suggested placing the presentation on SCHC website and mentioned that he would be obtaining his boater's card as an SCHC commissioner.

Vice-Chair Lumian spoke about the importance of boating safety, suggested vendors must provide patrons with life jackets and better boating education, particularly with traffic separation. He added that he hopes DBH staff assist Blue Pacific Yachting in resolving its issues and extends their time. He expressed his disappointment that DPH did not adopt the protocols and requested that they be adopted.

Chair Montgomery asked the new commissioner Mr. Kozacik if he had any comments.

Mr. Kozacik responded that he is currently learning, and everything is insightful.

Chair Montgomery thanked Vice-Chair Lumian and Mr. Salazar for facilitating DPH staff to attend the meeting.

Emily Beeler, DVM, stated that she appreciates his comments, and the protocols are well thought out. She said that their focus has been on high-risk situations but will bring the protocols back to leadership.

Chair Montgomery thanked all the speakers and stated that Vice-Chair Lumian would be overseeing the meeting as he needs to depart the meeting early.

Mr. Salazar thanked Ms. Beeler and Ms. Blackwell for all their assistance.

Vice-Chair Lumian also thanked them and urged for the adoption of the protocols.

### **Item 7b – Charter Boating Activity In Marina del Rey**

Amir Tadros presented the staff report.

Gustavo Santi expressed his concerns about the oversaturation of Dock 55 and explained that it only accommodates three boats every 30 minutes.

Bob Solliday supported COMCA's suggestions and provided his own.

Mollie Pearlman spoke about Pier 44's parking issues related to the displacement of Blue Pacific Yachting.

Pam Gore thanked the staff for the presentation but regarded the information as a history lesson and expressed concern regarding the lack of solutions.

Amir Tadros responded that the history information is essential as it explains that the Marina was built for recreational boating and not for commercial purposes. He further explained that the strategic plan calls for every Los Angeles County resident to access the water, not for the commercial vessels to have space to operate.

Vice-Chair Lumian thanked him for his comments and asserted that the Marina does have commercial areas.

Gary Jones explained that Chace Park's transient docks are not commercial-zoned therefore not permissible; however, Blue Pacific Yachting was granted an exception. He further explained that they had been asked to cease charter operations due to an anticipated busy summer. Lastly, he stated that Blue Pacific Yachting could contact him to discuss further.

Vice-Chair Lumian asked for the number of charter companies approved to use Dock 55 and any limits on home slip charters because many companies would be authorized if they used that option.

Amir Tadros replied that there are 24 operators but not aware of any discussions regarding the limit, will research and report back.

Vice-Chair Lumian replied that it's essential to know that information; the more operators there are, the greater the difficulties. He inquired about the type of boats used as charters.

Amir Tadros replied that he does not have the information on hand but will provide it to him.

Vice-Chair Lumian suggested that six-pack and under could operate out of their home slips, and six-pack to 12-pack could operate from Dock 55.

Amir Tadros replied that he believes that they will need to obtain a commercial sublease if they operate from their home slip.

Vice-Chair Lumian suggested that DBH staff and COMCA have a meeting to find a solution to the situation and expressed interest in attending the meeting.

Gary Jones replied that the meeting would be scheduled, invite the allowed number of commissioners, and invite the charter operations that are not a part of COMCA to get their point of view.

**Item 7c – Parcel 102 (Marina 41) Proposed Lease Amendment No. 1 to modify the insurance requirements**

Natasha Robinson presented the staff report.

Nathan Salazar noted that a map should accompany property descriptions.

Vice-Chair Lumian inquired as to how staff determined the amount of \$25,000,000.

Natasha Robinson replied that they consulted with the Chief Executive Office, Risk Management Branch.

Motion to approve Parcel 102 (Marina 41) Proposed Lease Amendment No. 1 to modify the insurance requirements by Mr. Rifkin, Seconded by Mr. Salazar.

**Ayes: 4 – Vice-Chair Lumian, Mr. Kozacik, Mr. Rifkin, and Mr. Salazar**

**Item 8 – Staff Reports**

Steve Penn presented the staff report.

Pam Gore stated that she was confused as to what meeting POM was referring to that they had with COMCA.

Mr. Rifkin requested that we resend the document from COMCA.

Vice-Chair Lumian inquired about the resuming of in-person SCHC meetings and sunset review.

Gary Jones replied that DBH submitted a re-opening plan to the CEO Office and is waiting for the Board of Supervisors and public health guidance to resume in-person meetings and gave the last quarter of this year as an approximate time frame. He also replied that there is no new sunset review.

Vice-Chair Lumian and Mr. Rifkin inquired about Mike Bonin's office updates regarding the homeless issue in Marina del Rey.

Gary Jones replied that there had not been any updates or developments from Mike Bonin's office.

**Adjournment**

Vice-Chair Lumian adjourned the meeting at 12:58 pm.



**SMALL CRAFT HARBOR COMMISSION MINUTES**  
**VIRTUAL MEETING**  
**June 09, 2021**

**Commissioners:** Richard Montgomery, Chair; David Lumian, Vice-Chair; Allyn Rifkin, Nathan Salazar, Bernard Kozacik III

**Department of Beaches and Harbors (DBH):** Gary Jones, Director; Amy Caves, Deputy Director; Steve Penn, Chief of Asset Management Division; Susana Graether, Chief Property Manager; Amir Tadros, Senior Real Property Agent

**County:** Joseph Abdelkerim, Deputy County Counsel

**Item 1 - Call to Order and Pledge of Allegiance**

Chair Montgomery called the virtual meeting to order at 10:00 am and led the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

**Item 2 - Approval of Minutes**

Vice-Chair Lumian reported that Laurie Klaidman's last name was misspelled on page 2 of the meeting minutes and requested the correction.

Motion to approve May 12, 2021 Meeting Minutes by Vice-Chair Lumian, seconded by Mr. Salazar, Mr. Bernard Kozacik III, and Mr. Rifkin. Chair Montgomery abstained from voting because of his early departure from the meeting.

**Ayes: 4 – Vice-Chair Lumian, Mr. Kozacik, Mr. Rifkin, and Mr. Salazar**  
**Abstained: Chair Montgomery**

**Item 3 – Communication from the Public**

Pam Gore spoke of the positive changes she witnessed to the charter operations over the weekend. She asserted that procedural issues are essential and that safety is COMCA's priority. She formally requested that Pacific Ocean Management implement COMCA's Operational procedures of Dock 55 dated April 26, 2021.

**Item 4 – Communication with the Commissioners**

Mr. Salazar reported his attendance at the inauguration of a large mural in Rosemead, hosted by Supervisor Solis, and congratulated Outrigger Canoe Club for organizing their first safe and successful event.

Vice-Chair Lumian disclosed his communication with Pam Gore, Greg Schem, Richard Windebank, and Steve Cho. He attended the inaugural meeting of the National Navigation Safety Advisory Council, where boating safety issues were a topic.

Chair Montgomery disclosed communication with COMCA.

**Item 5a – Marina Sheriff**

Sergeant Carlson presented the report.

Mr. Salazar thanked Sergeant Carlson for his efforts.

Pam Gore also thanked Sergeant Carlson and his staff for a great job.

Alicia Koonz, via chat box, congratulated Sergeant Carlson on heroic rescue efforts.

Captain Alex Balian thanked Sergeant Carlson for being a great harbor master and improving the enforcement of illegal charters.

**Item 5b – MdR and Beach Special Events**

Carol Baker announced the summer programming and the fireworks show. She reported that the fireworks show would require preregistration to limit attendance. The drive-in movies will begin June 18, 2021, with double features and food trucks available. She announced that the water bus starts on June 18, 2021, and will continue through September 6, 2021, with eight stops, and Drum Circles will begin in July on Sundays at Burton Chace Park.

Mr. Rifkin requested a link to the DBH website on the special events report for direct access to events.

Steve Penn replied that the staff would add the link.

Vice-Chair Lumian requested a report on the effectiveness of their outreach efforts of the Fourth of July event to the five supervisorial districts.

Carol Baker replied affirmatively.

**Item 5c – Marina Boating Section Report**

Michael Blenk reported that Anchorage 47 has two 42-feet, two 38-feet, two 34-feet, four 24-feet, two 22-feet vacant slips. Parcel 77 powerboat storage is full, and Mast-Up storage has 32 spaces available. He explained the differences between Parcel 77 and Mast-up Storage.

Vice-Chair Lumian inquired about the vacancies.

Michael Blenk replied that the vacancies are sailboat spaces, and the 100 powerboat spaces are full.

**Item 5d – Marina del Rey Maintenance Report**

Jose Bedolla reported that staff removed the sea lion deterrent from Dock 55.

**Item 6a – Dock 55 Charter Boat Management Meeting**

Amir Tadros presented the staff report.

Pam Gore requested the list of legal operators to distribute to operators to distinguish legal from illegal charters.

Vice-Chair Lumian thanked the DBH staff for coordinating the meeting and disclosed his attendance. He reported that the meeting identified radio issues, scheduling, and procedural issues. He further stated that it's his understanding that DBH staff is in discussions with Pacific Ocean Management to implement some of the suggestions provided at the meeting and looked forward to a report at the next meeting.

Mr. Rifkin inquired about the number of charters currently operating out of Dock 55 daily and the capacity for additional charter operators.

Amir Tadros responded that 24 operators are operating 34 vessels. He also explained that the daily amount is unknown; however, Jun Dolor has seven pending applications on his desk; once cleared, there will be 31 operators.

#### **Item 8 – Staff Reports**

Steve Penn presented the staff report.

Captain Alex Balian addressed Mr. Rifkin's question and stated that there are 43 charters that pick-up and drop-off from Dock 55, on the weekends and explained that the drop-offs consist of 86 tie-up and departures.

Vice-Chair Lumian asked if the numbers provided by Captain Alex were for one or two days.

Captain Alex replied the numbers reported were for one day.

Mr. Kozacik inquired as to the timing of pick-up and drop-off.

Amir Tadros responded that previously it was 15-minute increments, but that was unsuccessful. Currently, it is in 30-minute increments.

Sergeant Carlson stated that deputies who worked the weekend reported the legal charters are working well together.

#### **Adjournment**

Chair Montgomery adjourned the meeting at 10:43 am.



Caring for Our Coast

• • •

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

August 18, 2021

TO: Design Control Board  
FROM: Gary Jones, Director   
SUBJECT: **ITEM 6B – MARINA DEL REY SPECIAL EVENTS**

**BURTON CHACE PARK YOGA CLASSES**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Sundays  
10:00 a.m. – 11:00 a.m.

Join instructor Marie Noe for an outdoor yoga session at the water's edge and connect with nature and community. Classes are offered to all, regardless of age or ability for \$15 per class. Children should be able to follow along or sit quietly with a parent/guardian. Please pre-register for each class by emailing [hello@marianoe.com](mailto:hello@marianoe.com).

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

**MARINA DRUM CIRCLE**

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey  
Sundays through September 26, 2021  
Sessions: 11:30 a.m. and 1:30 p.m.

Discover the fun and excitement of interactive group drumming at the water's edge! Drums and other percussion instruments will be provided. Choose from one of two 60-minute sessions that are available for enthusiasts of all ages and skill levels. Pre-registration is required.

Get FREE tickets at [MDRdrums.com](http://MDRdrums.com). If a session is sold out, you can still get tickets in-person, so please join us at the park for the session of your choice.

For more information: Visit [marinadelrey.com](http://marinadelrey.com) or call 424-526-7900



**DRAWING & PAINTING CLASS**

Online class via Zoom  
Mondays  
3:30 p.m. – 4:30 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 and is available on a first-come, first served basis. Pre-register for each class by emailing [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

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

**BURTON CHACE PARK ZUMBA**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Tuesdays and Wednesdays  
4:30 p.m. – 5:30 p.m.

Ditch your boring workout and join the Department's FREE outdoor Zumba class at Burton Chace Park! Each class is limited to 10 people. Registration is required and is available on a first-come, first served basis. Pre-register for each class by emailing [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

For more information: Call (310) 526-7910 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**SUNSET SERIES REGATTAS 2021**

Marina del Rey  
Wednesdays through September 8, 2021\*  
6:00 p.m. - 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings. Sailboats leave the harbor at 6:00 p.m. and the races finish at California Yacht Club at 8:00 p.m.

\*No racing August 11, 2021

For more information: Visit [visitmarinadelrey.com](http://visitmarinadelrey.com) or call (424) 526-7900

**BEACH EATS GOURMET FOOD TRUCK EVENT**

14101 Panay Way ♦ Marina del Rey  
Thursdays through September 30, 2021  
5:00 p.m. – 9:00 p.m.

The Department hosts a gourmet food truck event in Marina del Rey that offers a variety of delectable savory foods and desserts. Order online in advance at [bestfoodtrucks.com](http://bestfoodtrucks.com) or on-site at the truck window. The weekly assortment of food trucks will vary along with menu options, such as gourmet burgers, hot dogs, tacos, lobster rolls, and more. Paid parking is available for 25 cents for every 10 minutes.

Maintaining a safe physical distance from others outside your household and wearing a face mask is highly encouraged.

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

### **MARINA DEL REY WATERBUS**

Through September 6, 2021

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine, and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets are allowed. The fare is \$1 per person, for a one-way ticket. Paid parking is available at nearby Los Angeles County lots.

#### **WaterBus Schedule:**

Fridays: 5:00 p.m. – 8:00 p.m.  
Saturdays – Sundays: 12:00 p.m. – 8:00 p.m.

#### **Holiday Schedule:**

Labor Day: 12:00 p.m. – 8:00 p.m.

For more information: Visit [marinawaterbus.com](http://marinawaterbus.com) or call (310) 628-3219

### **MARINA DRIVE-IN**

Parking Lot #2 ♦ 13477 Fiji Way ♦ Marina del Rey

Fridays and Saturdays through September 4, 2021 and Sunday, September 5, 2021  
Showtimes: 5:00 p.m. and 8:00 p.m.

The Department presents Marina Drive-In, where you can enjoy old-school entertainment in the comfort and safety of your own car with members of your household. Movies are featured on two LED screens by the sea in Marina del Rey. Order takeout from local restaurants in Marina del Rey or bring your own food to enjoy.

Tickets are available online only at [MDRmovies.com](http://MDRmovies.com) for \$20 per vehicle. Service fees will apply. No buses or RVs.

Maintaining a safe physical distance from others outside your household and wearing a face mask when outside of your vehicle is highly encouraged.

For more information: Visit [visitmarinadelrey.com](http://visitmarinadelrey.com) or call (424) 526-7900

**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 prepackaged foods and much more! Paid parking is available for 25 cents for every 10 minutes.

Maintaining a safe physical distance from others outside your household and wearing a face mask is highly encouraged.

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

**W.A.T.E.R YOUTH PROGRAM SAILING CLASSES**

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

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.

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

**2021 Summer Session:**

Beginning: August 16 – 20

Beginning/Intermediate: August 23 – August 27

Intermediate/Advance: August 30 – September 3

Time: 10:00 a.m. – 4:00 p.m.



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Ages: 11 - 17 years old  
Class Size: 6 – 10 students with 3 Lifeguard instructors  
Level: All levels  
Fee: \$355 for 5-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) 526-7888 or visit [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

GJ:CB:da

**Marina del Rey Redevelopment Projects Report  
As of August 5, 2021**

| <b>Parcel No.<br/>Project Name</b>   | <b>Representative</b> | <b>Redevelopment<br/>Proposed</b>   | <b>Massing and Parking</b>   | <b>Status</b>  |
|--|-----------------------|---|--|--|
| <b>9</b> -- 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><b>Massing</b> -- One six-story, 72' high hotel and one five-story 61' high hotel.</p> <p><b>Parking</b> -- 231 parking spaces serving the hotel and wetland park.</p>  | <p><b>Proprietary</b> -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017</p> <p><b>Regulatory</b> -- 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 is expected in August 2021.</p>   |
| <b>10/14 (FF)</b> -- 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><b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p><b>Parking</b> -- 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><b>Proprietary</b> -- 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><b>Regulatory</b> -- 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 Summer 2021.</p> |

**Marina del Rey Redevelopment Projects Report  
As of August 5, 2021**

| <b>Parcel No.<br/>Project Name</b>         | <b>Representative</b>           | <b>Redevelopment<br/>Proposed</b>   | <b>Massing and Parking</b>  | <b>Status</b>  |
|--|---------------------------------|---|---|--|
| <b>44</b> - Pier 44/Pacific Marina Venture | Michael Pashaie/<br>David Taban | <p>* Build 5 new visitor serving commercial and dry storage buildings</p> <p>* 82,652 s.f. visitor serving commercial space</p> <p>* 141 slips + 5 end ties and 57 dry storage spaces</p> | <p><b>Massing</b> -- 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><b>Parking</b> -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p> | <p><b>Proprietary</b> -- 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. The center is beginning to open. KazuNori Sushi, Hiho Burger, and Uovo Pasta are now open to the public.</p> <p><b>Regulatory</b> -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> |
| <b>113</b> -- Mariner's Village            | Michael Sondermann              | <p>* Renovation of 981 apartments</p> <p>* Improvements to promenade</p> <p>*</p>   | <p><b>Massing</b> -- Existing buildings to remain.</p> <p><b>Parking</b> -- Existing parking to remain.</p>   | <p><b>Proprietary</b> -- 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><b>Regulatory</b> -- 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 September 2021.</p>  |