



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, June 15, 2022, 1:30 p.m.

AUDIO LINK DCB JUNE 15, 2022 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.

The Los Angeles County Board of Supervisors, at its regularly scheduled public meeting on May 17, 2022, has made the requisite findings under Government Code § 54953(e)(3) that (i) the Board has reconsidered the circumstances of the State of Emergency due to the COVID-19 pandemic and that the State of Emergency remains active; and (ii) that local officials continue to recommend measures to promote social distancing. (As requested at the Board of Supervisors meeting of November 2, 2021.)

#### 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 May 18, 2022 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 62 – County of Los Angeles Sheriff’s Department – DCB #22-005 – Consideration of an aboveground fuel storage tank to replace an existing underground tank  
  
B. Parcel 50 – Waterside Shopping Center / The Shade Store – DCB #22-006 – 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 June 15, 2022 DCB Items



### Old Business

None

### New Business

5A – Parcel 62 – County of Los Angeles Sheriff's Department

5B – Parcel 50 – Waterside Shopping Center / The Shade Store



**DESIGN CONTROL BOARD MINUTES**  
**May 18, 2022**

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

**Members Absent:** None

**Department Staff Present:** Amy Caves, Deputy Director; Warren Ontiveros, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Lola Reyna, Secretary

**County Staff Present:** Parjack Ghaderi, County Counsel; Clark Taylor, Department of Regional Planning

**Guests Testifying:** Douglas Dohan, CallisonRTKL

**1. Call to Order and Pledge of Allegiance**

Chair Cho called the meeting to order at 1:30 pm and led the Pledge of Allegiance. Ms. Tashjian read the virtual meeting procedures.

**2. Approval of the April 20, 2022 Minutes**

**Moved by Mr. Wong, seconded by Ms. Brooks-Petty. The April 20, 2022 minutes were approved.**

**Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty**  
**Nays: 0**

**3. Consent Agenda**

None

**4. Old Business**

A. Marina Del Rey Design Guidelines Updates

Ms. White presented the staff report and outlined the County of Los Angeles Department of Beaches and Harbors (DBH) administrative process for tree removals in Marina del Rey.

Board Comment

None

Public Comment

None

**Board Member Coffee moved to continue Item 4A to a later date, seconded by Ms. Brooks-Petty.**

**Ayes: 4 – Chair Cho, Ms. Coffee, Vice Chair Wong, Ms. Brooks-Petty**  
**Nays: 0**

**5. New Business**

A. Parcel 44 – Boardwalk Marina del Rey / Recreation Equipment, Inc. (REI) – DCB #22-004  
– Consideration of building modifications and new signage

Ms. White presented the staff report.

Board Comment

Chair Cho asked if there were any applicants present.

Ms. Tashjian stated that there were six members of the Applicants' project team present.

Mr. Dohan introduced himself and awaited comments from the Board.

Public Comment

None

**Chair Cho moved to approve DCB #22-004, seconded by Ms. Coffee.**

**Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty**  
**Nays: 0**

**6. Staff Reports**

All reports were received and filed.

**Moved by Ms. Coffee, seconded by Chair Cho.**

**Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty**  
**Nays: 0**

**7. Public Comment**

None

**8. Adjournment**

**Moved by Chair Cho, seconded by Ms. Coffee**

**Ayes: 4 – Chair Cho, Vice Chair Wong, Ms. Coffee, Ms. Brooks-Petty**  
**Nays: 0**

**Chair Cho adjourned the meeting at 1:50 p.m.**

Respectfully Submitted,

Lola Reyna  
Secretary for the Design Control Board



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

June 15, 2022

TO: Design Control Board

FROM: Gary Jones, Director

**SUBJECT: ITEM 5A – PARCEL 62 – COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT – DCB # 22-005 – CONSIDERATION OF A NEW ABOVEGROUND FUEL STORAGE TANK**

Item 5A on your agenda is a submittal from the County of Los Angeles Sheriff's Department (Applicant), seeking approval for the installation of an aboveground fuel storage tank within a parking lot adjacent to the United States Coast Guard building. The project is located at 13871 Fiji Way.

## **PROJECT OVERVIEW**

### Existing Conditions

Parcel 62 is currently developed with buildings including the combined Department of Beaches and Harbors Administration Building and Marina del Rey Sheriff's Station, and the United States Coast Guard (Coast Guard) Marina del Rey office. The Coast Guard office shares a parking lot with the neighboring Breakwater Apartments.

### Proposed Project

The Applicant proposes to replace an existing underground fuel storage tank with an above ground fuel storage tank.

## **SITE DESIGN**

### Exterior Improvements

The Applicant proposes to remove an existing fuel system which includes one 6,000-gallon underground storage tank (UST), two dock dispensers, and all associated piping and electrical systems. The Applicant also proposes to construct a replacement fuel system which would include one new 4,000-gallon split diesel and unleaded gasoline aboveground storage tank, two new dispensers, a concrete tank pad, and all associated piping and electrical systems. The replacement tank would measure 12'-8" long by 7'-1" tall by 7'-1" wide, and the height of all piping equipment would terminate at 12' above grade. The concrete and asphalt pavement that currently exists over the UST would be removed and replaced, and the parking lot would be restriped. All work would be





performed within the parking lot and no changes would be made to the existing building. Yellow colored barrier bollards would be installed around the replacement tank.

### Fencing

The Applicant proposes to screen the new storage tank with a black vinyl coated chain link fence that contains a decorative landscape screen. The fence would be installed in an “L” shape with one panel facing the waterfront and another panel facing the neighboring apartment complex. The fence would be approximately 12’ tall to shield the tallest components of the new fuel system.

### Landscaping

The new storage tank and associated improvements would be installed where a landscape planter currently exists. As a result, one small mature Chinese Juniper (*Juniperus chinensis*) tree will be removed from the site. Per the Marina del Rey Local Coastal Program, the Applicant would replace the tree on site with a new *Cercis Occidentalis* (Western Redbud) tree near the entrance of the parking lot, along Fiji Way. The new tree would be the largest container size available at the time of purchase, with a minimum size of 15-gallons.

### **STAFF REVIEW**

The County of Los Angeles Sheriff’s Department is required to complete a fuel service repair at the Marina del Rey Fuel Station. However, the improvements do not adhere to the following Marina del Rey Design Guidelines:

- DG.148 – Utilize landscaping to screen visually obtrusive elements such as utilities, parking lots, fencing, etc.
- DG. 179 – Discourage service areas or utilities visible from the waterfront and promenade.
- DG.186 – Encourage the installation of utilities underground.

Furthermore, a public promenade exists adjacent to the neighboring Breakwater Apartments and the new storage tank would be visible from both the promenade and the main channel. To mitigate inconsistencies with the aforementioned guidelines, staff advised the Applicant to explore different options to visually screen the storage tank, including vinyl art wraps and fence enclosures. The Applicant found that decorative vinyl screening is not allowed to be applied to the surface of aboveground gasoline storage tanks that are subject to vapor recovery requirements per the local air district permitting process. Therefore, the Applicant proposes to screen the storage tank using a fence enclosure with privacy fabric printed with a landscaping graphic. Staff finds that the proposed fence is consistent with DG. 182, as the height of the fence would sufficiently screen the items stored within it.

**Staff recommends APPROVAL of DCB #22-005, 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:WO:pw



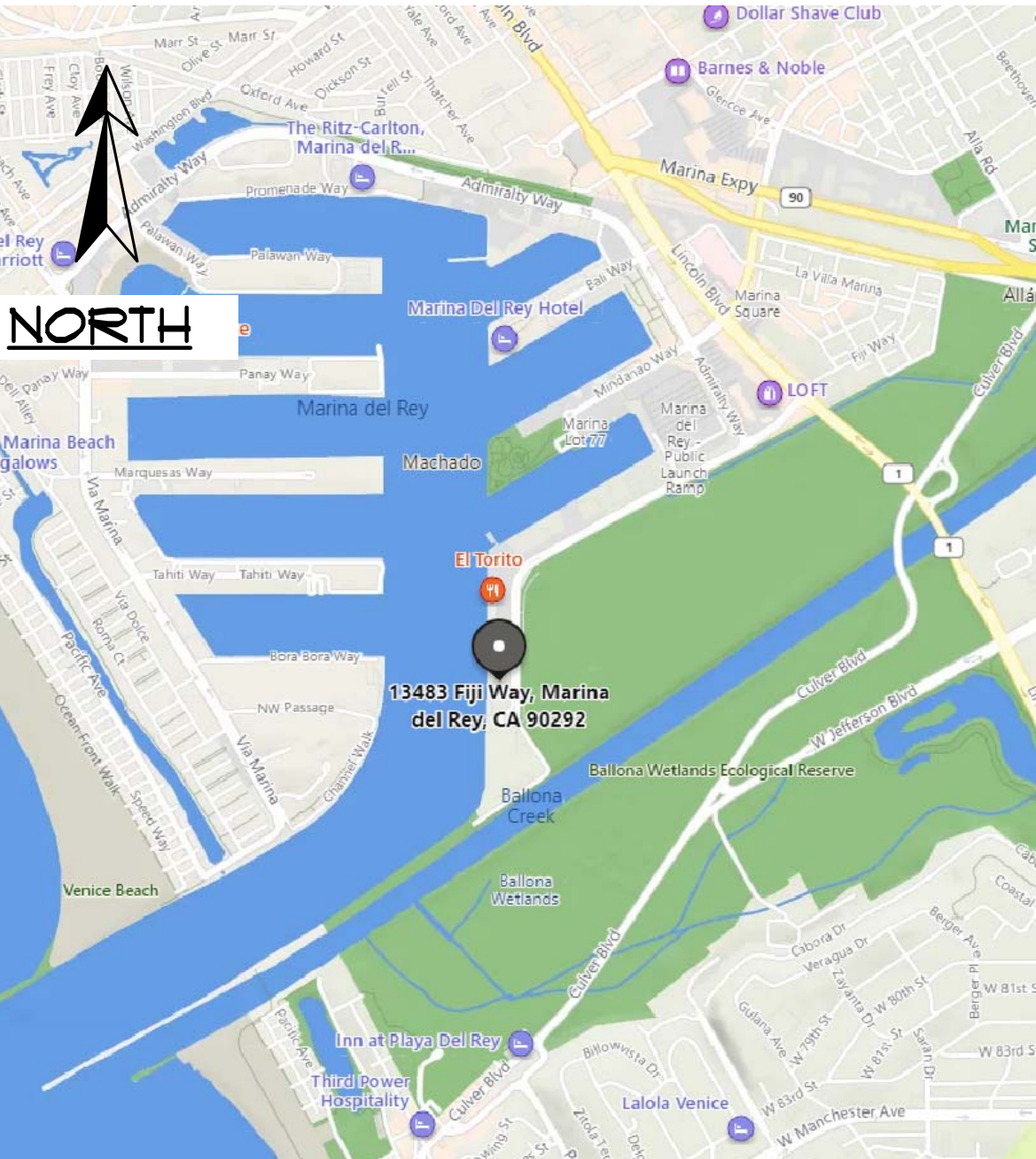
SHERIFF'S MARINE DOCK  
RUST REMOVAL & ANODE INSTALLATION  
13851 FIJI WAY  
MARINA DEL REY, CA 90292

## LIST OF DRAWINGS

<u>WLG.</u>	<u>DESCRIPTION</u>
T-1	TITLE SHEET
A-1	OVERALL PROJECT SITE PLAN
A-2	ENLARGED SITE PLAN
F-1	TANK DETAILS
F-2	FUEL SYSTEM DETAILS
E-1	ELECTRICAL SITE PLAN & DETAILS
D-1	UST REMOVAL/DEMOLITION SITE PLAN



## SITE LOCATION



### VICINITY MAP

### APPLICABLE CODES

ALL INSTALLATION AND TESTS SHALL COMPLY WITH THE FOLLOWING CODES AND STANDARDS:

CBC 2019  
CFC 2019, CH. 23 & 57  
CEC 2019  
CCR TITLE 23, DIV. 3, CH. 16  
NFFPA 30 2018  
NFFPA 30A 2018

## GENERAL SCOPE OF WORK

REMOVE EXISTING MARINA FUEL SYSTEM, INCLUDING BUT NOT LIMITED TO:

CONCRETE & ASPHALT PAVEMENT OVER FUEL TANK AND PIPING  
ONE (1) 6,000 GALLON (3K/3K SPLIT) UST  
TWO (2) DOCK DISPENSERS.  
ALL ASSOCIATED PIPING & ELECTRICAL SYSTEMS

CONSTRUCT NEW MARINA FUEL SYSTEM INCLUDING, BUT NOT LIMITED TO:

ONE (1) NEW 4,000 GALLON (2K/2K SPLIT) DIESEL/GASOLINE UL  
2085 AST.  
TWO (2) NEW DISPENSERS.  
CONCRETE TANK PAD.  
ALL ASSOCIATED PIPING & ELECTRICAL SYSTEMS


IN ADDITION TO CONTACTING 811, CONTRACTOR SHALL HIRE A PRIVATE SUB-SURFACE UTILITY LOCATION COMPANY FOR ALL ONSITE UTILITY INVESTIGATIONS PRIOR TO START OF CONSTRUCTION. ALL SITE UTILITIES SHALL BE PAINT MARKED AND IDENTIFIED ON THE GROUND SURFACE WITH INDUSTRY STANDARD COLORS.

**ENGINEERS' NOTE TO CONTRACTOR:**  
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

UNAUTHORIZED CHANGES & USES:  
THE ENGINEER PREPARING THESE PLANS  
WILL NOT BE RESPONSIBLE FOR,  
OR LIABLE FOR, UNAUTHORIZED CHANGES  
TO OR USES OF THESE PLANS. ALL  
CHANGES TO THE PLANS MUST BE IN  
WRITING AND MUST BE APPROVED BY  
THE PREPARER OF THESE PLANS.



**Know what's below.  
Call 811 before you dig.**

SHEET 1 OF 1 T-1	SCALE NOTED	
	T89122	
JOB NO.		
CHECKED B. DUREE		
CLIENT		
PROJECT		
EFS WEST 28412 CONSTELLATION RD SANTA CLARITA, CA 91355		
PROJECT ADDRESS		
MARINA DEL REY SHERIFFS MARINE DOCK 13851 FUJI WAY MARINA DEL REY, CA 90292		
SHEET TITLE		
TITLE SHEET		
PE STAMP		
NO. DATE DESCRIPTION REVISIONS		
1 12.5.21 ISSUED FOR CLIENT REVIEW & APPROVAL		
701 N. Parkcenter Dr. Santa Ana, CA 92705 p:714/501/8222 f:714/978/2615 www.tait.com		
Since 1964		
Los Angeles San Diego Denver Ontario Boise Phoenix Sacramento Dallas		
		





All work will be performed in the parking lot. No changes will be made to the existing building

Looking West into the driveway.

There is no public waterfront access, i.e. Promenade on this property. There is gated fencing and the area is restricted as it is behind the Harbor Patrol.

Parking on the LEFT of the photo is not part of the Harbor Patrol property.



Looking towards the building. Tree is the location of the AST.

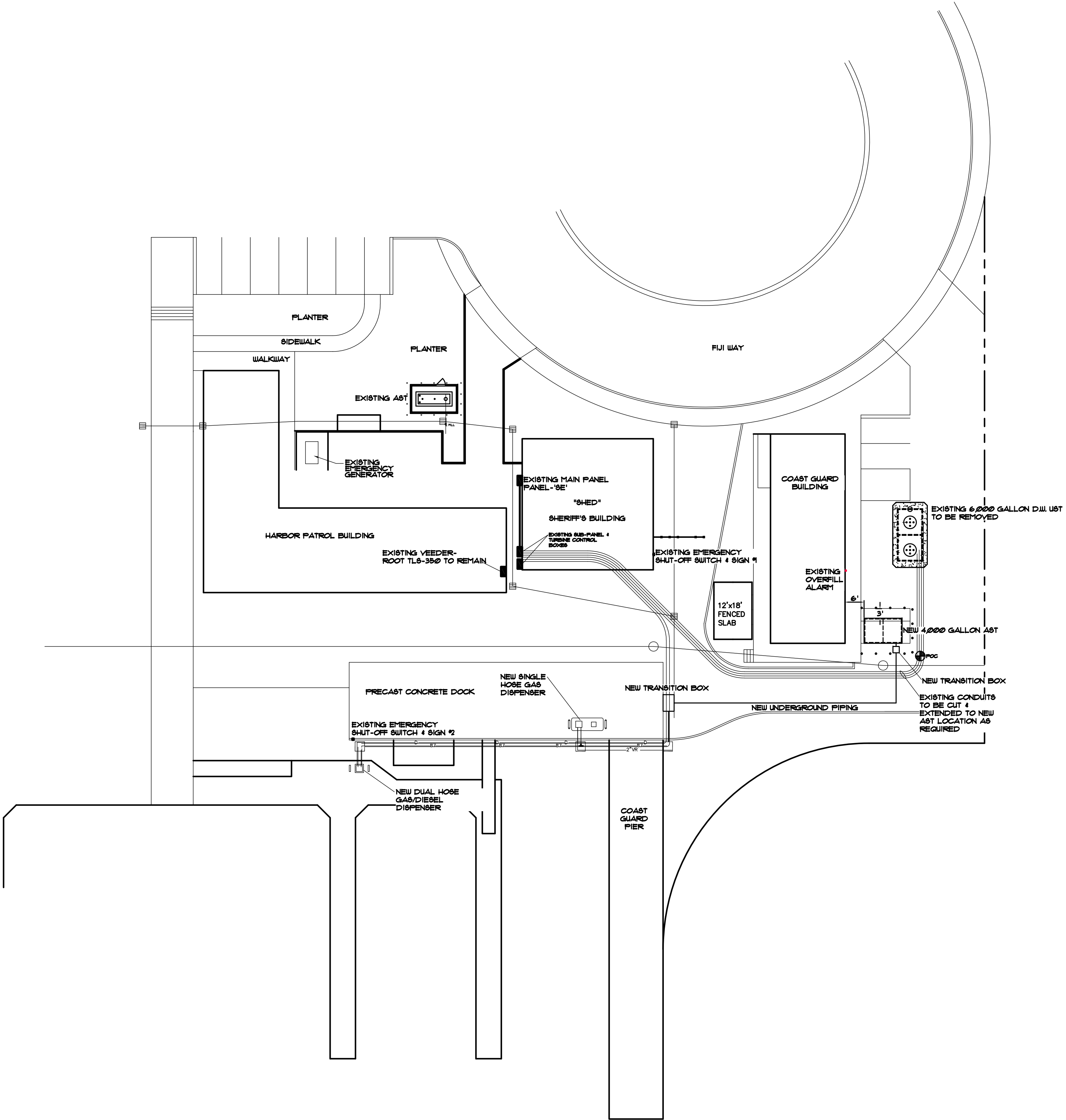
Landscape area is approx. 7'x13'.

Tree will be removed and a new one will be place adjacent to the driveway.

Screening will be placed on 2 sides of the tank. The side facing the water and the other facing the apartments next door.

A screening element will be inside of the protective

bollards and may encroach into the adjacent parking space and drive aisle. See Parking Fig.

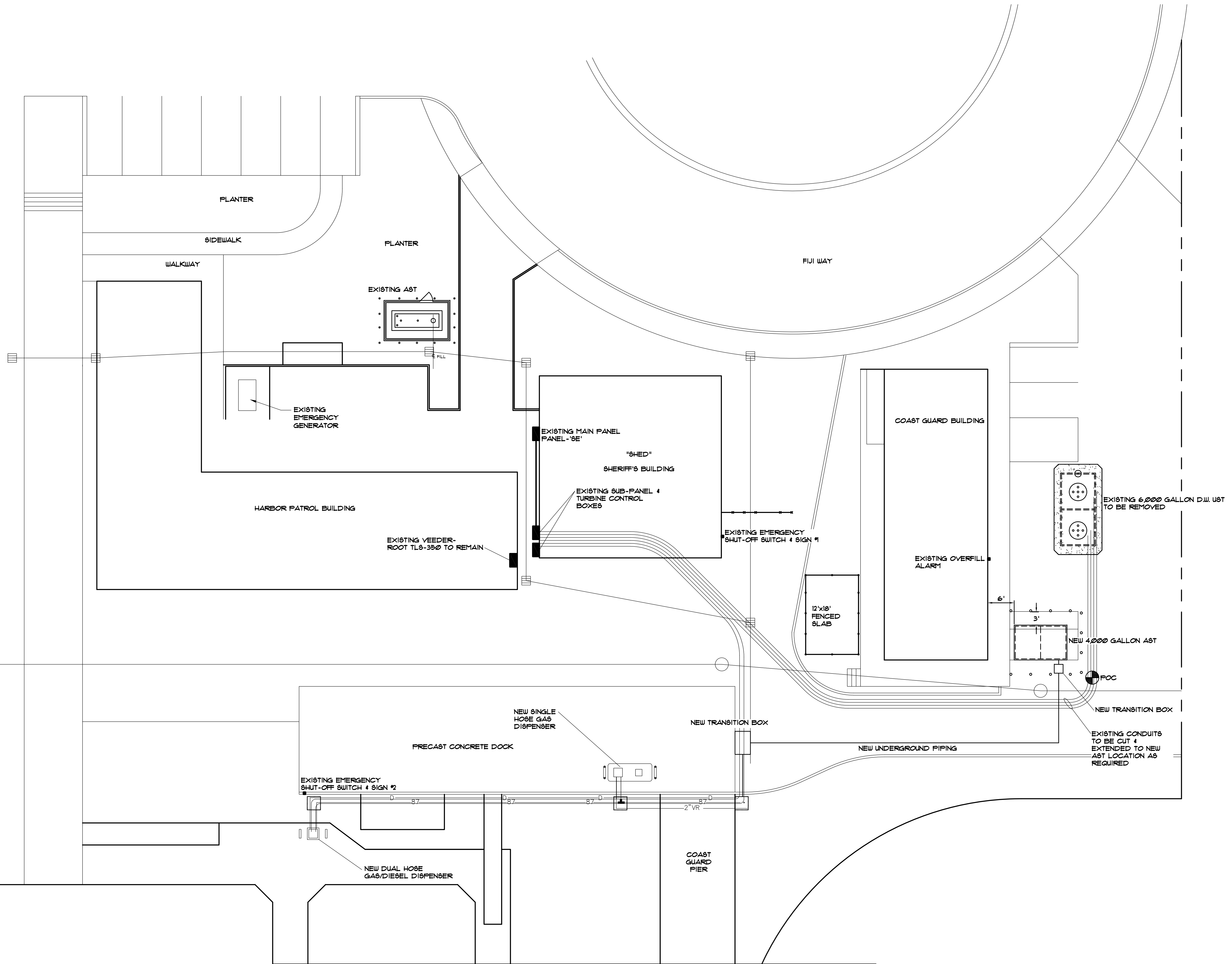
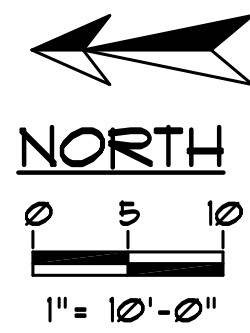


OVERALL PROJECT SITE PLAN  
1" = 20'-0"

GENERAL NOTES

- TANK SHALL BE TESTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AS WELL AS LOCAL ORDINANCES.
- ALL UNUSED TANK OPENINGS SHALL BE TIGHTLY SECURED WITH STEEL PIPE PLUGS.
- ALL CONDUITS TO HAVE SEAL-OFFS PER LATEST EDITION OF THE NATIONAL ELECTRIC CODE, AND WHERE SHOWN.
- ALL J-BOXES TO BE EXPLOSION PROOF. ORIENT ALL J-BOXES SUCH THAT THE SCREW LID IS ACCESSIBLE WITHIN THE CONTAINMENT SUMP.
- USE CABLE CONNECTOR FITTINGS (CROUSE-HINDS OR EQUIVALENT) AT MONITOR AND LEVEL GAUGE CABLE CONNECTIONS TO J-BOXES AND PIPE FITTINGS IN SUMP BOXES.
- ALL UNDERGROUND CONDUITS TO BE PVC COATED RIGID. ALL ABOVEGROUND CONDUITS, INDOORS, TO BE GALVANIZED EMT WITH COMPRESSION FITTINGS.
- PRIMARY AND SECONDARY UNDERGROUND PIPING TO BE 1 1/2" APT XP-150-SC INSTALLED IN 4" APT DUCTING.
- ALL PIPING TO SLOPE DOWN TO TRANSITION BOXES AT 1/8" (MINIMUM) PER FOOT.
- ALL EQUIPMENT, HARDWARE AND SYSTEM COMPONENTS MUST BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TANK RISERS AND PRIMARY PIPE & FITTINGS TO BE SCHEDULE 40 BLACK PIPE. FITTINGS TO BE 150# BLACK MALLEABLE IRON EXCEPT AS NOTED.

NO.	DATE	REVISIONS	
		DESCRIPTION	ISSUED FOR CLIENT REVIEW & APPROVAL
1	12.8.21		
PE STAMP			
701 N. Parkcenter Dr. Santa Ana, CA 92705 p: 714/560/8222 f: 714/778/2615 www.tait.com			
Since 1964 Los Angeles San Diego Phoenix Sacramento Dallas			
OVERALL PROJECT SITE PLAN		MARINA DEL REY SHERIFF'S MARINE DOCK 13851 FUJI WAY MARINA DEL REY, CA 90232	
CLIENT EFS WEST 28412 CONSTELLATION RD SANTA CLARITA, CA 91355		PROJECT UST REMOVAL & AST INSTALLATION	
CHECKED B. DUREE		DRAWN/DESIGNED B. DUARTE	
TAIT JOB NO. T899122		DATE 11-18-21	
SHEET 2 OF 1		A-1	
SCALE		NOTED	



ENLARGED SITE PLAN  
1" = 10'-0"

REVISIONS		NO.	DATE	DESCRIPTION
		1	12.8.21	ISSUED FOR CLIENT REVIEW & APPROVAL

PE STAMP

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Santa Ana, CA 92705  
p: 714/560/8222   t: 714/778/2615  
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Phoenix   Sacramento   Dallas

SHEET TITLE   ENLARGED SITE PLAN

PROJECT ADDRESS   MARINA DEL REY SHERIFF'S MARINE DOCK  
13051 FUJI WAY  
MARINA DEL REY, CA 90292

CLIENT   EFS WEST  
28412 CONSTELLATION RD  
SANTA CLARITA, CA 91355

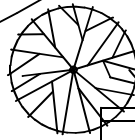
PROJECT   UST REMOVAL & AST INSTALLATION

CHECKED	B. DUREE
DRAWN/DESIGNED	B. DUARTE
TAIT JOB NO.	T89122
DATE 11-15-21	SHEET 3 OF 1
SCALE	NOTED

A-2



FIJI  
WAY



LOCATION OF NEW TREE

COAST GUARD  
BUILDING

EXISTING 6 PARKING SPACES

EXISTING  
OVERFILL  
ALARM

EXISTING PLANTER  
TO BE REMOVED

15 1/2'

NEW 4,000 GALLON AST

6'

12'x18'  
FENCED  
SLAB

NEW TRANSITION BOX

NEW UNDERGROUND PIPING

2" SIPHON  
2" VR

Leighton Consulting  
260740 Avenue Hall  
SANTA CLARITA, CA 91355



DRAWN BY:  
JPB  
CHECKED BY:  
IC

DWG. DATE  
05/27/22  
PROJECT NUMBER:  
11561049

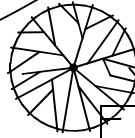
LOS ANGELES COUNTY MARINA DEL REY  
SHERIFF'S STATION

13851 FIJI WAY  
MARINA DEL REY, CA 90292

PARKING

FIGURE  
1

FIJI  
WAY



LOCATION OF NEW TREE

COAST GUARD  
BUILDING

EXISTING 6  
PARKING SPACES

EXISTING PLANTER  
TO BE REMOVED

15 1/2'

11'

Leighton Consulting  
260740 Avenue Hall  
SANTA CLARITA, CA 91355



DRAWN BY:  
JPB  
CHECKED BY:  
IC

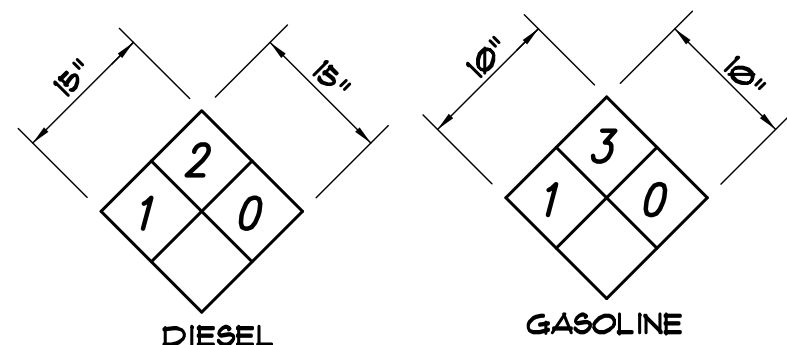
DWG. DATE  
05/27/22  
PROJECT NUMBER:  
11561049

LOS ANGELES COUNTY MARINA DEL REY  
SHERIFF'S STATION

13851 FIJI WAY  
MARINA DEL REY, CA 90292

PARKING &  
LANDSCAPING

FIGURE  
2



HAZARD SIGNAL SYSTEM DECAL  
PER NFPA 704 CHAPTER 6.  
(INSTALL ON ALL VISIBLE SIDES)  
3 REQ'D

1 REQ'D PHASE 1 VAPOR RECOVERY

2 REQ'D FUEL PUMP

2 REQ'D FILL

2 REQ'D VENT

2 REQ'D EMER. VENT

1 REQ'D LEAK DETECTION TUBE

2 REQ'D 2,000 GALLON

2 REQ'D CAUTION, THIS TANK TO CONTAIN  
PETROLEUM PRODUCTS ONLY

3 REQ'D NO SMOKING

3 REQ'D FLAMMABLE

3 REQ'D UNLEADED GASOLINE

3 REQ'D DIESEL FUEL

3 REQ'D COMBUSTIBLE

1" BLACK LETTERS  
ON WHITE BACKGROUND

1" BLACK LETTERS  
ON WHITE BACKGROUND

1" BLACK LETTERS  
ON WHITE BACKGROUND

1" BLACK LETTERS  
ON WHITE BACKGROUND

1" BLACK LETTERS  
ON WHITE BACKGROUND

1" BLACK LETTERS  
ON WHITE BACKGROUND

1 1/2" BLACK LETTERS  
ON WHITE BACKGROUND

1" & 3/4" BLACK LETTERS  
ON WHITE BACKGROUND

3" RED LETTERS  
ON WHITE BACKGROUND  
(one each visible side)

3" RED LETTERS  
ON WHITE BACKGROUND  
(one each visible side)

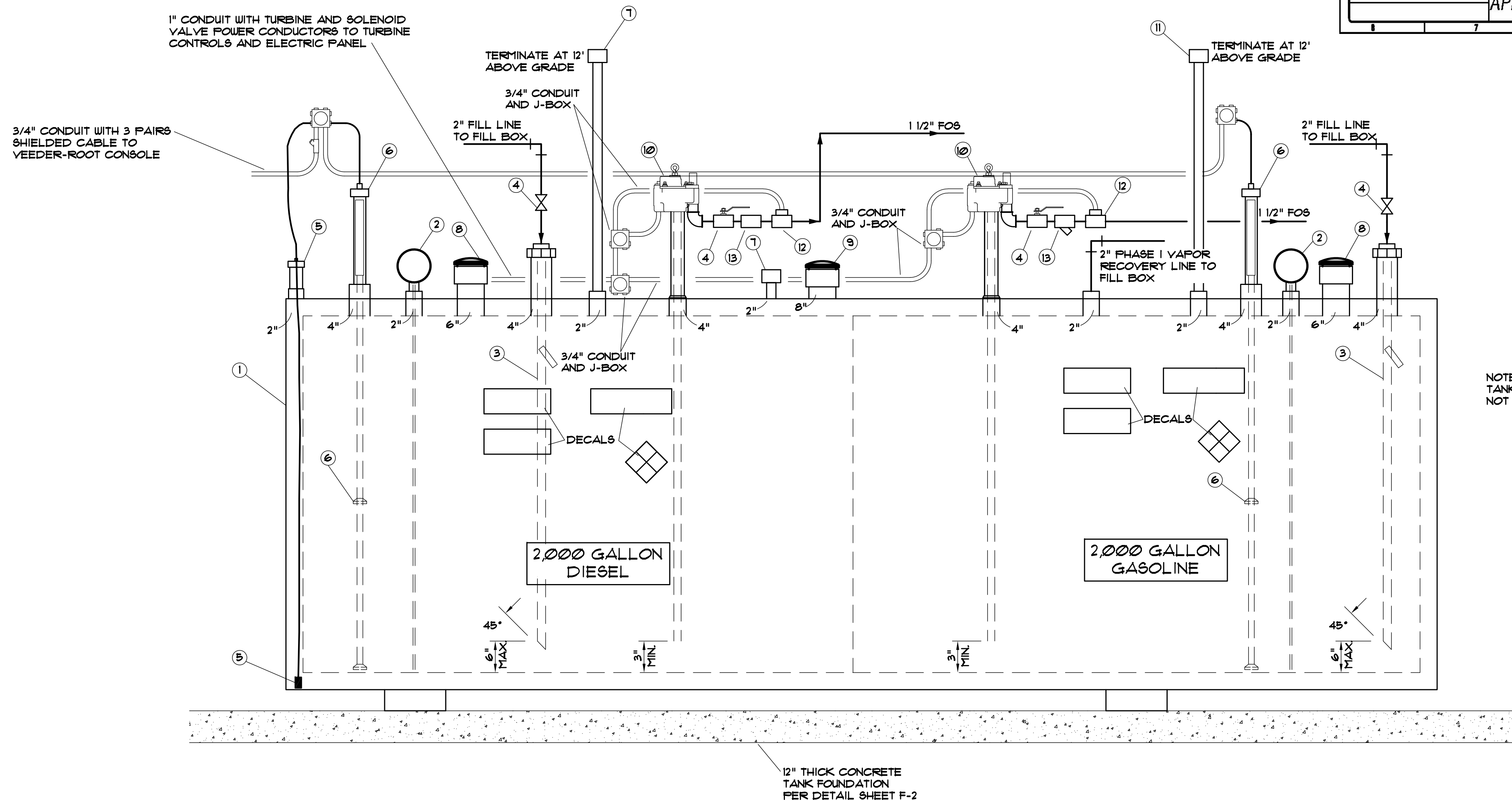
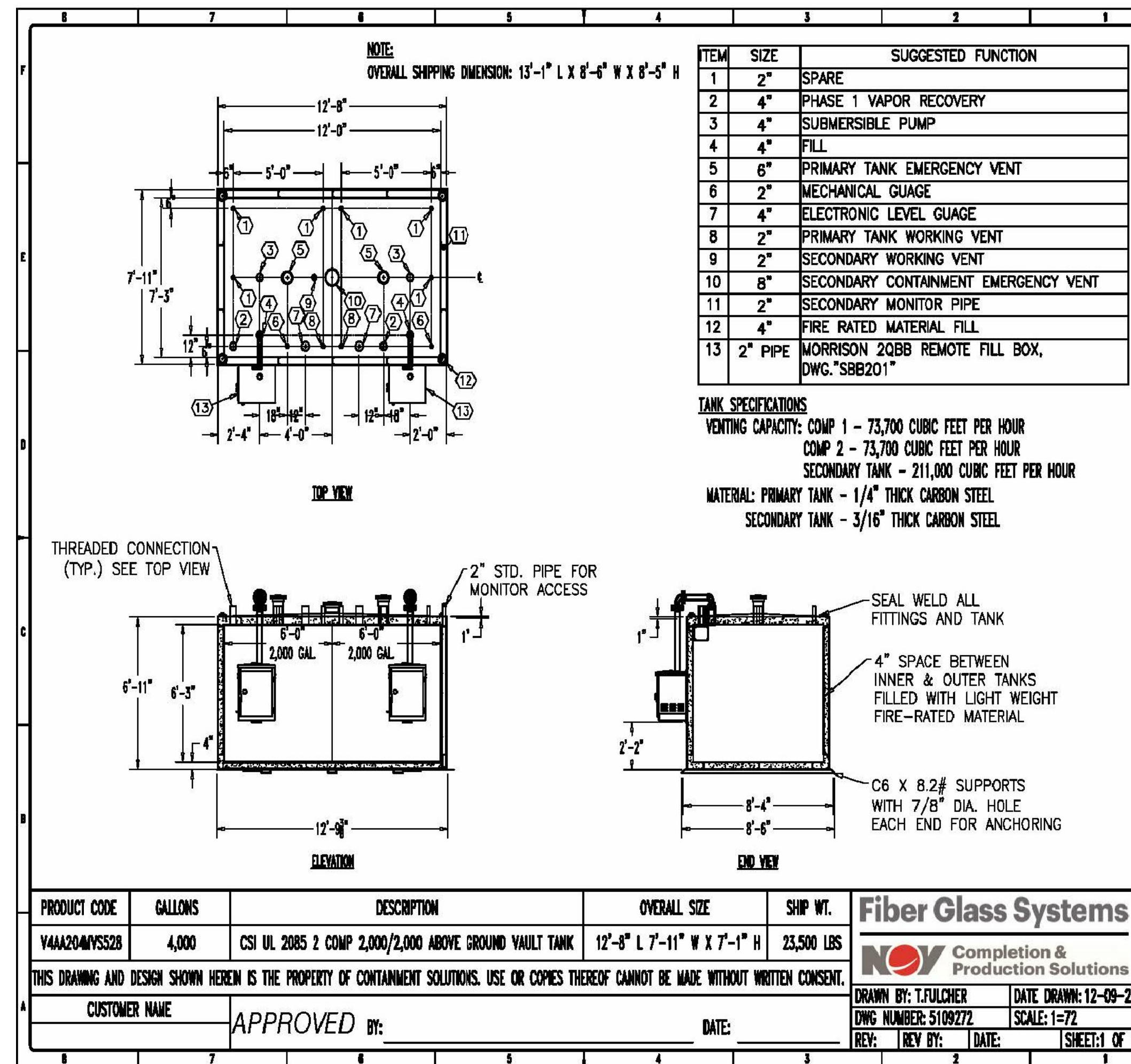
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ON WHITE BACKGROUND  
(one each visible side)

3" RED LETTERS  
ON WHITE BACKGROUND  
(one each visible side)

3" RED LETTERS  
ON WHITE BACKGROUND  
(one each visible side)

## MATERIAL LIST (THIS SHEET ONLY)

- 4,000 GALLON (2K/2K) RECTANGULAR DUAL COMPARTMENT DOUBLE WALL STEEL TANK, UL 2085 CONSTRUCTION CONTAINMENT SOLUTIONS "HOOVER VAULT"
- MANUAL TANK LEVEL GAUGE. MORRISON CLOCK GAUGE (CONSPICUOUSLY MARK FACE OF GAUGE @ 85% TANK CAPACITY)
- 2" OVERFILL PREVENTION VALVE AND DROP TUBE (SET AT 90% TANK CAPACITY). PROVIDED BY TANK MANUFACTURER
- 2" BALL VALVE. JOMAR T-102
- TANK ANNUAL SPACE SENSOR AND 2" INTERSTITIAL RISER CAP & ADAPTOR KIT. VEEDER-ROOT 194380-420 & 312020-928
- TANK INVENTORY PROBE WITH 2" FLOAT INSTALL KIT AND PROBE RISER CAP & RING KIT. VEEDER-ROOT 846391-606 & 846400-10X
- 2" VENT CAP. MORRISON 354-0202AY
- 6" EMERGENCY VENT. (PROVIDED BY TANK MANUFACTURER)
- 8" EMERGENCY VENT. (PROVIDED BY TANK MANUFACTURER)
- 1/3 HP SUBMERSIBLE TURBINE PUMP, WITH CONTROLLER F.E. PETRO STPAG33-V1.2 & 402020321
- 2" PRESSURE/VACUUM VENT. HUSKY 3885
- 2" SOLENOID VALVE N.C. WITH MANUAL OVER-RIDE. MORRISON 11010-0202IV
- 2" Y-STRAINER MORRISON 285-5400AS



4,000 GALLON (2K/2K SPLIT) TANK UL2085 SCHEMATIC EQUIPMENT AND PIPING INSTALLATION

NO SCALE

NO.	DATE	DESCRIPTION	REVISIONS
1	12-8-21	ISSUED FOR CLIENT REVIEW & APPROVAL	

PE STAMP

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Santa Ana, CA 92705  
p: 714/560/8222 f: 714/78782015  
www.tait.com

Since 1964

Los Angeles  
San Diego  
Phoenix  
Sacramento  
Dallas

**TAIT**

TANK DETAIL

SHEET TITLE

PROJECT ADDRESS

CLIENT

EF9 WEST  
28412 CONSTELLATION RD  
SANTA CLARITA, CA 91355

PROJECT

U8T REMOVAL & A8T INSTALLATION

MARINA DEL REY SHERIFF'S MARINE DOCK  
13051 FUJI WAY  
MARINA DEL REY, CA 90232

CHECKED B. DUREE

DRAWN/DESIGNED B. DUARTE

TAIT JOB NO. T99122

DATE 11-15-21

SHEET 4 OF 1

SCALE

NOTED



- ① PIPING TRANSITION BOX, SINGLE WALL, WITH ELECTRICAL OFFSET, AND VENT RACK BRAYO  
B201-S-220-E2
- ② PUMP LIQUID LEAK SENSOR FEEDER-ROOT 795380-202
- ③ 2" x 18" MALE NPT x 2" MALE SWIVEL STAINLESS BRAID FLEX CONNECTOR FLEX-ING FF20X18HMMX1346
- ④ DUAL HOSE DIESEL & GASOLINE DISPENSER GASBOY ATLAS ELECTRONIC WITH SELECTABLE PULSE  
OUTPUT, FRONT MOUNT NOZZLE, BOOTS, ST. STL. PANELS, 9853KK TW2-DF
- ⑤ SINGLE HOSE GASOLINE DISPENSER GASBOY ATLAS ELECTRONIC WITH SELECTABLE PULSE OUTPUT,  
SIDE MOUNT NOZZLE, ST.STL. PANELS, 9853 KK-DF
- ⑥ 3/4" DIESEL HOSE, 6' LG. WITH FACTORY MNPT SWIVEL FITTINGS. GOODYEAR FLEXSTEEL HARDWALL
- ⑦ 3/4" DIESEL HOSE BREAKAWAY. HUSKY 2276
- ⑧ 3/4" DIESEL NOZZLE. HUSKY 1B954B
- ⑨ 1 1/2" DOUBLE POPPET SHEAR VALVE. OPW 10P-0152
- ⑩ 3/4 GASOLINE HOSE, 6' LG. WITH FACTORY MNPT SWIVEL FITTINGS. VST V34EC LOW PERM
- ⑪ 3/4" GASOLINE HOSE BREAKAWAY. HUSKY 3362
- ⑫ 3/4" GASOLINE NOZZLE. OPW 14E



3/4"Ø HILTI-KWIK BOLT TZ CARBON STEEL WITH 5"  
MINIMUM EMBEDMENT PER ICC-ES EVALUATION REPORT  
ESR 1917. SPECIAL INSPECTION PER IBC SEC 1705.1 AND  
TABLE 1705.3

4'-0"

CONCRETE CAP

6" SCH 40 PIPE,  
CONCRETE  
FILLED

CROWN  
CONCRETE UP 1"

(E) PAVEMENT

3'-0"

6"

24" DIA.

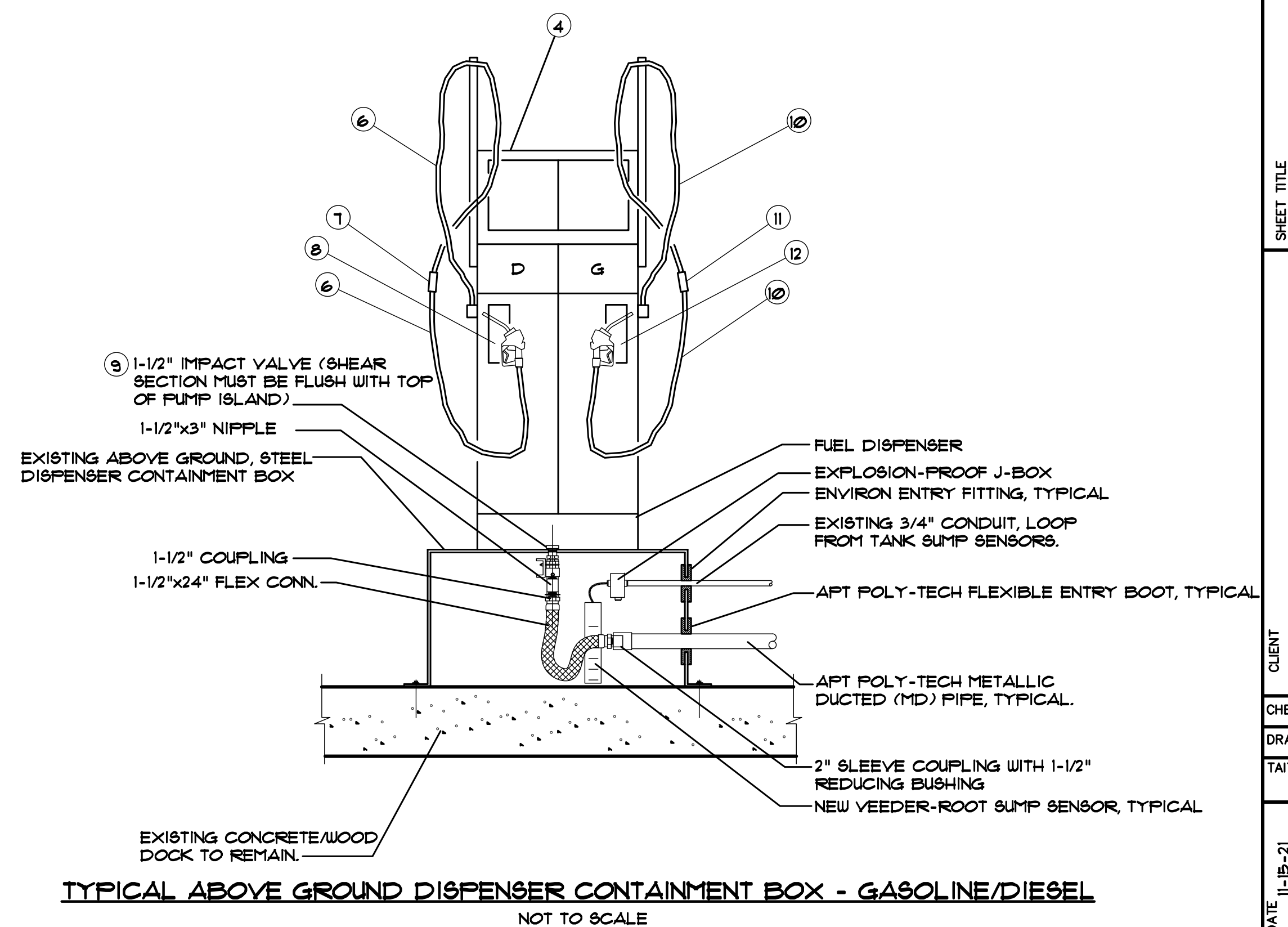
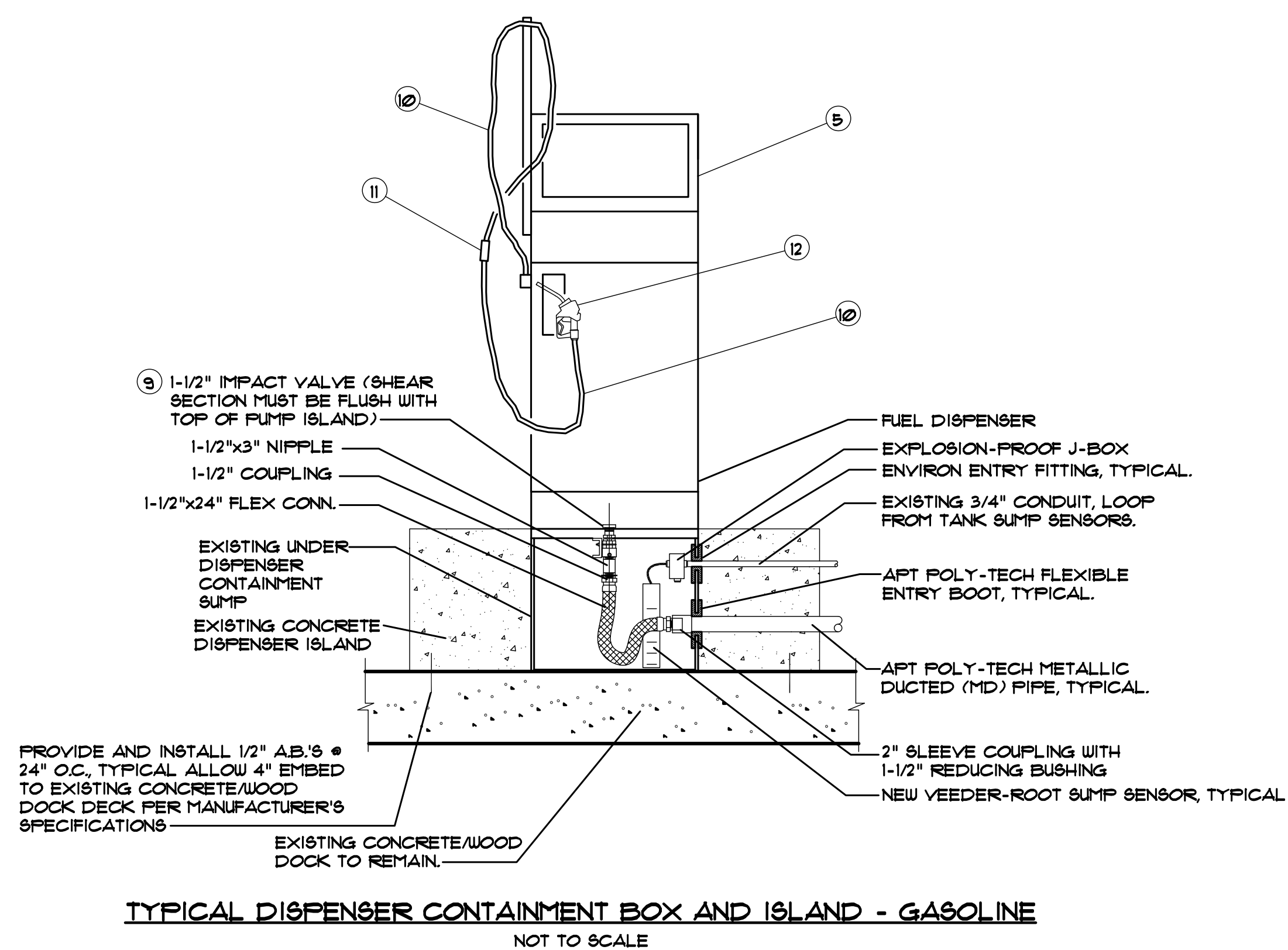
NOTE: PRIME AND PAINT  
GUARD POST SAFETY  
YELLOW, 2 COATS PRIOR TO  
BRINGING ON-SITE. WRAP IN  
PLASTIC SHEETING FOR  
PROTECTION DURING  
INSTALLATION.  
SEE FIRE CODE.


GUARD POSTS TO BE  
SPACED AT 4' MAX. ON  
CENTER.

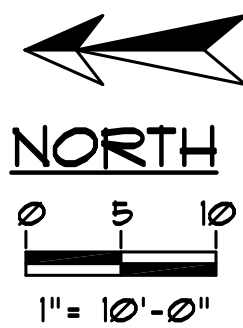
LOCATE 3' MIN. FROM OBJECT  
TO BE PROTECTED.

**6" GUARD POST DETAIL**

NO SCALE



SHEET 5 OF 7 F-2		SCALE NOTED	
DATE: 11-05-21		T893122	
PROJECT NO. B. DUARTE		B. DUARTE	
PROJECT DESCRIPTION: 28472 CONSTELLATION RD SANTA CLARITA, CA 91395		PROJECT: UST REMOVAL & A51 INSTALLATION	
PROJECT ADDRESS:		MARINA DEL REY SHERIFF'S MARINE DOCK 13951 FIJI WAY MARINA DEL REY, CA 90232	
FUEL SYSTEM DETAILS			
CONTACT: TAIT p: 714/560/8222 www.tait.com		Since 1964 Los Angeles Ontario Boise Sacramento Denver Phoenix Dallas	
NO. 1 DATE 12.9.21 DESCRIPTION ISSUED FOR CLIENT REVIEW & APPROVAL			



GENERAL ELECTRICAL NOTES:

CONDUIT ROUTING IS SHOWN SCHEMATICALLY. ROUTE ABOVEGROUND CONDUITS ALONG WALLS AND UNDER CEILING AS REQUIRED. ATTACH WITH CONDUIT CLIPS AT 10 FT. O.C. MAX. AND PER NEC 344.30 (B)(1) AND 342.30(B)(1). ROUTE UNDERGROUND CONDUITS AS REQUIRED. ROUTE ALL HOME RUNS IN COMMON TRENCH TO BUILDING.

USE CABLE CONNECTOR FITTINGS AT MONITOR & LEVEL GAUGE CABLE CONNECTIONS TO J-BOXES & PIPE FITTINGS IN SUMP BOXES.

ALL UNDERGROUND CONDUITS SHALL BE PVC COATED RIGID GALVANIZED STEEL, FULL WEIGHT THREADED. ALL ABOVEGROUND CONDUITS IN BUILDING TO BE GALVANIZED EMT.

RIGID GALVANIZED STEEL CONDUIT FITTINGS SHALL BE THREADED AND THOROUGHLY GALVANIZED. EMT CONDUIT FITTINGS SHALL BE STEEL, RAIN-TIGHT THREADLESS COMPRESSION TYPE.

CONTRACTOR TO PROVIDE & INSTALL J-BOXES, INCLUDING UNDERGROUND, AS REQUIRED TO FACILITATE WIRE PULLING. UNDERGROUND PULL BOXES TO BE LOCATED MORE THAN 20 FT. FROM DISPENSERS, AND MORE THAN 10 FEET FROM TANK MANHOLES IN ORDER TO BE INSTALLED OUTSIDE OF THE CLASS I, DIV. 1 & 2 AREAS.

ALL EQUIPMENT, HARDWARE AND SYSTEM COMPONENTS MUST BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

ALL CONDUCTORS TO BE STRANDED COPPER, TYPE THHN/THWN THERMOPLASTIC, 600 VOLT, AND UL LISTED.

ALL CONDUITS TO BE 3/4" MIN. UNLESS NOTED OTHERWISE.

ALL CONDUITS TO HAVE SEAL-OFFS PER 2019 EDITION OF THE CALIFORNIA ELECTRIC CODE, AND WHERE SHOWN.

ALL J-BOXES TO BE EXPLOSION PROOF. ORIENT ALL J-BOXES SUCH THAT THE SCREW LID IS ACCESSIBLE.

ALL COMMUNICATION AND VEEDER-ROOT MONITOR CONDUITS TO INCLUDE A #2 GND CONDUCTOR.

ALL VEEDER-ROOT CABLES TO BE 18 GA BELDEN 828160 SHIELDED PAIR, PER VEEDER-ROOT SPEC.

UNDERGROUND CONDUITS TO BE UNDER 24" MIN. COVER. INSTALL CONDUIT LOCATION WARNING TAPE 12" ABOVE CONDUITS IN TRENCH BEFORE BACKFILLING.

GROUP ALL CONDUIT HOME RUNS TO BUILDING IN ONE COMMON TRENCH. PATCH TRENCH TO MATCH EXISTING PAVEMENT SECTION.

PAINT CONDUITS AND SUPPORTS TO MATCH ADJACENT SURFACES.

VEEDER-ROOT COMPONENTS LIST:

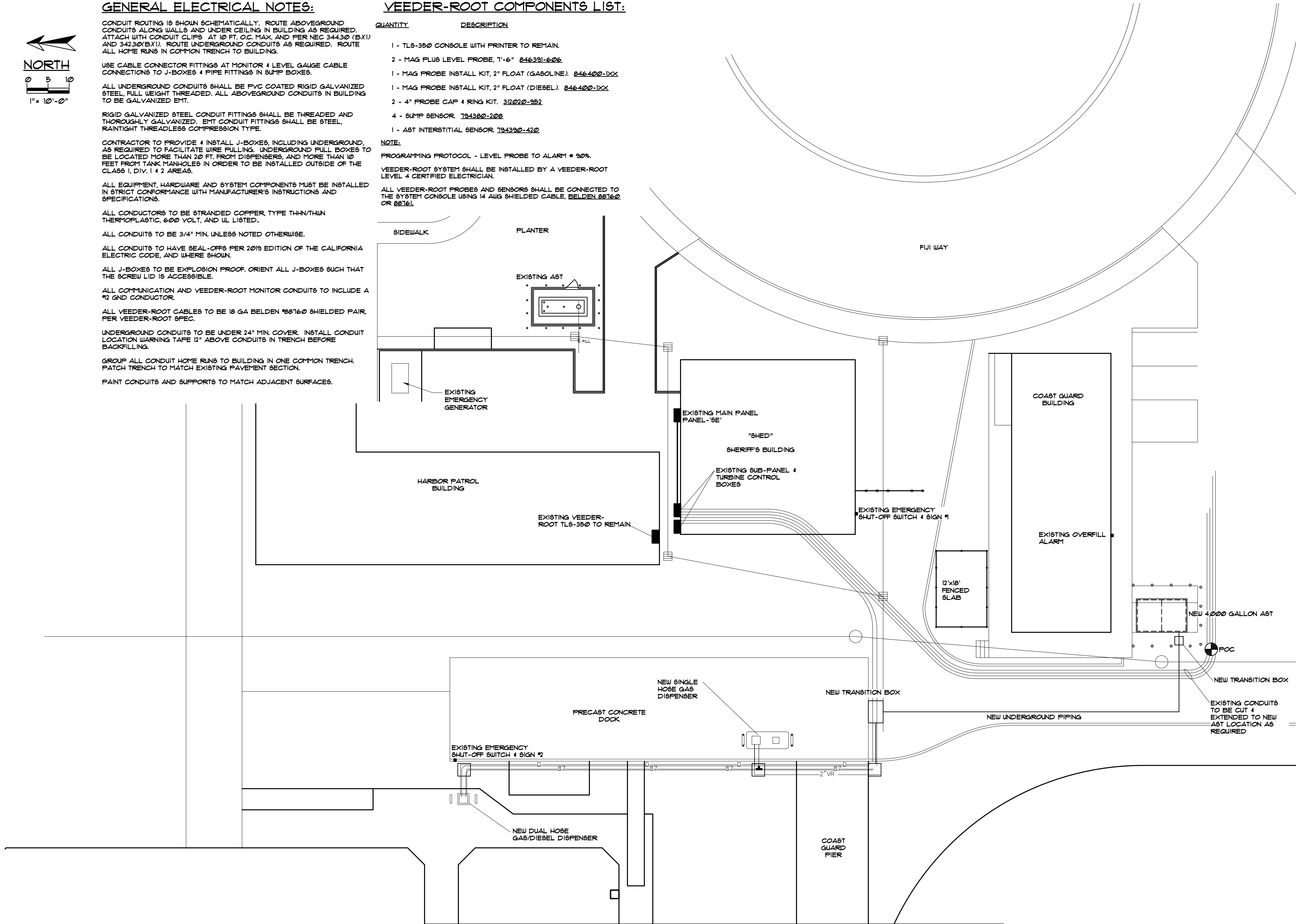
QUANTITY	DESCRIPTION
1	TL8-350 CONSOLE WITH PRINTER TO REMAIN.
2	MAG PLUS LEVEL PROBE, 1'-6" 846291-606
1	MAG PROBE INSTALL KIT, 2" FLOAT (GASOLINE). 846400-1XX
1	MAG PROBE INSTALL KIT, 2" FLOAT (DIESEL). 846400-1XX
2	4" PROBE CAP & RING KIT. 312020-952
4	SUMP SENSOR 194380-202
1	AST INTERSTITIAL SENSOR 194390-420

NOTE:

PROGRAMMING PROTOCOL - LEVEL PROBE TO ALARM @ 90%.

VEEDER-ROOT SYSTEM SHALL BE INSTALLED BY A VEEDER-ROOT LEVEL 4 CERTIFIED ELECTRICIAN.

ALL VEEDER-ROOT PROBES AND SENSORS SHALL BE CONNECTED TO THE SYSTEM CONSOLE USING 14 AWG SHIELDED CABLE, BELDEN 828160 OR 828161.

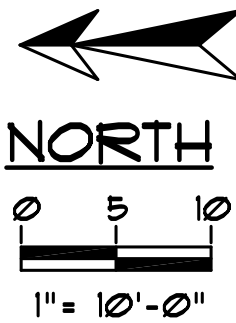


ELETRICAL SITE PLAN

1" = 10'-0"

PE STAMP		REVISIONS	
701 N. Parkcenter Dr. Santa Ana, CA 92705 p: 714/560/8222 t: 714/778/2615 www.tait.com		NO.	DATE
		1	12.3.21





UTILITIES AND EXCAVATION SAFETY

CONTRACTOR AGREES THAT CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE AND CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY LINES SHOWN OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF SAID SUBSTRUCTURES DAMAGED BY HIS OPERATION IN CONNECTION WITH THE PROSECUTION OF THIS WORK.

PRIOR TO COMMENCEMENT OF DEMOLITION, DIG ALERT MUST BE NOTIFIED BY CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY THE OWNER AND UTILITY COMPANIES INVOLVED 48 HOURS PRIOR TO STARTING WORK.

APPROVAL OF THESE PLANS BY THE OWNER DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF, OR THE NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.

PROTECTION OF EMPLOYEES IN EXCAVATIONS: (REFER TO OSHA CONSTRUCTION INDUSTRY STANDARD (29 CFR PART 1926)

EMPLOYEES IN AN EXCAVATION SHALL BE PROTECTED FROM CAVE-INS BY AN ADEQUATE PROTECTIVE SYSTEM EXCEPT WHEN:  
EXCAVATIONS ARE MADE ENTIRELY IN STABLE ROCK OR,  
EXCAVATIONS ARE LESS THAN 5 FEET IN DEPTH AND EXAMINATION OF THE GROUND BY A COMPETENT PERSON PROVIDES NO INDICATION OF A POTENTIAL CAVE-IN.

ALL SLOPING AND BENCHING, WHEN USED AS METHODS FOR PROTECTING EMPLOYEES WORKING IN EXCAVATIONS FROM CAVE-INS, SHALL BE PER CAL/OSHA CONSTRUCTION SAFETY ORDERS (WHICH CONSTITUTE TITLE 8, CHAPTER 4, SUBCHAPTER 4, CCR)

CONTRACTOR TO PROVIDE SHORING AS REQUIRED FOR EXCAVATION AND EMPLOYEE PROTECTION. ANY SHORING SYSTEM PROPOSED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND MUST BE ENGINEERED FOR THE SPECIFIC CONDITIONS. SHORING PLANS SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL, AND ALL REQUIRED SHORING SYSTEM PERMITS SHALL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.

GENERAL SCOPE OF WORK-UST REMOVAL

CONTRACTOR TO PROVIDE & INSTALL TEMPORARY CONSTRUCTION FENCING AND BARRICADES AS REQUIRED TO ISOLATE THE CONSTRUCTION AREAS FROM ON-SITE VEHICLE TRAFFIC AND PROTECT PERSONNEL AND THE PUBLIC.

TRENCH AREAS TO BE PROTECTED WITH CONSTRUCTION FENCING. INSTALL STEEL PLATES OVER PIPING TRENCHES DURING NON-WORKING HOURS OR WHEN NO WORK IS IN PROGRESS IN THE TRENCHES.

LAYOUT AND MARK AREAS FOR SAW-CUTTING FOR UST REMOVALS (AND NEW AST INSTALLATION)

SAW-CUT YARD CONCRETE & ASPHALT PAVEMENT FOR UST REMOVALS AS SHOWN. BREAKOUT AND LEGALLY DISPOSE OF ALL CONCRETE, REBAR, AND OTHER CONSTRUCTION DEBRIS.

PERFORM/PROVIDE ALL TANK CLEANING/INERTING TASKS AS REQUIRED BY LOS ANGELES COUNTY FIRE & LOS ANGELES DEPARTMENT OF PUBLIC WORKS ENVIRONMENTAL PROGRAMS.

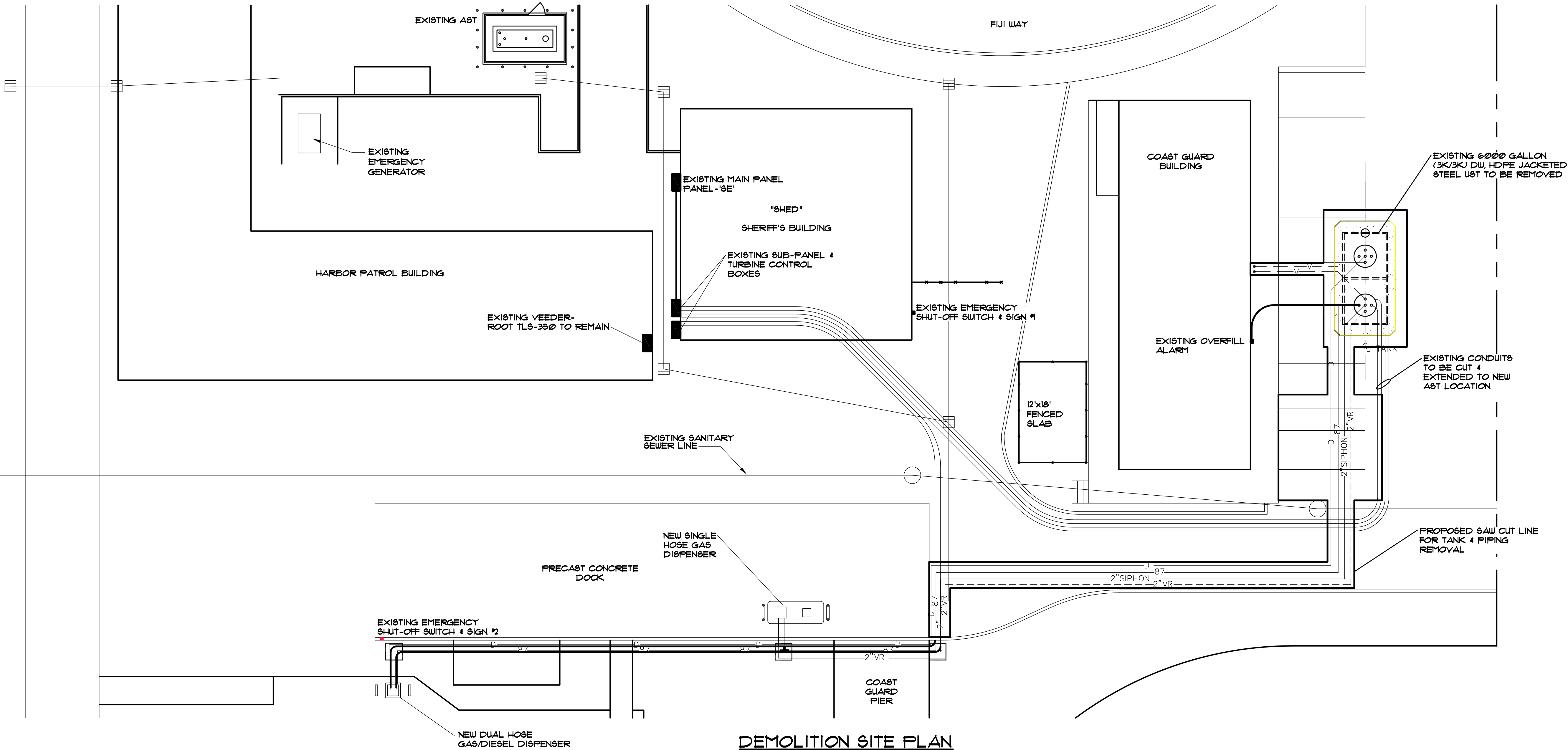
INSTALL PRE-ENGINEERED SHORING SYSTEM.

EXCAVATE UST BACKFILL MATERIALS TO UST SPRING-LINE AS REQUIRED TO REMOVE TANKS. STOCKPILE ON, AND COVER WITH PLASTIC SHEETING. BACKFILL MATERIAL MAY BE RE-USED IF CLEAN AND SUITABLE.

REMOVE TANKS AND HAUL NON-HAZARDOUS TO APPROVED DISPOSAL FACILITY.

PROVIDE WASTE MANIFESTS AS REQUIRED BY LOS ANGELES DEPARTMENT OF PUBLIC WORKS ENVIRONMENTAL PROGRAMS.

PERFORM/PROVIDE ALL SOIL SAMPLING TASKS, LABORATORY ANALYSIS, AND CLOSURE REPORT AS REQUIRED BY LOS ANGELES DEPARTMENT OF PUBLIC WORKS ENVIRONMENTAL PROGRAMS.



REVISIONS		PE STAMP		CLIENT		PROJECT		CHECKED		DRAWN/DESIGNED		TAIT JOB NO.		DATE	
NO.	DATE	DESCRIPTION	ISSUED FOR	CLIENT REVIEW & APPROVAL	SHEET TITLE		UST REMOVAL/DEMOLITION SITE PLAN	PROJECT ADDRESS		EF9 WEST 28412 CONSTELLATION RD SANTA CLARITA, CA 91355		UST REMOVAL & AST INSTALLATION		11-15-21	
1	12.3.21	ISSUED FOR CLIENT REVIEW & APPROVAL			MARINA DEL REY SHERIFF'S MARINE DOCK 13051 FUJI WAY MARINA DEL REY, CA 90232			B. DUREE		B. DUARTE		T99122		SHEET 1 OF 1	
														D-1	
														SCALE	
														NOTED	

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♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

June 15, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5B – PARCEL 50 – WATERSIDE SHOPPING CENTER / THE SHADE STORE – DCB # 22-006 – CONSIDERATION OF BUILDING MODIFICATIONS AND NEW SIGNAGE**

Item 5B on your agenda is a submittal from The Shade Store (Applicant), seeking approval for building modifications and new signage at the Waterside Shopping Center. The project is located at 4716 Admiralty Way.

## **PROJECT OVERVIEW**

### Background

On July 23, 2009, your Board approved a master sign program for the Waterside Shopping Center, which included a requirement to return to your Board for review of all tenant signs.

### Existing Conditions

The 1,371 square foot tenant space is located within the Waterside Shopping Center and is currently vacant. The storefront previously featured a blue fabric awning over the entrance.

### Proposed Project

The Applicant proposes to remodel the building facade and install one new tenant sign.

## **BUILDING DESIGN**

### Building Façade

The Applicant proposes to install a new awning that would be composed of 2" by 6" aluminum tubes at the perimeter and 1" by 4" equally spaced aluminum partitions. The canopy would measure approximately 11'-½" long by 1'-10¾" wide. In addition, the Applicant proposes to install a black-out glass window panel directly above the storefront awning. All existing storefront doors would remain, and the existing storefront doors, awning, and new window panel would be painted with a matte black finish.



## **SIGNAGE**

### **Building Façade**

The Applicant proposes to install one illuminated 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 6' wide by 3'-9¾" tall and read "The Shade Store". The sign would feature an internally illuminated face with edge lit, white acrylic individual letters with shimmer bronze returns. The sign would be installed approximately 13' above grade.

### **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 improvements do not alter the overall architectural style of the shopping center and are generally consistent with the Marina del Rey Design Guidelines and the Waterside Shopping Center Master Sign Program. Following DCB approval, all signs are subject to review by the Los Angeles County Department of Regional Planning for conformity with the Marina del Rey Revised Permanent Sign Controls.

**Staff recommends APPROVAL of DCB #22-006, 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:WO:ca





1. ALL EXISTING UTILITIES, INCLUDING ELECTRICAL, GAS, AND PLUMBING SERVICES, ARE TO BE SHUT OFF PRIOR TO START OF DEMOLITION.
2. STRUCTURE OF BUILDING IS NOT TO BE MODIFIED DURING DEMOLITION.
3. ALL EXISTING STRUCTURAL MEMBERS TO BE PROPERLY BRACED AND SHORED BY CONTRACTOR PRIOR REMOVAL OF FINISHES. IF IT IS SUSPECTED THAT THERE ARE STRUCTURAL ISSUES IN THE BUILDING, A LICENSED STRUCTURAL ENGINEER IS TO BE CONTRACTED TO REVIEW PRIOR TO FURTHER DEMOLITION.
4. ELECTRICAL RECEPTACLES, LIGHTING, AND WIRING IS TO BE REMOVED TO MAIN SOURCE AND PANEL IS TO REMAIN FOR DEMOLITION.
5. PLUMBING FIXTURES WHICH ARE BEING REMOVED AND PIPING TO BE CAPPED BELOW SLAB OR REMOVED TO SOURCE.
6. ALL INSPECTIONS ARE TO BE COORDINATED WITH GENERAL CONTRACTOR.
7. DO NOT CHANGE STRUCTURAL MEMBERS WITHOUT THE ARCHITECT'S APPROVAL.
8. ALL WOOD SILLS NEXT TO CONCRETE AND ALL EXTERIOR WOOD TO BE WOLMANIZED (PRESSURE TREATED).
9. CONTRACTOR SHALL REMOVE ALL ITEMS AS REQUIRED IN ORDER TO COMPLETE THE NEW WORK.
10. THE CONTRACTOR SHALL CHECK FOR ANY DISCREPANCIES WHICH SHALL INCLUDE DIMENSIONAL MEASUREMENTS, ROOF PITCHES, AND UNFORESEEN STRUCTURAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR REVIEW AND/OR REDESIGN BEFORE PROCEEDING WITH WORK. THE CONTRACTOR AND OWNER SHALL ASSUME RESPONSIBILITY FOR FIELD CONDITIONS THAT ARE NOT REPORTED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CONTRACTORS FAILURE TO COMPLY HERE WITH.
11. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, NEVER SCALED.
12. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE PRODUCT.
14. ALL WOOD, CONCRETE, AND STEEL SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
15. PROVIDE RADON HAZARD PROTECTION AS REQUIRED BY ALL STATE AND LOCAL BUILDING CODES.
16. GENERAL CONTRACTOR TO PROVIDE ALL PENETRATIONS, HOLES, AND ACCESS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.
17. G.C. TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD BEFORE PROCEEDING WITH WORK.
18. WHERE DIFFERENT WALL FINISHES MEET, CONTRACTOR SHALL REALIGN BOTTOM OF RUNNER SO THAT WALL FINISH IS FLUSH.
19. G.C. SHALL VERIFY ALL ELEVATIONS, FLOW LINES, DIMENSIONS AND POINTS OF CONNECTION TO UTILITIES, IN THE EVENT OF CONFLICT CONTACT THE ARCHITECT AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
20. ALL ELECTRICAL SHOWN ON PLANS ARE SUGGESTED LAYOUTS ONLY.
21. PROVIDE HARD-WIRED SMOKE/CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
22. PATCH ALL SURFACES INCLUDING FLOORS, WALLS, CEILINGS, ETC. AS REQUIRED SO THAT THEY ARE READY TO RECEIVE FINISH AS REQUIRED.
23. ALL WORK SHALL BE IN STRICT CONFORMANCE WITH LOCAL AND STATE CODES AND ORDINANCES.
24. THE GENERAL CONTRACTORS ARE TO VISIT THE SITE PRIOR TO SUBMISSION OF BID AND IF THERE ARE ANY ANTICIPATED DEVIATIONS FROM THESE DRAWINGS, IT IS TO BE REPORTED TO THE ARCHITECT. ALL COSTS REQUIRED TO PERFORM THE WORK WILL BE INCLUDED IN THE BID AND FAILURE TO RECOGNIZE ANY CONDITIONS DOES NOT ALLEVIATE THE GENERAL CONTRACTOR FROM INCLUDING THE COST REQUIRED, THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, AND FIRE ALARM DRAWINGS ARE TO BE REVIEWED PRIOR TO BID SUBMISSION AND IF THERE ARE ANY CONFLICTS WITH THE NEW WORK PROPOSED, THE ARCHITECT IS TO BE NOTICED.
25. IF MODIFICATIONS ARE REQUIRED TO THE EXISTING SPRINKLER SYSTEM, IT MUST BE REVIEWED AND APPROVED BY THE LOCAL GOVERNING AGENCIES, INCLUDING THE FIRE MARSHAL AND COORDINATED WITH LANDLORD PRIOR TO START OF WORK. ANY WORK TO BASE BUILDING SYSTEMS, INCLUDING FIRE ALARM AND SPRINKLER SYSTEMS, ARE TO BE COORDINATED WITH LANDLORD BY THE GENERAL CONTRACTOR.
27. IF THERE ARE ANY EXPANSION OR CONSTRUCTION JOINTS LOCATED WITHIN THE SPACE WHICH WERE NOT PREVIOUSLY ADDRESSED, THE ARCHITECT IS TO BE NOTIFIED.
28. IF THERE IS ANY CRACKING OR SPLINTERING OF THE EXISTING CONCRETE SLAB, THE G.C. TO IMMEDIATELY REPORT ANY STRUCTURAL, HAIRLINE, OR SUPERFICIAL CRACKING IN EXISTING CONCRETE SLAB TO OWNER.
29. AN ACCESSIBLE PATH IS TO BE MAINTAINED, CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES.
30. THE WORK SHALL COMPLY WITH ALL FEDERAL, NATIONAL, AND LOCAL SAFETY LAWS, ORDINANCES, AND REQUIREMENTS FOR THE PROTECTION OF THE PUBLIC AND CONTRACTOR'S PERSONNEL. THIS INCLUDED LIGHTING AND BARRICADE STRUCTURES WITH OTHER SAFETY PRECAUTIONS.
31. THE WORK IS ONLY TO BE PERFORMED WITHIN THE LEGAL OUTLINE DIMENSIONS OF THE SPACE.
32. THE USE OF FIRES, EXPLOSIVES, AND OPEN FLAMES WILL NOT BE PERMITTED, UNLESS REVIEWED, APPROVED, AND PERMITTED BY THE LOCAL AUTHORITIES.
33. ANY ITEMS WHICH ARE TO REMAIN ARE TO BE PROTECTED AND STORED DURING CONSTRUCTION IN ORDER TO BE REUSED IN THE SAME CONDITION AS INTENDED.
34. ANY EXISTING SERVICES WHICH ARE DISRUPTED DURING CONSTRUCTION SHALL BE REDIRECTED TO CONTINUE SERVICE.
35. ANY EXISTING SERVICES WHICH ARE NO LONGER USED THEY BE DECOMMISSIONED TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND LANDLORD.
36. NO SUBSTITUTES ALLOWED FOR MATERIALS OR FINISHES
37. THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATION SHALL CONFORM TO ALL CODES AND STANDARDS THAT HAVE JURISDICTION OVER THE PROJECT
38. ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATELY IN EITHER THE DRAWINGS OR SPECIFICATIONS.
39. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
40. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO SUBMISSION OF BIDS. COMPARE ARCHITECTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. NO INFORMATION OR DETAILS ON THE DRAWINGS OF THIS PROJECT MAY BE USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
41. DO NOT SCALE DRAWINGS.
42. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
43. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
44. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS & PROPERTY AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW (IF OCCURS) IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
45. CONSTRUCTION WORK WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS.
46. CONTRACTOR SHALL REFER TO GENERAL NOTES AS DESCRIBED ON EACH DRAWING SHEET AND INCORPORATE AS A PART OF THIS SCOPE OF WORK.
47. ABSOLUTELY NO SUBSTITUTIONS WILL BE ALLOWED, UNLESS APPROVED BY THE ARCHITECT IN WRITING.
48. T.G.C. SHALL FURNISH ONE EMPTY DUMPER AT STORE TURNOVER TO OWNER FOR STORE'S DISPOSAL OF CARDBOARD, TRASH, ETC.

AL.	ALUMINUM
A.P.	ACCESS PANEL
A.C.T.	ACOUSTIC CEILING TILE
A.D.A.	AMERICANS W/ DISABILITIES ACT
A.F.F.	ABOVE FINISH FLOOR
A.H.J.	AUTHORITY HAVING JURISDICTION
BD.	BOARD
BM.	BEAM
BM.	BEAM
BLKG.	BLOCKING
BLDG.	BUILDING
BOT.	BOTTOM
CLG.	CEILING
CONC.	CONCRETE
CLR.	CLEAR
CONT.	CONTINUOUS
CT.	CERAMIC TILE
DIA.	DIAMETER
DIAG.	DIAGONAL
D.P.B.	DENSE PARTICLE BOARD
EQ.	EQUAL
ELEV.	ELEVATION
EFS	EXTERIOR INSUL. FINISH SYSTEM
ELIMP.	ELEMENT
EXST. OR E	EXISTING
F.C.	FIXTURE CONTRACTOR
FINH.	FINISH
FL.	FLOOR
F.F.	FACE OF FINISH
F.S.	FACE OF STUD
F.V.	FIELD VERIFY
F.B.	FLOOR BUMPER
F.F.E.	FIRE EXTINGUISHER
F.R.T.	FIRE RETARDANT TREATED
G.A.	GAUGE
G.C.	GENERAL CONTRACTOR
G.W.B.	GYPSUM WALL BOARD
GYP.BD.	GYPSUM BOARD
GL	GLASS
GDW	GYPSUM DRY WALL
GA	GAUGE
H	HIGH
H.T.	HEIGHT
H.M.	HOLLOW METAL
L.L.	LANDLORD
INSUL.	INSULATION
KIT.	KITCHEN
LAM PL.	LAMINATED PLASTIC
MATL.	MATERIAL
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MTL.	METAL
N.I.C.A.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPG.	OPENING
P L	PLATE
PLYWD.	PLYWOOD
REFL.	REFLECTED
REINF.	REINFORCING
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S.L.B.A.	SINGLE LINE BANKING
SSM	SOLID SURFACING MATERIAL
S.V.A.	SHEET VINYL
SST.	STAINLESS STEEL
STL.	STEEL
STRUCT.	STRUCTURE
SIM.	SIMILAR
SUSP.	SUSPENDED
T.B.D.	TO BE DETERMINED
TEMP.	TEMPORARY
THK.	THICK
T&G	TONGUE & GROOVE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.C.T.	VINYL COMPOSITION TILE
V.W.C.	VINYL WALL COVERING
W/OR WDT	WITH
WB	WALL BUMPER
WD.	WOOD

THE FOLLOWING SHALL BE SUBMITTED BY THE APPROPRIATE VENDOR OR ENGINEERING AND SHALL NOT BE REVIEWED AS A PART OF THIS SUBMISSION

- SIGNAGE
- FIRE ALARM PLANS & SPECIFICATIONS
- FIRE SPRINKLER PLANS & SPECIFICATIONS
- BARRICADE PLANS

INTERIOR TENANT FIT OUT, ALL STRUCTURE BEAMS, JOISTS, COLUMNS, ETC. TO REMAIN. EXISTING STOREFRONT AND GLAZING TO REMAIN. ELECTRICAL SERVICE TO BE REPLACED. EXISTING MECHANICAL EQUIPMENT AND UNIT(S) TO REMAIN. NEW INTERNAL NON RATED PARTITIONS TO BE INSTALLED. INSTALLATION OF WALL GRAPHICS, AREA RUGS, AND PAINT. NEW SHOWROOM AREA AND BACK ROOM LIGHTING LAYOUT. NEW SHOW ROOM MILLWORK AND BACK ROOM SHELVING TO BE INSTALLED. NEW WATER LINE TO BE RAN FOR NEW BOTTLELESS WATER COOLER. NEW LIT EXTERNAL SIGNAGE TO BE INSTALLED.

	USE GROUP		ROOM	GROSS SQ. FT.	NET SQ. FT.	OCCUPANT LOAD
	MERCANTILE (60 SQ.FT. PER OCC.)	101	SHOW ROOM	1104	968	17
	BACK OF HOUSE (300 SQ.FT. PER OCC.)	102	WORK ROOM	106	92	1
TOTAL				1210	1060	18

BUILDING: 2020 COUNTY OF LOS ANGELES BUILDING CODE  
 ELECTRICAL: 2020 COUNTY OF LOS ANGELES ELECTRICAL CODE  
 PLUMBING: 2020 COUNTY OF LOS ANGELES PLUMBING CODE  
 MECHANICAL: 2020 COUNTY OF LOS ANGELES MECHANICAL CODE  
 ENVIRONMENTAL: 2020 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE

OCCUPANCY GROUP: GROUP: M MERCANTILE  
 TYPE: TYPE : III-B  
 FIRE SUPPRESSION: NOT SPRINKLERED  
 TENANT SEPARATION: ONE HOUR (SECTION 708)  
 BUILDING HEIGHT: ONE STORY

FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601)

PRIMARY STRUCTURE:	0 HOURS
BEARING WALLS (EXTERIOR):	2 HOURS
BEARING WALLS (INTERIOR):	0 HOURS
NON BEARING PARTITIONS (EXTERIOR):	0 HOURS (TABLE 602)
NON BEARING PARTITIONS (INTERIOR):	0 HOURS
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS

EGRESS REQUIREMENTS:

NUMBER OF EXITS REQUIRED(IBC TABLE 1006.3.2) : 1  
 NUMBER OF EXITS PROVIDED: 1  
 MAXIMUM TRAVEL DISTANCE ALLOWED: 75'  
 MAXIMUM TRAVEL DISTANCE PROVIDED: 71'-9"

REQUIRED EGRESS WIDTH: .2 INCHES PER OCCUPANT (1005.3.2) X (18) OCCUPANTS = 3.6 INCHES  
 PROVIDED EGRESS WIDTH: 45" ONE SINGLE DOOR (1018.3, TABLE 1020.2)

RESTROOM REQUIREMENTS

PUBLIC FACILITIES LESS THAN 200' FROM SPACE.

**THE SHADE STORE**  
**4762 ADMIRALTY WAY**  
**MARINA DEL REY, CA 90292**

[illegible]

**OWNER:**  
THE SHADE STORE  
21 Abendroth Ave  
Port Chester, New York 10573  
Contact: Veronica Arcaroli  
TEL (212) 6452424, ext. 455  
EMAIL: varcaroli@theshadestore.com

**ARCHITECT**  
Michael R. Black, AIA, NCARB  
2225 E. Randal Mill Road, Suite 300  
Arlington, TX 76011  
TEL (817) 701-4819  
FAX (817) 633-4153  
mblack@pdmstudio.com

**MEP ENGINEER**  
Daniel A. Reeves, PE  
2225 E. Randal Mill Road, Suite 300  
Arlington, TX 76011  
TEL (817) 701-4808  
FAX (817) 633-4153  
dreeves@pdmstudio.com

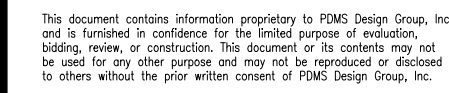
Douglas Kupfer  
Senior Vice President  
dkupfer@theshadestore.com  
212.645.2424 ext. 250

**LANDLORD**  
Caruso  
101 The Grove Dr  
Los Angeles, CA 90036  
Bret Nielsen  
TEL (323) 900-8187  
EMAIL: bnielsen@caruso.com

**BUILDING DEPARTMENT**  
Los Angeles County Building & Safety  
4801 E 3<sup>rd</sup> ST  
Los Angeles, CA 90022  
Tel (323) 881-7030

**BARRICADE VENDOR**  
Yannis Bays 310-702-1001

**GRAPHICS VENDOR**  
Olson Visual 310-355-1681



Project Address  
**The Shade Store**  
4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

Issue Date **4/4/22**

[illegible]

SHADE STORE  
4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

Consultant

**mrb**

**MICHAEL R. BLACK, AIA**

2225 E. RANDOL MILL RD., SUITE 300  
ARLINGTON, TEXAS 76011  
817.701.4819  
CALIFORNIA LICENSE NO.: C26839



Job Number	<b>210107</b>
Drawn By	JES
App'd By	MRB
Sheet Title	

## Cover Sheet

Sheet Number

CS-101



Project Address  
**The Shade Store**  
4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

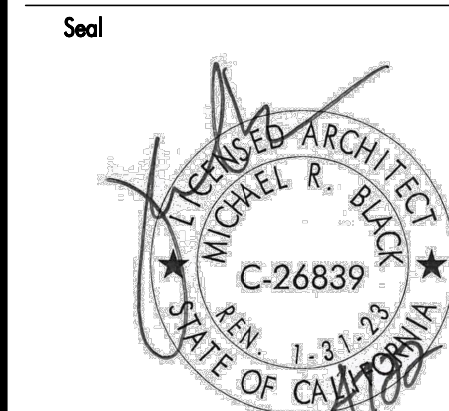
Issue Date  
4/4/22

Revisions	Date	Description	By
△			
△			
△			
△			
△			

THE SHADE STORE

4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

Consultant  
**mb**  
MICHAEL R. BLACK, AIA  
2225 E. RANDOL MILL RD., SUITE 300  
ARLINGTON, TEXAS 76011  
817.701.4819  
CALIFORNIA LICENSE NO.: C26839



Job Number  
210107

Drawn By  
JES

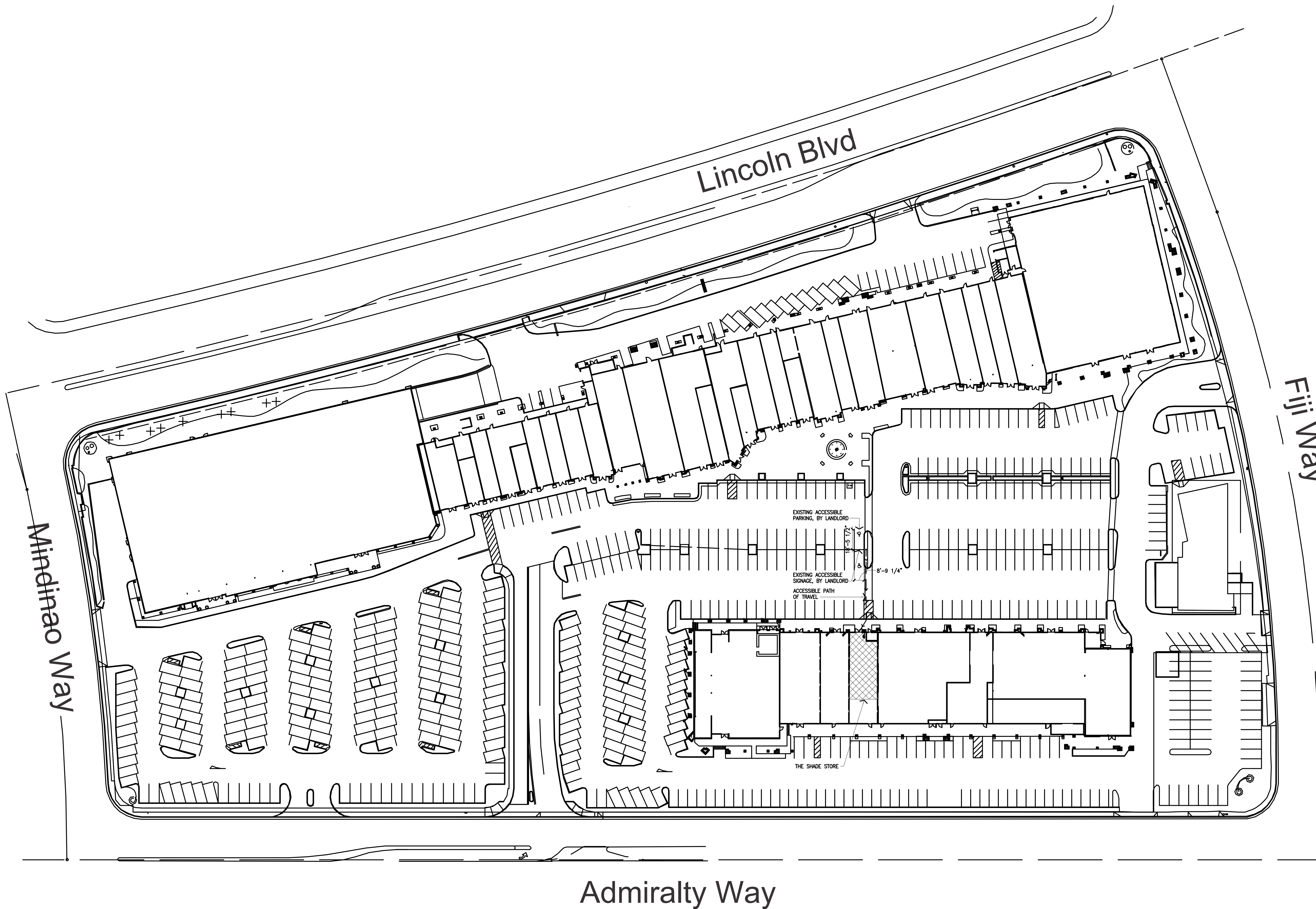
App'd By  
MRB

Sheet Title

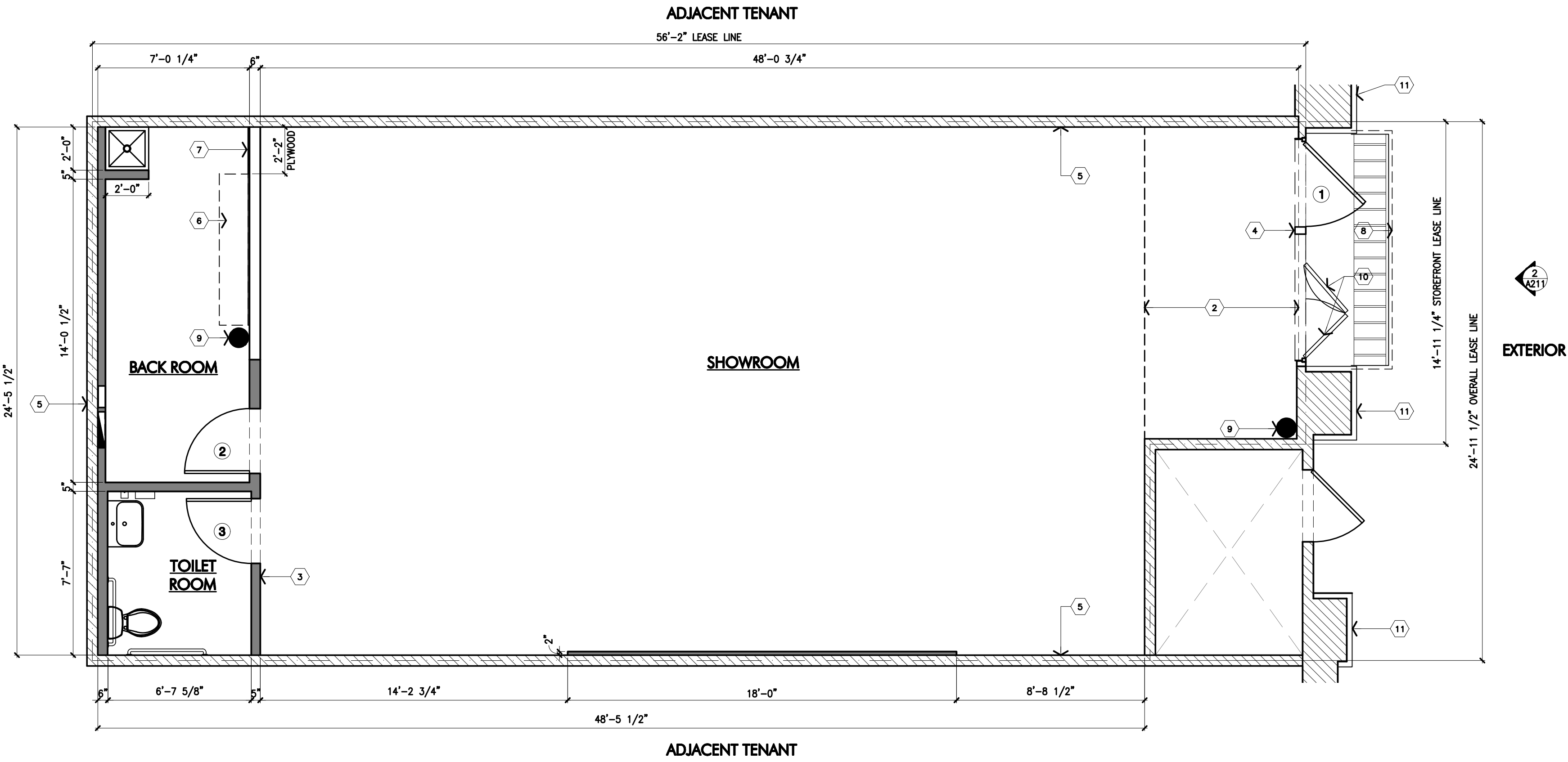
Site Plan  
(For Reference Only)

Sheet Number

A-112







1

CONSTRUCTION PLAN

Scale 1/4" = 1'-0"

EXISTING STOREFRONT ENTRY DOOR, 3'-11 1/2" x 9'-0" SWINGING GLASS DOOR W/ 10" HIGH BASE

EXISTING DOOR FRAME TO BE PAINTED WITH ELECTROSTATIC PAINT TO MATCH "WROUGHT IRON"

1

NEW RECESSED ELECTRICAL PANEL

2

G.C. TO FILL IN CONCRETE SLAB AT LOCATIONS OF TRENCHING AND WHERE RECESSED FLOOR WAS REMOVED TO MATCH EXISTING.

3

ACCESSIBLE TOILET ROOM SIGNAGE, REF: 2/A111

4

TACTILE EXIT SIGNAGE REF: 2/A111

5

EXISTING DEMISING PARTITION - G.C. TO VERIFY CONDITION OF WALL AND REPLACE OR REPAIR DAMAGED GYP. BD. AS REQUIRED TO MAINTAIN A 1-HOUR RATED PARTITION. TYPICAL FOR ALL WALLS, TENANT SIDE ONLY.

6

G.C. TO FURNISH AND INSTALL ECONOCO IMPERIAL LINE SS30/60 HD WALL STANDARDS STARTING AT 12" AFF AND MOUNTED AT 24" O.C. G.C. TO FURNISH AND INSTALL 16"D WHITE MELAMINE SHELVES MOUNTED AT 1'-8" APART STARTING AT 12" AFF. SHELVES ARE TO BE SCREWED TO THE BRACKETS. G.C. TO INSTALL FRIT BLOCKING AS REQUIRED.

7

G.C. TO SECURE 3/4" PLYWOOD TO EXISTING WALL FRAMING FOR MOUNTING IT RACK. PLYWOOD TO BE PAINTED TO MATCH WALL.

8

NEW ALUMINUM CANOPY

9

NEW FIRE EXTINGUISHER

10

EXISTING BI-BOLD STOREFRONT GLAZING TO REMAIN, REFINISH FRAMES WITH ELECTROSTATIC PAINT TO MATCH [P-6]

11

EXISTING PIER TO REMAIN

DOOR TYPES

KEY NOTES

DOOR NO.	SIZE/LOCATION	MATERIAL	DOOR FINISH	DOOR TYPE	HARDWARE GROUP	FRAME	RATING	RESPONSIBILITY	REMARKS
1	EXISTING 3'-11 1/2" x 9'-0" ENTRY DOOR	EXISTING METAL WITH INSULATED GLASS	ELECTROSTATIC PAINT TO MATCH [P-6]	A	1	ALUM	N/A	G.C.	EXISTING DOOR FRAME TO BE REFINISHED WITH ELECTROSTATIC PAINT TO MATCH [P-6]
2	3'-0" x 8'-0" SHOWROOM / BACK ROOM	FRAMED HOLLOW METAL DOOR	SEE PAINT SCHEDULE	B	2	HM	N/A	G.C.	
3	3'-0" x 8'-0" TOILET ROOM DOOR	FRAMED HOLLOW METAL DOOR	SEE PAINT SCHEDULE	C	3	HM	N/A	G.C.	

DOOR SCHEDULE

pdms

design group

2225 East Randol Mill Road, Suite #300  
Arlington, Texas 76011  
817.633.4200 p • 817.633.4153 f

The Shade Store

4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

Issue Date

4/4/22

Revisions

Date	Description	By
△		
△		
△		
△		
△		

Project Address

The Shade Store  
4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

THE SHADE STORE

4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

Consultant

mb

MICHAEL R. BLACK, AIA

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ARLINGTON, TEXAS 76011  
817.701.4819  
CALIFORNIA LICENSE NO.: C26839

Seal

Job Number

210107

Drawn By

JES

App'd By

MRB

Sheet Title

Floor Plan

Sheet Number

A-121



Project Address  
**The Shade Store**  
**4762 ADMIRALTY WAY**  
**MARINA DEL REY, CA 90292**

Issue Date  
**4/4/22**

Revisions	Date	Description	By
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**THE SHADE STORE**  
**4762 ADMIRALTY WAY**  
**MARINA DEL REY, CA 90292**

Consultant  
**mb**  
**MICHAEL R. BLACK, AIA**  
2225 E. RANDOL MILL RD., SUITE 300  
ARLINGTON, TEXAS 76011  
817.701.4819  
CALIFORNIA LICENSE NO.: C26839



Job Number  
**210107**  
Drawn By  
**JES**  
App'd By  
**MRB**  
Sheet Title

**Storefront Elevation**

Sheet Number  
**A-211**



Project Address  
**The Shade Store**  
4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

Issue Date			
4/4/22			
Revisions			
Date	Description	By	
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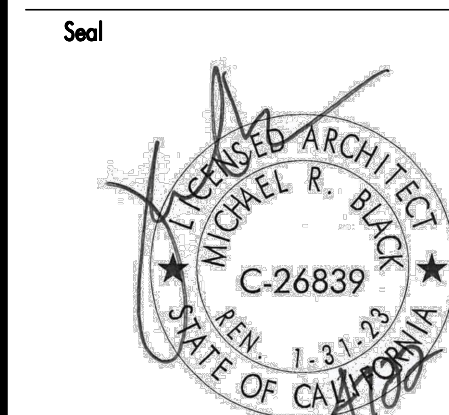
THE SHADE STORE

4762 ADMIRALTY WAY  
MARINA DEL REY, CA 90292

4" ~~Channel~~ CHANNEL TO SECURE  
FINS, PAINTED MATTE BLACK

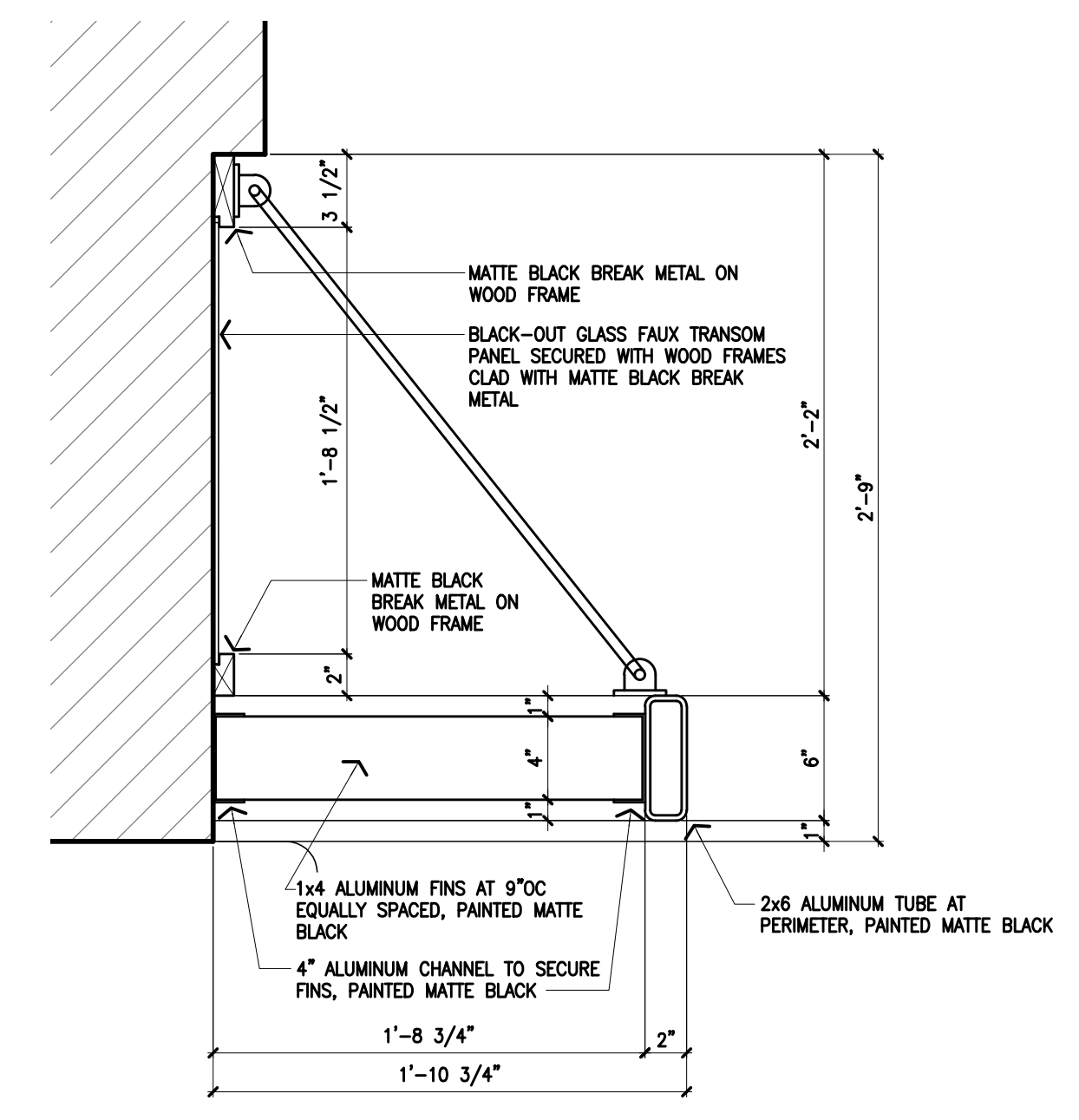
**mb**  
MICHAEL R. BLACK, AIA

2225 E. RANDOL MILL RD., SUITE 300  
ARLINGTON, TEXAS 76011  
817.701.4819  
CALIFORNIA LICENSE NO.: C26839

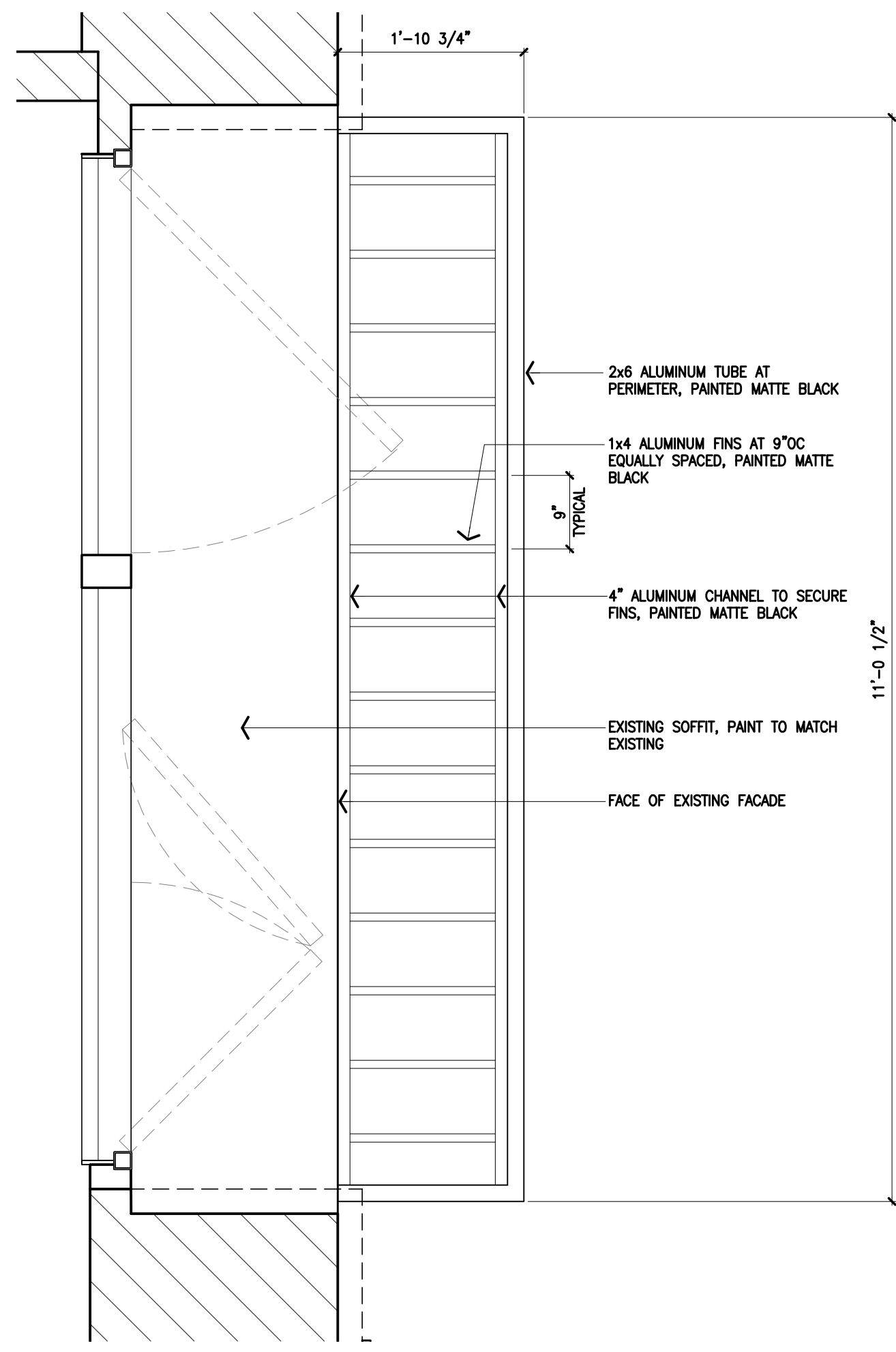


Job Number	210107
Drawn By	JES
App'd By	MRB
Sheet Title	Storefront Section
Sheet Number	

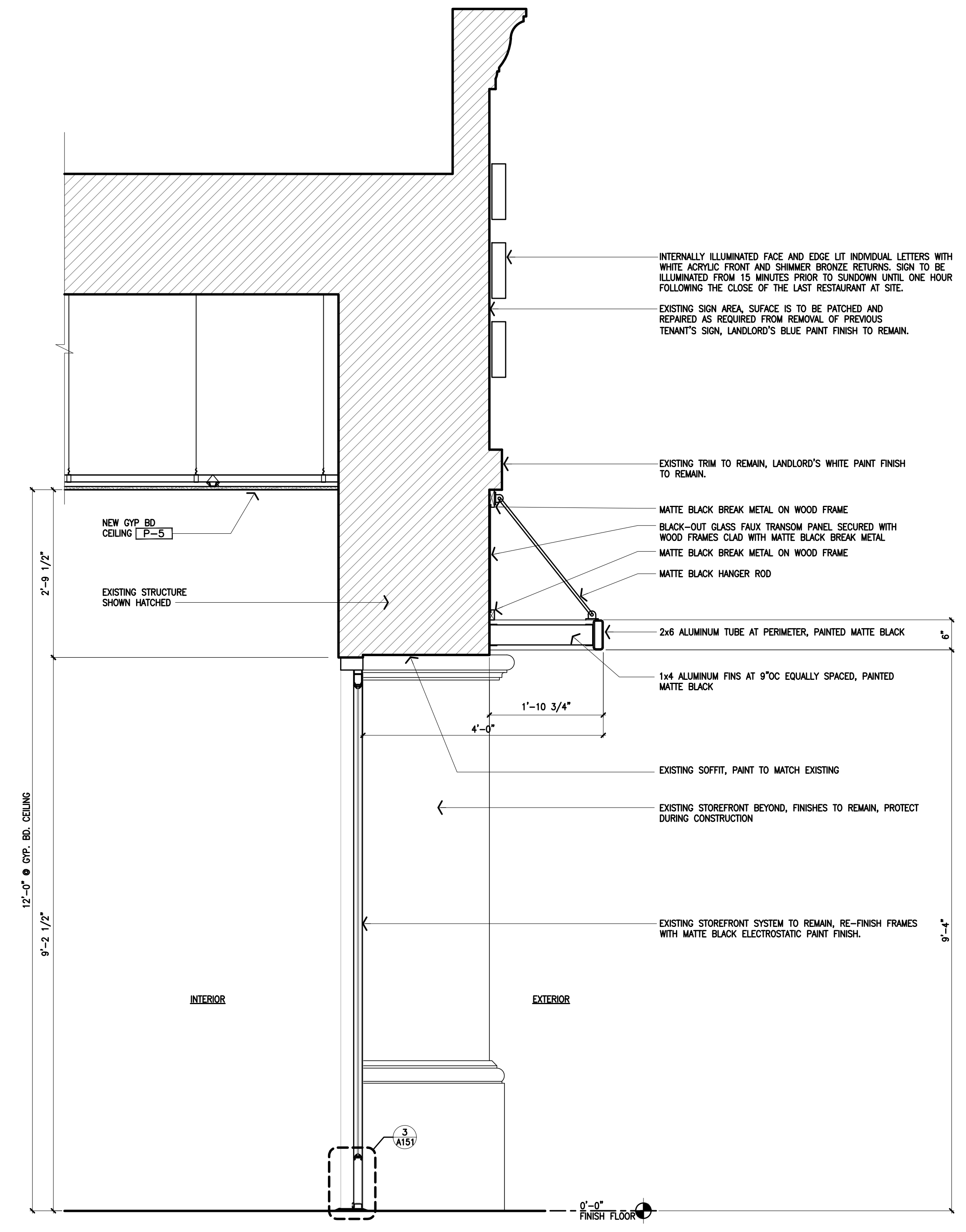
A-212



3 SECTION @ AWNING  
Scale 1 1/2" = 1'-0"



2 AWNING PLAN  
Scale 3/4" = 1'-0"



1 STOREFRONT SECTION @ DOOR  
Scale 3/4" = 1'-0"



Job Name: The Shade Store  
 Mall:  
 Address: 4762 Admiralty Way  
 Location: Marina Del Rey, CA  
 Space#:  
 Print#: 50068-0104  
 S.F. Length:  
 Salesperson: C. Montoya

2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400



**VICTORY**  
 SIGN INDUSTRIES

APPROVED  
 KRC  
 3-24-2022

### Face & Edge Lit Letters

#### Change Order # A B C D E F

Released	Initial	Time
Opening		
Ship/Trip		
Install		
Target		
Commit		

Special Instructions:

#### Exterior

Qty: 1

Faces: Frosted #2447

Returns: Painted Bronze Shimmer Satin

Plex Back: Frosted #2447

LEDs: White 4200K

Letter Stroke: 1-7/16"


Standoff Color: Painted to match fascia

Voltage 110V 277V

Fascia Const:

Fascia Color:

This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

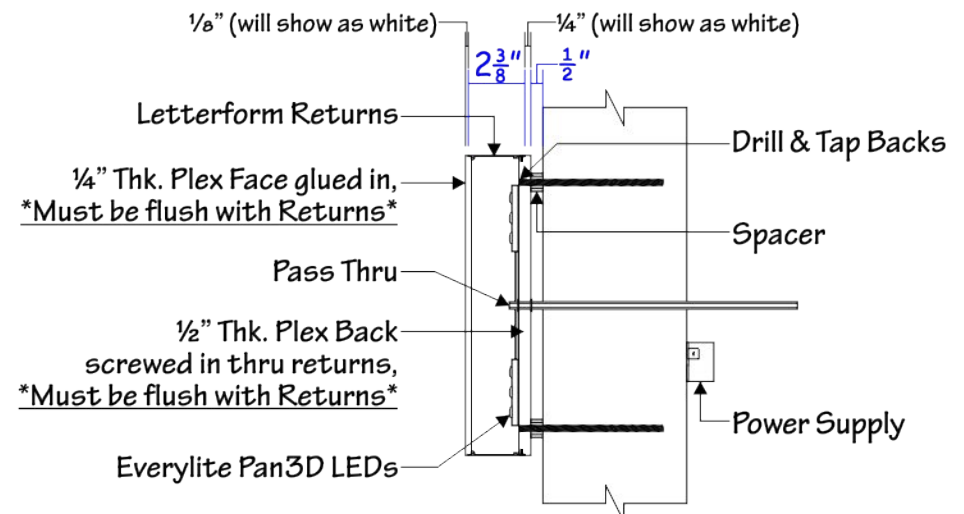
This Product is Listed by  
 UNDERWRITERS LABORATORIES INC.   
 and Bears the Mark:

INSTALL IN ACCORDANCE WITH  
 THE NATIONAL ELECTRICAL CODE.

- Edges must be neat & smooth.
- Weep holes must be baffled.
- All attachments, fasteners, screws and labels must be concealed.



Customer Approval	
Signature	Date
Landlord Approval	
Signature	Date



Date: 3/24/2022

By: DM/NR

Scale: 1/2" = 1'

VSI Prints: 50068-0104

THE  
SHADE  
STORE

Bella CLEANERS





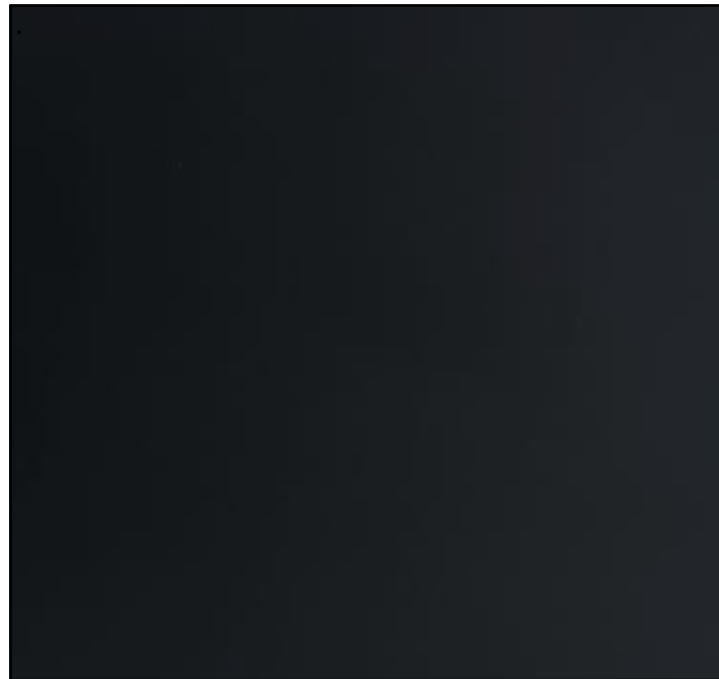
**REFERENCE PIC  
FACADE SIGN**  
SINGLE FACE AND EDGE LIT LETTERS  
WHITE ACRYLIC FRONT  
SHIMMER BRONZE RETURNS



**FACADE SIGN**  
SHIMMER BRONZE RETURNS  
WHITE ACRYLIC FACE



**STOREFRONT + CANOPY**  
MATTE BLACK  
ELECTRO STATIC PAINT REFINISH OF  
EXISTING STOREFRONT



**REFERENCE  
TSS  
SAN DIEGO - DEL MAR**



# THE SHADE STORE

4762 Admiralty Way  
Marina Del Rey, California 90292  
April 2022





Caring for Our Coast




**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

June 15, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

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

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

On May 17, 2022 the Board of Supervisors approved a contract with LAZ parking California, LLC for parking lot management services in Marina del Rey and at County-owned, controlled, or managed beaches.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items related to Marina del Rey were on the May 2022 Regional Planning Commission's agenda.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

No items related to Marina del Rey were on the May 2022 California Coastal Commission agenda.

**FUTURE MAJOR DESIGN CONTROL BOARD ITEMS**

The Department conducted 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). A draft of the updated guidelines was last presented to your Board on May 18, 2022. The item was continued to provide adequate time for your Board to review the document and provide comments to staff. Staff is working to address the comments received thus far and will present an updated draft at a later date.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The April 2022 Small Craft Harbor Commission meeting minutes are pending, and the May and June 2022 Small Craft Harbor Commission meetings were cancelled.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

GJ:WO:da  
Attachments (1)



**Marina del Rey Redevelopment Projects Report  
As of June 09, 2022**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment 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 Certificate of Occupancy was issued on August 2, 2021. The Department of Public Works, Building and Safety Division signed off on the Wetland Park December 2021.</p> <p>Wetland Park: Building and Safety signed off on GS Neptune (Parcel 14)'s work at the park in Dec 2021. Wetland Park is open to the public.</p>

**Marina del Rey Redevelopment Projects Report  
As of June 09, 2022**

<p><b>10/14 (FF) --</b> Neptune Marina/ Legacy Partners</p>	<p>Andrew Kuo</p>	<ul style="list-style-type: none"> <li>* Demolish existing facilities and build 526 apartments.</li> <li>* 161-slip marina + 7 end-ties.</li> <li>* 28 foot-wide waterfront promenade.</li> </ul>	<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. On December 14, 2021, the Lessee received Certificate of Occupancy for Parcels 10 and 14, and the Recorded Notice of Completion dated September 7, 2021. Lessee is requesting the Final Completion Certificate from the County.</p> <p>Lessee received Certificate of Occupancy for Parcels 10 and 14 on 12/14/2021, and the Recorded Notice of Completion dated 9/7/2021. Lessee is requesting the Final Completion Certificate from the County.</p>
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**Marina del Rey Redevelopment Projects Report  
As of June 09, 2022**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ 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. Restaurants including, KazuNori Sushi, Hiho Burger, Uovo Pasta, and American Cheeseburger are now open to the public. Retailers including Bank of America, Seamark, and a few yacht brokers are also open for business.</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. Lessee has received tenant improvement permits to build out several sublessees' offices. Lessee anticipates the buildout to be complete by early 2022. A 40,000 sq.ft. building is currently vacant. Additionally, DPW will not issue a final Certificate of Occupancy until all buildings have been occupied. The lessee is in negotiation with several prospective tenants for the vacant space.</p> <p><b>Regulatory Matter:</b> Shared Parking Agreement.</p>

**Marina del Rey Redevelopment Projects Report  
As of June 09, 2022**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>113</b> -- Mariner's Village	Mark Wagner	<ul style="list-style-type: none"> <li>* Renovation of 981 apartments</li> <li>* Improvements to promenade</li> </ul>	<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 was approved by the Coastal Commission in September 8, 2021. Lessee is tentatively scheduled to present at the Marina del Rey Design Control Board meeting scheduled for January 19, 2022. Lessee's presentation at Jan 19, 2022's DCB meeting was continued to allow more time to review the proposal. Staff scheduled ex-parte meetings with Meg Coffee and Chair Cho. Lessee's design plans were approved at the March 2022 DCB meeting.</p>



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Amy M. Caves**  
Deputy Director

**Carol Baker**  
Deputy Director

June 15, 2022

TO: Design Control Board

FROM: Gary Jones, Director 

SUBJECT: **ITEM 6B – MARINA DEL REY SPECIAL EVENTS**

**BURTON CHACE PARK YOGA CLASS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Sundays  
9:30 a.m. – 10:30 a.m.

Join the Department of Beaches and Harbors (Department) and instructor Anastasia for a yoga session at the water's edge and connect with nature and community. Classes are offered to all, regardless of age or ability for \$10 per class. Children should be able to follow along or sit quietly with a parent/guardian. Students must bring their own mats and water bottles. Please 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 [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

**BURTON CHACE PARK WALKING CLUB**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey  
Tuesdays & Thursdays  
10:30 a.m. – 11:30 a.m.

The Department is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Call (424) 526-7910 to RSVP or email to [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

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





**BURTON CHACE PARK ZUMBA CLASS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Tuesdays and Thursdays  
3:30 p.m. – 4:30 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 (424) 526-7910 or visit [beaches.lacounty.gov](http://beaches.lacounty.gov)

**DRAWING & PAINTING CLASS**

In-Person and online class via Zoom  
Wednesdays  
5:00 p.m. – 6:30 p.m.

The Department is offering a FREE drawing and watercolor art class for beginners ages 14 years or older. In-person classes are limited to ten people and supplies are provided. 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)

**SUNSET SERIES REGATTAS 2022**

Marina del Rey  
Wednesdays through September 7, 2022  
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 between 6:00 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information: Visit [calyachtclub.com/regattas](http://calyachtclub.com/regattas)

**BEACH EATS**

Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Thursdays through October 27, 2022  
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. 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.

For more information: Call (424) 526-7900 or visit [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

**MARINA DEL REY FARMERS' MARKET**

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Saturdays  
9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Market 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.

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

**BEACH SHUTTLE**

Through September 25, 2022  
Saturdays from 10:00 a.m. – 10:00 p.m.  
Sundays and select Holidays\* from 10:00 a.m. – 8:00 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and the Venice Beach Pier, and enjoy the surf, sand and surroundings of Marina del Rey in a hassle-free and relaxing way. The Beach Shuttle operates during the summer months on weekends and select holidays.\*

\*Memorial Day, July 4<sup>th</sup> and Labor Day.

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

**FISHERMAN'S VILLAGE CONCERT SERIES**

13755 Fiji Way ♦ Marina del Rey  
Sponsored by Pacific Ocean Management, LLC  
Sundays  
2:00 p.m. – 5:00 p.m.

June 19  
Chazzy Green "The Funky Sax Man" (Jazz/Funk)

June 26  
Blue Breeze (R&B)

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

**MARINA DEL REY WATERBUS**  
June 17 through September 5, 2022

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:	2:00 p.m. – 10:00 p.m.
Saturdays:	12:00 p.m. – 10:00 p.m.
Sundays:	12:00 p.m. – 9:00 p.m.

Holiday Schedule

July 4 <sup>th</sup> :	12:00 p.m. – 11:00 p.m.
Labor Day:	11:00 a.m. – 9:00 p.m.

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

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

Boathouse - 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.

**2022 SUMMER SESSION:**

Beginning: June 20 – 24; June 27 – July 1; July 18 – 22; and August 8 – 12

Intermediate/Advanced: July 5 – 8; and July 25 – 29



Advanced: July 11 – 15; August 1 – 5

Time: 10:00 a.m. – 4:00 p.m.

Ages: 11 - 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

Level: Beginning and Intermediate

Fee: \$355 per 5-day session\*

\$284 per 4-day session\*

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

For more information: Call (424) 526-7888 or visit [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)

### **MARINA DEL REY FOURTH OF JULY FIREWORKS**

Monday, July 4, 2022

9:00 p.m.

Celebrate America's Independence Day while enjoying a spectacular twenty-minute fireworks display, which will be shot from a barge in the main channel of Marina del Rey. The Department-sponsored fireworks show will feature synchronized music playing over a loud speaker at Fisherman's Village and Burton Chace Park.

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

### **MARINA MOVIE NIGHTS**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Select Saturdays, July 9 – September 23, 2022

Movie start time: 8:00 p.m.

The Department presents the return of Marina Movie Nights at Burton Chace Park. This summer pack your picnic baskets and bring the family out to the park on Saturday nights to enjoy free outdoor movie screenings under the stars.

#### **Movie Lineup:**

July 8	<i>Encanto</i>
July 15	<i>Sing 2</i>
July 22	<i>The Mitchells vs. the Machines</i>
August 5	<i>The Addams Family 2</i>
August 12	<i>A League of Their Own</i>
August 19	<i>The Boss Baby: Family Business</i>

September 2     *Black Panther*  
September 9     *Space Jam: A New Legacy*  
September 16    *The Goonies*  
September 23    *Guardians of the Galaxy*

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

**2022 FREE MARINA DEL REY SUMMER CONCERT SERIES**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

July 14 – August 27, 2022

Concert start time: 7:00 p.m.

**Symphonic Thursdays**

**July 14**

Opera at the Shore

**August 4**

A Night Celebrating Music in Film

**Pop Saturdays**

**July 30**

Las Cafeteras

**August 27**

Blind Boys of Alabama

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

**OLD FASHIONED DAY IN THE PARK**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Sunday, July 24, 2022

10:00 a.m. – 3:00 p.m.

Relive the days of spirited yachts and classy cars at the 44<sup>th</sup> Annual Old Fashioned Day in the Park, sponsored by the Classic Yacht Association. The event is free and open to the public.

For more information: visit [rickofoto@gmail.com](mailto:rickofoto@gmail.com)

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