



Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, November 20, 2013, 1:30 p.m.

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

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the September 18, 2013 Minutes (The minutes for the October 30, 2013 meeting will be available for review at the next DCB meeting)**
3. **Public Comment**
This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.
4. **Consent Agenda**
The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.
5. **Old Business**
None
6. **New Business**
 - A. Parcel 61 – Whiskey Red's – Consideration of exterior modifications, business identification signage and Design Control Board Review related thereto – DCB #13-012 [Attachment: Applicant Plans](#)
 - B. Parcel 28 – Mariner's Bay – Conceptual consideration of site renovation project and Design Control Board Review related thereto – DCB #13-013 [Attachment: Applicant Plans](#)
 - C. Parcel 50 – Waterside Shopping Center – Consideration of new business identification sign and Design Control Board Review related thereto – DCB #13-014 [Attachment: Applicant Plans](#)
 - D. 2014 Design Control Board Meeting Schedule [Attachment: Meeting Schedule](#)
7. **Staff Reports**
 - A. Temporary Permits Issued by the Department

B. 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
- Marina Design Guidelines Update
- Redevelopment Project Status Report
- Marina del Rey Visioning Process

C. Marina del Rey and Beach Special Events

8. **Adjournment**

PLEASE NOTE

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9538 (Voice) or (310) 821-1734 (TDD). The ADA coordiantor may be reached by email at rstassi@bh.lacounty.gov.

2. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993, relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at the **four Marina del Rey locations listed below**. The Department of Beaches and Harbors website also provides all reports and audio files from current and past meetings. Electronic copies of project submittals for Business Items referred to in this agenda will be available online for a two week period from the date of this agenda.

Please visit the Department of Beaches and Harbors Website Address at <http://marinadelrey.lacounty.gov>, or the [Design Control Board Archive](#) for more information.

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

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

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

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

DESIGN CONTROL BOARD MINUTES
September 18, 2013

Members Present: Peter Phinney, AIA, Chair (Fourth District); Helena Jubany, Vice Chair (First District); Tony Wong, P.E., Member (Fifth District)

Members Absent: Simon Pastucha, Member (Third District)

Department of Beaches and Harbors Staff Present: Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist; Ismael Lopez, Planner; Mindy Sherwood, Interim Secretary for the Design Control Board

County Staff Present: Anita Gutierrez, Department of Regional Planning; Amy Caves, County Counsel

Guests Testifying: Patrick Faranal, National Sign and Marketing Corporation; Jill Peterson, Pacific Ocean Management; Julian Pearson, Coldwell Banker

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:35 PM.

Chair Phinney led the Pledge of Allegiance.

2. Approval of August 21, 2013 Minutes

On a motion of Mr. Wong, seconded by Vice-chair Jubany, this item was approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

3. Public Comment

None

4. Consent Agenda

None

5. Old Business

None

6. New Business

A. Parcel 97 – Marina Optometry – Consideration of new business identification signage and DCB Review related thereto – DCB #13-010

Mr. Lopez presented the project staff report.

Chair Phinney thanked Mr. Lopez for providing context photos of businesses in the surrounding area.

The applicant had no additional comments.

Public Comment

None

Board Comment

Chair Phinney asked about the hours of operation.

Mr. Lopez responded that the illumination schedule for the sign was from dusk till 11:30 p.m., or closing of the last business, whichever was earlier.

Chair Phinney inquired about the closing time of the last business.

Mr. Lopez stated that he did not have that information available, but that Jill Peterson of Pacific Ocean Management was present. Mr. Lopez asked Ms. Peterson if she would provide the requested information.

Ms. Peterson informed the Board that the liquor store and the pizza place both close at 12:00 a.m.

Ms. Miyamoto stated that this specific sign will be turned off at 11:30 p.m.

On a motion of Vice-chair Jubany, seconded by Mr. Wong, this item was approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

B. Parcel 97 – Coldwell Banker – Consideration of new business identification signage and DCB Review related thereto – DCB #13-011

Mr. Lopez presented the project staff report.

Mr. Pearson agreed with the staff presentation on this particular signage request, but wanted to bring forth a second proposed sign for this location that was not presented with today's request. He asked for advice on how the second sign could be approved by the Department of Regional Planning.

Chair Phinney stated the Board cannot consider signage that has not been proposed as part of the hearing package, but asked staff to advise the applicant if the second sign would be acceptable.

Mr. Lopez responded that even though the additional sign that the applicant was requesting was proposed to be the same size, and made of the same materials as the one before the Board, it did not conform with the Revised Permanent Sign Controls and Regulations (Sign Controls). Mr. Lopez stated that the Sign Controls do not permit two signs on adjoining elevations, and that the only way that the signs would be permitted would be through a Variance from the Department of Regional Planning.

Chair Phinney asked if it would be possible for the applicant to propose a blade sign that would be visible from Palawan Way.

Ms. Gutierrez responded that only one sign is permitted per each non-contiguous street frontage, and that a blade sign would not be permitted.

Chair Phinney recommend the applicant seek a Variance from the Department of Regional Planning.

Public Comment

None

Board Comment

None

On a motion of Mr. Wong, seconded by Vice-chair Jubany, this item was approved unanimously.

Ayes: 3 – Chair Phinney, Vice-chair Jubany, and Mr. Wong

7. Staff Reports

Ms. Miyamoto announced that there will be a joint meeting of the Small Craft Harbor Commission and Design Control Board on Wednesday, October 30, 2013, at 6 p.m. Ms. Miyamoto further stated that this meeting would replace the October 16th meeting of the Design Control Board, and that only agenda item would be a discussion of the Department of Regional Planning's visioning process.

Ms. Miyamoto stated that the Regional Planning Commission had held a hearing earlier in the day on a Marina del Rey item, and that Ms. Gutierrez would provide an update to the Board.

Ms. Gutierrez noted that at the Regional Planning Commission hearing today, a variance case for Chase Bank signage was heard and denied. Ms. Gutierrez further explained that the project, which requested approval for a 17' tall column sign, was heard by the Board last year. Ms. Gutierrez explained that the project was denied because of its size and bulk, and that the Regional Planning Commission was concerned that its approval would set a precedent for other tenants.

All reports were received and filed

Public Comment

None

Board Comment

Mr. Wong asked Ms. Gutierrez if the Board would have had to review the project, if the Regional Planning Commission had approved the Variance.

Ms. Gutierrez responded that if the project had been approved, it would have been conditioned to require the applicants to return to the Design Control Board for final design approval.

8. Adjournment

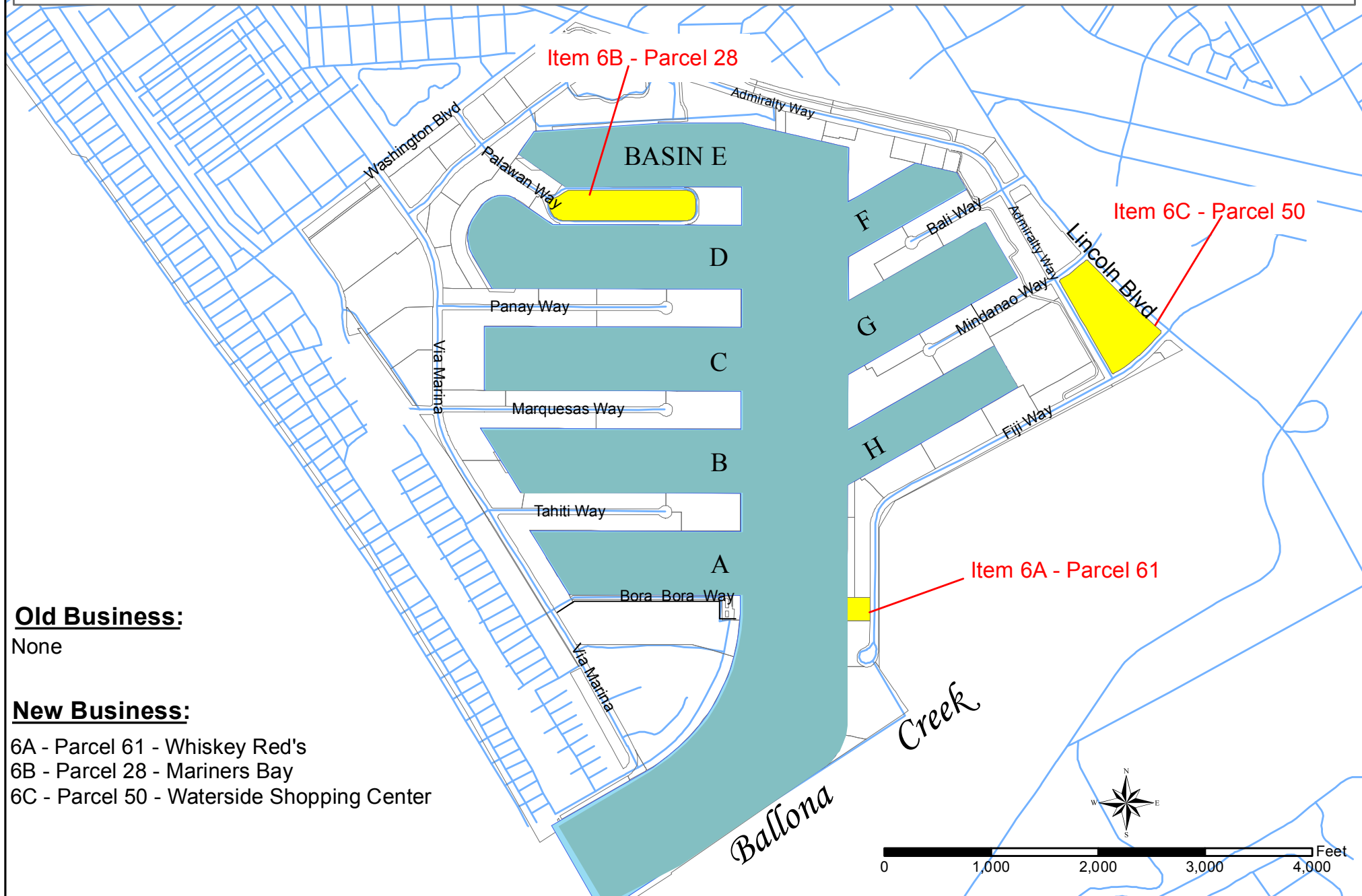
Chair Phinney adjourned the meeting at 1:59 PM.

Respectfully submitted,

Mindy Sherwood
Interim Secretary for the Design Control Board



Locations of November 20, 2013 DCB Items



Old Business:

None

New Business:

6A - Parcel 61 - Whiskey Red's

6B - Parcel 28 - Mariners Bay

6C - Parcel 50 - Waterside Shopping Center



Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

November 14, 2013

TO: Design Control Board

FROM: Gary Jones, Acting Director 

**SUBJECT: ITEM 6A – PARCEL 61 – WHISKEY RED’S – DCB #13-012 –
CONSIDERATION OF EXTERIOR MODIFICATIONS, NEW BUSINESS
IDENTIFICATION SIGNAGE, AND DESIGN CONTROL BOARD
REVIEW RELATED THERETO**

Item 6A on your agenda is a submittal from Specialty Restaurants Corporation (Applicant), seeking conceptual approval of proposed exterior modifications and signage for Parcel 61, Whiskey Red’s Restaurant (previously Shanghai Red’s Restaurant), a square-shaped parcel located on Fiji Way, along the main channel of the Marina del Rey Harbor. The existing building is located at 13813 Fiji Way.

Background and Existing Conditions

Parcel 61, which consists of approximately 1.08 landside acres, is bordered by Fisherman’s Village (Parcel 56) to the north, Fiji Way to the east, the Department of Beaches and Harbors’ (DBH’s) Headquarters building (Parcel 62) to the south, and the main channel of the Marina del Rey Harbor to the west. Parcel 61 consists of the Whiskey Red’s Restaurant, a parking lot, and several landscaped areas. The restaurant includes outdoor patios, dining rooms, and a kitchen.

Proposed Design

The Applicant is proposing to change the name and brand of the restaurant from “Shanghai Red’s” to “Whiskey Red’s.” As part of this brand change, the Applicant is proposing changes to signage as well as exterior modifications to the three outdoor patios located at the restaurant.

Outdoor Patios

The restaurant has three outdoor patios – one is located on the north side of the building and two are located on the west side, facing the Marina waters. The north side patio sits to the west of the main entrance to the restaurant, adjacent to a walkway that leads to the front door. It measures 800 square feet in area. The Applicant is proposing to install commercial grade, “market-style” string lighting overhead of this patio. The



market style lighting would replace the existing hanging light and post light. The lighting would be anchored to the existing restaurant building and to existing weatherproof, 2" galvanized steel pipes in concrete base footings. The lighting will be powered using existing electrical circuits.

The two patios on the west side of the restaurant are located adjacent to the promenade. A dining room separates the two patios, with a larger, "main patio" located on the south side of the dining room and a smaller patio located on the north side. The main patio measures 2,486 square feet in area and includes two small stairways that lead down to the promenade. The smaller patio measures 760 square feet in area, and exits into the restaurant.

The Applicant is proposing to install a glass window windscreen along the west-facing (promenade-facing) edge of the main patio and replace the existing lighting with the "market-style" string lighting. The window windscreen would be positioned 60" above the patio floor level and 72" above the promenade floor level. It would be mounted on top of an existing brick retaining wall that runs along the western perimeter of the restaurant. This retaining wall also serves as a planter, with several small shrubs planted within it. New brick caps and aluminum sills would be installed atop the brick retaining wall to hold 48" tall tempered glass panels that would comprise the windscreen. The windscreen would also include door entries with closures located at the two stairways that lead down to the promenade.

The proposed string lighting for the main patio would be anchored to the existing restaurant building and existing light poles. The string lighting would replace the existing post lighting. The lights would be powered with existing electrical circuits.

For the smaller patio located adjacent to the promenade, the Applicant is proposing to install a window windscreen, a lightweight overhead slider canopy, and "market-style" string lighting. Currently, there is an iron railing running along the western perimeter of this patio. The Applicant is proposing to remove this iron railing and replace it with the same type of window windscreen proposed for the main patio. As with the windscreen proposed for the main patio, the windscreen would be installed 60" above the patio floor level and 72" above the promenade floor level. It would consist of 48" tall glass panes mounted onto the existing brick retaining wall using aluminum sills and brick caps.

The proposed slider canopy would be made of Sunbrella 4633-0000 linen and would be used to shade the patio. The canopy would be anchored on slider cables attached to the existing perimeter building frame. Each slider would consist of four panels, each measuring 5' in width. In total, the canopy would measure 34' wide by 23' in length, for a total area of 782 square feet. The canopy would be installed a minimum of 96" above the patio seating floor level and would be manually operated. The string lights would be positioned in between the canopy cables and would be anchored into the existing restaurant building. The string lights would replace the existing overhead spotlights. The lights would be powered with existing electrical circuits.

Signage

The Applicant is proposing changes to existing signage at the main valet entrance to Whiskey Red's restaurant, at Fisherman's Village, and along the promenade. The existing monument sign (Sign 1) at the restaurant's main valet drop-off is positioned perpendicular to Fiji Way. This sign is proposed to be refaced with a "light box" style sign face that would bear the new restaurant name and logo.

The sign face would be composed of printed vinyl graphics mounted onto a 3/16" Plexi face. The sign would read, "Whiskey" in 24" tall, red (Pantone Color 1807C) lettering in custom font, above the word "Red's" in 28" tall, white lettering in custom font. The word "Whiskey" would be positioned against a tan (Pantone Color 663C) background and the word "Red's" would be positioned against a blue (Pantone Color 285C) background. The words "Whiskey Red's" would be positioned above the words "on the water bar and patio" in 8" tall, black lettering in custom font.

The sign would have a 1 1/2" white frame, with 5" deep, .040 inch white aluminum returns. The returns would be built in two pieces for servicing access. The sign would have aluminum backs and two drain holes at the bottom. Sign 1 would measure 66 1/2" tall by 68" wide and would be mounted onto an existing concrete monument sign, which measures 12' wide by 6' tall. The sign would be back-lit with energy compliant LED lighting. The Applicant did not include proposed hours of illumination.

The existing promenade blade sign (Sign 2) is positioned on the outside wall of the dining room located on the west side of the building (in between the two outdoor patios). It is positioned above a 47"-wide, brick planter that holds several small plantings. The blade sign would be composed of printed vinyl graphics mounted onto both sides of a 1/2" medium-density fibreboard (M.D.F.) wood sign.

Sign 2 would read, "Whiskey" in 10" tall, red (Pantone Color 1807C) lettering in custom font, over the word "Red's" in 12" tall, white lettering in custom font. The word "Whiskey" would be positioned against a tan (Pantone Color 663C) background and the word "Red's" would be positioned against a blue (Pantone Color 285C) background. The words "Whiskey Red's" would be positioned above the words "on the water bar and patio" in 8" tall, black lettering in custom font.

The sign would measure 28 1/2" tall by 27" wide and would hang down from an existing, 68"-long, wood beam that projects out from the building wall. The sign would hang down approximately 30" from the wood beam, giving the bottom of the sign a 116" clearance from the ground (promenade) level. In addition, the sign is proposed to be positioned at the center of the wood beam, so that it would project out about 47 1/2" from the dining room wall. There is no illumination proposed for this sign.

The existing directional monument sign (Sign 3) at Fisherman's Village is located at the southernmost entrance to Marina del Rey Public Parking Lot #1, and is positioned

perpendicular to Fiji Way. This sign is proposed to be refinished with a flat logo sign that would have directional lettering on both sides.

Sign 3 would be composed of printed vinyl graphics mounted onto a ½" M.D.F. wood sign. This sign would read, "Whiskey" in 16" tall, red (Pantone Color 1807C) lettering in custom font, over the word "Red's" in 20" tall, white lettering in custom font. The word "Whiskey" would be positioned against a tan (Pantone Color 663C) background and the word "Red's" would be positioned against a blue (Pantone Color 285C) background. The sign would measure 27" tall by 26 ½" wide and would be mounted onto an existing concrete monument sign, which is 5' wide by 3'-6" tall. There is an existing spotlight that is focused upon the sign. The Applicant did not include proposed hours of illumination. As proposed, this sign is considered a legal nonconforming offsite advertising sign.

STAFF REVIEW

The Applicant's proposed exterior modifications and signage changes, as well as the brand name change, are intended to give the restaurant a fresh, new look. The exterior modifications are consistent with the *Specifications and Minimum Standards of Architectural Treatment and Construction*. The proposed windscreens and canopy structure appear to be properly sized and related, are compliant with all ordinances and permitted uses on the property, are adequately set back from the bulkhead, and do not interfere with the view of the Marina waters. The design of the exterior modifications appears to be consistent with other Marina del Rey restaurants with outdoor dining patios that feature windscreens and "market-style" lighting, such as the Cheesecake Factory and Tony P's Dockside Grill restaurants.

To comply with the Marina del Rey Local Coastal Program's (LCP's) bird-safe building standards, the proposed window windscreens should include patterns or glazing that is visible to birds. The fraction of radiant energy that is reflected from glass panes should not exceed 30 percent. In addition, the "market-style" lighting should be limited to low-wattage lights that are directed downward.

The proposed business identification signage request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. The prime purpose of the proposed signage is to furnish information regarding the name of the business. All proposed signs are restrained in size and color and are subordinated to the setting. Staff finds that the dimensions and materials of the requested permanent signs meet the standards set forth in Sections 4 and 5 of the Sign Controls.

The proposed blade sign, however, projects too far from the face of the building for its proposed height above grade. The proposed sign projects 27" from the face of the building. According to Section 22.52.900.B (Diagram A) of the Los Angeles County Code, a projecting business sign that extends 27" from a building face would need the bottom of the sign to be over 10' above grade. The maximum projection from the face

of the building that would be permitted, given the Applicant's proposal of having the bottom of the sign measure 116" above grade, would be 18". However, because the sign is 27" and there is a 47"-wide brick planter wall located beneath the sign, the sign could be hung in such a way that it only overhangs the brick planter wall, but not the promenade. Staff, therefore, recommends that the blade sign be hung as close as possible to the wall, so that it only overhangs the brick planter wall, but not the promenade. This would prevent pedestrians from walking underneath the sign.

In addition, Sign 3, proposed at the entry to the Fisherman's Village parking lot, is currently a legal nonconforming offsite advertising sign. As this sign is intended to provide direction to the Whiskey Red's parking in Lot 1, it is recommended that a directional arrow is added to the sign. Doing so would make the offsite advertising sign a directional sign, which would be permitted by the Sign Controls and the Zoning Code.

For the main valet drop-off and parking lot entrance signs, staff recommends signage hours of illumination from dusk until the closing of the restaurant – at 10:00 p.m. from Sundays through Thursdays, and 11:00 p.m. on Fridays and Saturdays.

The Department recommends APPROVAL of DCB #13-012, subject to the following conditions:

- 1) Upon returning to your Board post-entitlement for final review, the Applicant is to provide complete design details, including materials, color, and signage details.**

GJ:CM:ms



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★ ★ ★
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

November 14, 2013

TO: Design Control Board

FROM: Gary Jones, Acting Director 

**SUBJECT: ITEM 6B – PARCEL 28 – MARINERS BAY – DCB #13-013 –
CONSIDERATION OF CONCEPTUAL SITE RENOVATION PLAN AND
DESIGN CONTROL BOARD REVIEW RELATED THERETO**

Item 6B on your agenda, is a submittal from Universal Properties, Incorporated (Applicant), seeking conceptual approval of a proposed renovation project for the landside portion of Parcel 28, Mariners Bay Apartments and Marina (Mariners Bay), an oblong-shaped parcel located on Palawan Way in between Basins E and D. The existing buildings are located at 14000 Palawan Way.

Background and Existing Conditions

Parcel 28, which consists of approximately 8.5 landside acres and 10.3 water acres, is bordered by Basin E to the north, Del Rey Yacht Club (Parcel 30) to the east, Basin D to the south, and Marina Beach, Parcels 91 and NR to the west. Parcel 28 includes residential and anchorage uses with associated amenities for residents, boat-slip tenants, and visitors.

Mariners Bay consists of seven, three-story residential buildings, containing a total of 379 apartment units, constructed over a two-level semi-subterranean garage podium. The main entry driveway is located on the west side of the property. The site has a total of 947 parking spaces for apartment tenants, boaters, and guests. A small surface parking lot located near Del Rey Yacht Club (DYC) is currently licensed to the DYC, and is not included in the parking space totals for Mariners Bay. Amenity buildings include a leasing office, clubhouse, and boaters lounge. The anchorage at Mariners Bay contains 409 boat slips. Other amenities for tenants include a pool, spa, barbecue area, volleyball court, and three tennis courts. The existing waterfront pedestrian promenade is approximately 3' to 5' wide and runs along the south and north sides of the property, adjacent to Palawan Way.

Proposed Design

The proposed design includes renovation of building exteriors, new landscaping, hardscaping, and lighting, and Promenade improvements. Building exteriors would be



refinished with new materials. Phased interior renovations would include rehabilitation and remodel of apartment units and common areas. Outdoor areas would be enhanced with new hardscaping and landscaping. The Promenade would be upgraded with new hardscaping and decorative features.

Apartment Buildings

The apartment buildings are distributed across the entire length of the property. On the north side of the parcel, three residential buildings span almost the entire length of the property. These buildings measure approximately 52' in height. The south side of the property includes four residential buildings with outdoor areas in between each building. These outdoor areas include tennis courts, a pool area, courtyards, and a surface parking lot. Two of the south-facing buildings measure approximately 52' in height, while the other two south-facing buildings measure approximately 43' in height.

The facades of the apartment buildings, which are currently surfaced with stained wood siding and rough plaster, would be replaced with modular patterned stone and engineered wood siding. The facades of the first floor (ground floor – includes garage and amenity areas) of the buildings would be resurfaced with Safari Quartz stone. The facades of the second floor/terrace level (first story of residential units) would be resurfaced with Renala stone. The facades of the upper two floors (the second and third stories of residential units) would be resurfaced with new wood siding. White (Blanco Romano) marble walls with round motifs would be installed on the major existing architectural forms in between the wood and stone siding.

All windows, sliding doors, and balcony decking would be replaced. The existing wood guardrails would be replaced with a combination of metal bar stock and stainless cabling. The roof decks on top of the apartment buildings would include new roof overhangs with circular openings (10' in diameter) that would be positioned above the third floor balconies.

Amenity Buildings

The existing amenity buildings on the property would also undergo exterior and interior renovations. The leasing office, located on the ground floor of one of the south-facing residential buildings, would be resurfaced with new stone siding (Safari quartz), glazing, and signage. In addition, the interior design of the office would be updated and a new tenant business center would be added to the northeast corner of the office. The clubhouse would be renovated for easy access to the pool deck area. The fitness center would be remodeled with new equipment and locker room facilities.

An existing business center and bike storage room located on the ground floor of the residential building on the southwest side of complex (Branch 1), near the main entrance to the property, would also be renovated. The existing business center would be converted into a bike depot. The existing bike storage room would be converted into a community room. Both facilities would be adjacent to the Promenade, Marina Beach, and a new pocket park that would be located on the southwest corner of the property.

The bike depot would provide bicycle repair and rental services to tenants as well as visitors to the Marina. The community room is intended for use by local groups for meeting and socializing as well as to be a landside base for programs at Marina Beach.

Promenade

The Promenade on the north and south sides of the property would be refinished with decorative concrete paving, new lighting, and decorative elements. The Promenade would be resurfaced with concrete paving slabs. The proposed design also includes articulated paved concrete crosswalks that would lead from the complex to the marina entrances. A new 36"-tall cable rail fence would be installed along the bulkhead. New metal posts and railings would be added along the top of the bulkhead. New Mini Recessed Marker LED lights by MP Lighting would be added along the Promenade.

Dock entrances along the Promenade would also be improved with new decorative flags and hanging planters. The flags would be mounted atop 14'-2" poles. The planters would also be mounted on these poles, about 9'-6" above the Promenade level. Arches that identify the dock numbers would be added above the planters, in between the two poles. New 7'-8"-wide gates with 3'-8"-wide openings would be installed. New Promenade cantilevered deck platforms would also be added. New BK Lighting Pole Mounted LED Uplights would be installed at each of the dock entrances.

The Promenade would also incorporate an existing triangular pocket park located at the southwest corner of the property, near the main entrance, across the street from the bike depot and community room. Existing mature trees would be pruned and benches, seasonal plantings, and sculptural elements would be added to the park. The design of the park would include two landscaped areas, as well as a strip of Aloe arborescens plantings near the west edge of the park. Concrete paving would surround the landscaped areas. The landscaped areas would incorporate two S-shaped benches as well as lawn areas, Dietes bicolor plantings, and landscape mounds that would encircle existing Coral trees. The larger of the two landscaped areas would also include Birds of Paradise and Lantana hybrid plantings as well as two sculptural elements and a flag pole. New Bega Tree Uplights would be added around the benches and sculptural features in the larger landscaped area. A new Bega Trellis Downlight would be added next to the bench in the smaller landscaped area.

Illumination and Landscape

The entrance to Mariners Bay and the Club Level apartments, the pool deck area, tennis courts, and volleyball court will all receive extensive hardscape, landscape, and lighting renovations. The water feature at the main entrance to Mariners Bay would be refurbished with a new infinity drain. New landscaping would be installed around the water feature, including Birds of Paradise and Dietes bicolor plantings, new King Palm trees, and a new lawn area. Lumascape Fountain Underwater LED lights would be installed within the water feature. New Bega Tree Uplights would be added around the circular driveway area and near the residential buildings. New Bega Bollard LED Path lights would be installed along the main entrance driveway. New BK Lighting Pole

Mounted LED Uplights and a new Garco Pole Area Light would be installed near the main entrance, along Palawan Way.

Additional landscaping located near the main entrance would include Aloe arborescens and Lantana hybrid plants, Mexican Fan Palm trees, and additional Birds of Paradise and Dietes bicolor plantings. Flag poles would also be added near the main driveway, along Palawan Way.

At the edges of the residential complex, alongside Palawan Way, new landscaping would include Birds of Paradise, Lantana hybrid, and Dietes bicolor plantings, and Mexican Fan Palm trees. Several of the existing trees along the edges would be removed. New Garco Pole Area LED lights would be added around the edges of the complex, along Palawan Way.

At the Club Level entrance on the east side of the property, several existing trees would be removed. This area would be replanted with a new lawn area as well as with Birds of Paradise, Dietes bicolor, Aloe arborescens, and Lantana hybrid plants and King Palm trees. In addition, there would be a new decomposed granite area adjacent to the garage entrance to the Club Level. New Bega Tree Uplights, Garco Pole Area LED lights, and Bega Residential Pole LED lights would be installed in this area.

The Pool and spa area would be repaved with new concrete paving with color coating, including Alabama Rainbow 1-4, Jade 5-16, and Mini Cypress 3-16 stone. A new enclosure windbreak fence would be installed around the pool area. A new water feature with an infinity pool drain would also be installed in this area. A white marble (Bianco Romano) feature stone wall with round motifs would be installed on the west side of the pool deck. A cantilever deck platform with a bench would be added on north side of the pool deck. New Birds of Paradise, Dietes bicolor, Lantana hybrid, and Aloe arborescens plants and Mexican Fan Palms would be installed at the perimeters of pool area. New Golden Goddess Bamboo plants would be placed within the pool deck area. A new landscape mound would be installed along the west perimeter of the pool deck area. New Bega Trellis Downlights would be installed along the south perimeter of the pool deck area and around the existing barbecue area in the northwest corner of the pool deck.

The three tennis courts and volleyball court would be resurfaced and renovated. New lawn areas and Mexican Fan Palm trees would be planted in the areas surrounding the tennis courts. Birds of Paradise, Aloe arborescens, Lantana hybrid, and Dietes bicolor plants would also be incorporated into landscaped areas surrounding the tennis courts. New Garco Gullwing lighting would be installed on 24' poles around the tennis courts.

The volleyball court would be surrounded by new decomposed granite hardscaping. The hardscaping would be surrounded by new landscaped mound areas. These landscaped mound areas would include Dietes bicolor, Aloe arborescens, Birds of Paradise, and Lantana hybrid plantings. New benches would also be added to this

area. New Garco Gullwing lighting would be installed on 24' poles around the volleyball court. New Bega Bollard LED Path lights would also be installed in this area.

The asphalt paving in the open parking lots would be resurfaced. Existing planting areas between the open, outdoor parking lots would be retained and re-landscaped to provide more open view areas. The courtyard areas in between the buildings would also be re-landscaped with Dietes bicolor, Aloe arborescens, Birds of Paradise, and Lantana hybrid plantings as well as Mexican Fan Palm trees.

STAFF REVIEW

The Applicant's proposed architectural treatments and outdoor improvements are intended to provide a complete revitalization of the exterior of the existing apartment community. The proposed modular stone and wood siding as well as the white marble walls with round motifs would provide variety to the building exteriors. This would help to break up the monotony of the building walls, a priority of the Marina del Rey Local Coastal Program (LCP) Site Planning and Architectural Design guidelines.

The replacement of the wood guardrails with metal bar stock and stainless cabling on the balconies would help improve the view of the Marina from the apartment units. The streamlined balcony features would also help to reduce the bulk of the building façade, another priority of the LCP's Architectural Design guidelines. New windows installed on the buildings should be composed of materials or include glazing that complies with the LCP's Bird Safe Building Standards.

The proposed bike depot, community room, and pocket park would encourage public access of the property and enjoyment of the Marina, conforming to the LCP's Urban Design Concept of enhancing the ability of the public to experience and view the Marina waters. As these three facilities are located near the water, they could also be considered view areas that would serve as points of observation of boats, docks, Marina waters, and regional surroundings, a key Community Identity Element within the LCP. The pruning of existing landscape and the addition of benches and sculptural features would help to open up and further enhance these three public areas.

These public-serving facilities would also enhance the pedestrian and bicycle circulation system around the property. The bike depot would help to encourage Marina access by bicyclists. The new pocket park would directly connect to the Promenade and therefore increase pedestrian access around the property. In addition, the park would include benches, which the LCP identifies as a key component in a pedestrian circulation system.

The proposed promenade improvements would enhance view areas, in accordance with LCP priorities. The new fencing would allow for more open views of the Marina del Rey Harbor for pedestrians and bicyclists walking along the Promenade as well as for drivers traveling down Palawan Way.

The renovated Promenade hardscape and the new articulated crosswalks would provide smooth, continuous paving along walkways, aligning with the LCP's pedestrian circulation system requirements. The proposed lighting along the Promenade would also improve the pedestrian circulation system. Proposed lighting would be designed to minimize light spillage and maximize light shielding, in conformance with the LCP's Bird Safe Building Standards.

The proposed landscaping would also help to enhance views and public enjoyment of the Marina, and would align with the LCP's Community Identity Elements and Communitywide Design Guidelines. The removal and pruning of several mature trees and plantings would help to open up the complex to the views of the Marina that could be enjoyed by visitors as well as tenants. Landscape improvements along the perimeters would allow visual access into the lot, per the LCP's Landscaping guidelines. The proposed landscaping would include drought-tolerant species, which would conform to California's water conservation initiatives and the County's Drought-Tolerant Landscaping Ordinance.

The Department recommends APPROVAL of DCB #13-013, subject to the following conditions:

- 1) Upon returning to your Board post-entitlement for final review, the Applicant is to provide complete design details to include materials and color, promenade improvements (railings, lighting, trash receptacles, etc.), landscape and irrigation, signage, lighting and lighting details.**

GJ:CM:ms



Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

November 14, 2013

TO: Design Control Board

FROM: Gary Jones, Acting Director 

SUBJECT: ITEM 6C – PARCEL 50 – WATERSIDE SHOPPING CENTER – DCB #13-014 – CONSIDERATION OF NEW BUSINESS IDENTIFICATION SIGNAGE AND DESIGN CONTROL BOARD REVIEW RELATED THERETO

Item 6C on your agenda is a submittal from the Caruso Affiliated (Applicant), the leaseholder for the Waterside Shopping Center, seeking approval for one new freestanding monument sign along Lincoln Boulevard. Waterside Shopping Center is located at 4700 Admiralty Way.

Freestanding Monument Sign

The Applicant is proposing one double-sided freestanding monument sign along the eastern edge of the property, facing Lincoln Boulevard. The proposed monument sign would be erected in a grassy area, approximately four feet from the existing sidewalk, and nearly mid-block between Fiji Way and Mindanao Way. The rectangular aluminum-faced sign would be 14'-6" tall, 5' wide, 1' thick, and would sit on an 18"-high concrete base with a Sand Stone finish. The overall proposed height would be 16' above grade level. The overall sign area would be approximately 72.5 square feet per side.

The proposed freestanding monument sign will be made of fabricated aluminum, with internally welded frame structure, and painted Matthews MP18207 Dark Gray Metallic color. The dual-sided monument will have eight 6" independent acrylic panels with 1" retainers attached to the aluminum cabinet. All retainers will be painted to match aluminum metallic colored cabinet. At least seven of the sign panels on each side will measure 16" high by 5' long. The uppermost sign panel on both sides will be 22" high, also 5' long, and will advertise Ralph's grocery store, the center's largest tenant. The freestanding sign will be capped with a 1' high by 6' long aluminum panel attached to the sign structure. This sign header will advertise the center's name, "WATERSIDE" over "marina del rey", and its signature wave-like logo in the background. The header will also be 1'-11" thick and will be more prominent than each independent sign panel below it.



The proposed dual-sided freestanding sign would advertise existing tenants within the Waterside Shopping Center, all of which have had previous sign approval for permanent signage from your Board. Proposed independent signage for each tenant will be consistent with tenant specific logos, lettering and colors. The attached plans identify signage for Ralphs, West Marine, drybar, See's Candies and The Counter on both sides, plus Mendocino Farms, Massage Envy, and the UPS Store on Side A, and pinkberry, Universal Jewelers, and Rainbow Acres on Side B.

The proposed sign would be internally-illuminated with a white LED lighting system, and NextGen lamps. Illumination for the freestanding sign would be connected to a central time clock to run from dusk until 11 p.m., daily.

STAFF REVIEW

The proposed business identification sign request is before your Board pursuant to Section 2.a. of the Revised Permanent Sign Controls and Regulations (Sign Controls). Section 4 of the Sign Controls allows one freestanding sign per five acres, with a maximum of three signs per leasehold. The property is 10 acres in size, has six free-standing sign holders and eleven freestanding cylindrical kiosks, all of which were approved by the Design Control Board on July 23, 2009, and by the Regional Planning Commission on January 5, 2011 (with a Variance). Both sign holders and kiosks were approved in various locations of the shopping center, along storefronts and parking areas. The sign holder and kiosk elements of the approved center's sign program were intended to increase awareness of store locations, center hours, center events, community events, and specific retail products available within the shopping center. The proposed freestanding sign, alternatively, is intended to advertise tenants within the center to vehicular traffic along Lincoln Boulevard. The shopping center does not currently have any freestanding monument signs along the perimeter or entry driveways to identify retail tenants within the premises.

While the parcel already has an excessive number of freestanding signs on the property per the Sign Controls, they are not serving the common purpose of a free-standing advertising sign, which is to advertise businesses to passing motorists. Given the unique circumstances Parcel 50, which has the majority of its signage facing the Marina, and its back to Lincoln Boulevard, Staff recommends approval of the proposed sign. Further, the project requires review by the Department of Regional Planning and a Variance from the Planning Commission to permit yet another freestanding monument sign within the Parcel 50 leasehold.

The Department recommends APPROVAL of DCB #13-014.

GJ:CM:mt

MARINA DEL REY DESIGN CONTROL BOARD

2014 MEETING AND SUBMITTAL FILING DEADLINES

The Design Control Board (DCB) will meet on the dates listed below. The filing deadline for any DCB meeting submittal is noon, four Wednesdays prior to the date of the meeting. Accordingly, the 2014 filing deadlines are as follows:

Meeting Date

January 14, 2014 @ 1:30 p.m.
February 19, 2014 @ 1:30 p.m.
March 19, 2014 @ 1:30 p.m.
April 16, 2014 @ 1:30 p.m.
May 21, 2014 @ 1:30 p.m.
June 18, 2014 @ 1:30 p.m.
July 16, 2014 @ 1:30 p.m.
August 20, 2014 @ 1:30 p.m.
September 17, 2014 @ 1:30 p.m.
October 15, 2014 @ 1:30 p.m.
November 19, 2014 @ 1:30 p.m.
December 17, 2014 @ 1:30 p.m.

Filing Deadline

December 18, 2013
January 22, 2014
February 19, 2014
March 19, 2014
April 23, 2014
May 21, 2014
June 18, 2014
July 23, 2014
August 20, 2014
September 17, 2014
October 22, 2014
November 19, 2014



(310) 305-9503 ♦ 13837 Fiji Way, Marina del Rey, CA 90292 ♦ beaches.lacounty.gov

Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

November 14, 2013

TO: Design Control Board

FROM: Gary Jones, Acting Director 

SUBJECT: ITEM 6D – CONSIDERATION OF THE 2014 DESIGN CONTROL BOARD MEETING SCHEDULE

The attached 2014 meeting and submittal filing schedule is provided for your consideration. All of the Design Control Board meetings are proposed to begin at 1:30 p.m. on the third Wednesday of each month at the Burton Chace Park Community Building, 13650 Mindanao Way, Marina del Rey, 90292. The proposed 1:30 p.m. meeting start time is consistent with the 2013 schedule.

As has previously been discussed by the Board, evening meetings may be arranged whenever there is an agenda item with broad community interest, such as the first time a development project is presented or policy initiatives by the Department of Beaches and Harbors or Department of Regional Planning are discussed.

GJ:CM:il

Attachment

MARINA DEL REY DESIGN CONTROL BOARD

2014 MEETING AND SUBMITTAL FILING DEADLINES

The Design Control Board (DCB) will meet on the dates listed below. The filing deadline for any DCB meeting submittal is noon, four Wednesdays prior to the date of the meeting. Accordingly, the 2014 filing deadlines are as follows:

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January 14, 2014 @ 1:30 p.m.
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November 19, 2014

MARINA DEL REY DESIGN CONTROL BOARD

2014 MEETING AND SUBMITTAL FILING DEADLINES

The Design Control Board (DCB) will meet on the dates listed below. The filing deadline for any DCB meeting submittal is noon, four Wednesdays prior to the date of the meeting. Accordingly, the 2014 filing deadlines are as follows:

Meeting Date

January 14, 2014 @ 6:30 p.m.
February 19, 2014 @ 1:30 p.m.
March 19, 2014 @ 1:30 p.m.
April 16, 2014 @ 1:30 p.m.
May 21, 2014 @ 1:30 p.m.
June 18, 2014 @ 1:30 p.m.
July 16, 2014 @ 1:30 p.m.
August 20, 2014 @ 1:30 p.m.
September 17, 2014 @ 1:30 p.m.
October 15, 2014 @ 1:30 p.m.
November 19, 2014 @ 1:30 p.m.
December 17, 2014 @ 1:30 p.m.

Filing Deadline

December 18, 2013
January 22, 2014
February 19, 2014
March 19, 2014
April 23, 2014
May 21, 2014
June 18, 2014
July 23, 2014
August 20, 2014
September 17, 2014
October 22, 2014
November 19, 2014



Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

November 14, 2013

TO: Design Control Board

FROM: Gary Jones, Acting Director 

SUBJECT: ITEM 7A – TEMPORARY PERMITS ISSUED BY THE DEPARTMENT

Item 7A on your agenda is an update on permits that have been issued by the Department of Beaches and Harbors for temporary banners, signs and/or canopies. Since our September 20, 2013 report, two temporary permits were issued by the Department:

- TP 13-013 Ralphs, Parcel 50. To place one temporary 3' x 6' white vinyl banner along construction fencing within the parking lot, near the Admiralty Way and Mindanao Way intersection. The banner was permitted from October 7, 2013 through November 6, 2013.
- TP 13-014 Whiskey Red's Restaurant, Parcel 61. To place three temporary white vinyl banners over existing business identification signs for Shanghai Red's, the former restaurant name. The banners were permitted from October 30, 2013 through December 30, 2013.

GJ:il





Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

October 7, 2013

Andres Rodriguez
Austin Jones Corporation
10542 Calle Lee, Ste 116
Los Alamitos, CA 90720

**Temporary Banner for Ralphs
(TP 13-013)**

Dear Mr. Rodriguez,

By means of this letter, the Marina del Rey Ralphs Store and Austin Jones Corp. are permitted to place one temporary banner at 4700 Admiralty Way, Marina del Rey. The banner will be placed along construction fencing within the parking lot, near the intersection of Admiralty Way and Mindanao Way. The banner will be made of vinyl, will measure three feet by six feet, and will read "OPEN DURING CONSTRUCTION", over "COMING SOON" and will include a photo collage of proposed interior modifications.

The banner is permitted from October 7, 2013 through November 6, 2013, and must be removed by noon on November 7, 2013. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at your expense. Please note that public access along the waterfront promenade must be maintained at all times. If you have further questions, please contact Ismael Lopez at (310) 822-4639.

Very truly yours,

GARY JONES, ACTING DIRECTOR

Ismael Lopez, Beaches and Harbors Planner
Planning Division

GJ:IL





Caring for Your Coast

Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

October 30, 2013

Chelsea Madden
8191 E. Kaiser Boulevard
Anaheim, CA 92808

**Temporary Banner for Whiskey Red's Restaurant
(TP 13-014)**

Dear Ms. Madden,

By means of this letter, Whiskey Red's, an existing restaurant with newly proposed name and branding, is permitted to place three temporary banners at 13813 Fiji Way, Marina del Rey. The banners will cover three existing signs, which identify the existing Shanghai Red's restaurant. All three banners will be made of white vinyl and will include the new restaurant branding, which reads "Whiskey", over "RED's", over the words "on the water" and "bar and patio". The proposed lettering is identified with the new brand logo, in brown, blue and red colors. The temporary banner location and dimensions will be as follows:

- One 170"-long by 60"-high banner will cover the existing main wall sign, located along the Fiji Way entry driveway just outside the main restaurant entrance.
- One 60"-long by 21"-high banner will cover the existing entryway monument sign, located along the Fiji Way entry driveway to the Fisherman's Village parking lot.
- One 53"-long by 39"-high banner will cover the existing blade sign, located along the pedestrian waterfront promenade, facing the main channel.

The banners are permitted from October 30, 2013 through December 30, 2013. The temporary banners may be permitted beyond 60 days by the Design Control Board until permanent signs are approved and installed. If you have further questions, please contact Ismael Lopez at (310) 822-4639.

Very truly yours,

GARY JONES, ACTING DIRECTOR

Ismael Lopez, Beaches and Harbors Planner
Planning Division

GJ:IL





Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

November 14, 2013

TO: Design Control Board

FROM: Gary Jones, Acting Director 

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On October 15, 2013, the Board of Supervisors approved an amended and restated lease agreement with Holiday-Panay Way Marina, L.P., for Parcel 21 and a new lease with MDR Oceana, LLC, to facilitate the development of Parcel 147, upon determination from the Acting Director of Beaches and Harbors that all the conditions to exercise the option under the Option to Amend the Lease Agreement have been fulfilled.

REGIONAL PLANNING COMMISSION'S CALENDAR

A variance request submitted by Chase Bank (Parcel 76) was denied by the Regional Planning Commission during a hearing on September 18, 2013. The variance request was to build a pole sign on Parcel 76 (TrizecHahn Towers) that would face Lincoln Blvd. The Regional Planning Commission found that the information submitted by the applicant and presented at the public hearing did not substantiate the required findings for a variance as set forth in Sections 22.56.290 and 22.46.1070 of the Los Angeles County Code.

On October 30, 2013, the Regional Planning Commission approved a conditional use permit to allow a nightclub at The Warehouse Restaurant and a parking permit to allow the restaurant to have valet/shared parking on the adjacent Lease Parcel 134.

On November 5, 2013, the Hearing Officer approved a Conditional Use Permit to allow a Stand Up Paddle Board company to operate out of the Jamaica Bay Inn Parking lot on Parcel 27.

COASTAL COMMISSION'S CALENDAR

No items relating to Marina del Rey were heard by the California Coastal Commission during meetings for the months of September or October 2013.



FUTURE MAJOR DCB AGENDA ITEMS

The Parcel 9 Redevelopment project will return to the DCB seeking conceptual approval, early in 2014. Due to the likely community interest in this project, this item will be scheduled for an evening DCB meeting.

SMALL CRAFT HARBOR COMMISSION

The minutes for the September 2013 meeting have not yet been approved.

MARINA DESIGN GUIDELINES UPDATE

Staff continues to complete the directed amendments to the draft design guidelines.

REDEVELOPMENT PROJECT STATUS REPORT

The current Marina del Rey Redevelopment Project Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

MARINA DEL REY VISIONING PROCESS

During the joint meeting of the Small Craft Harbor Commission and the Design Control Board on October 30, 2013, Gina Natoli from the Department of Regional Planning briefed the Commissioners and Board members on the status of the Marina del Rey visioning process. Ms. Natoli's presentation included a discussion with Commissioners and Board members to identify their issues, areas of concern, and ideas that should be considered in the Marina del Rey visioning and Local Coastal Program update process. Approximately 85 members of the public attended the meeting.

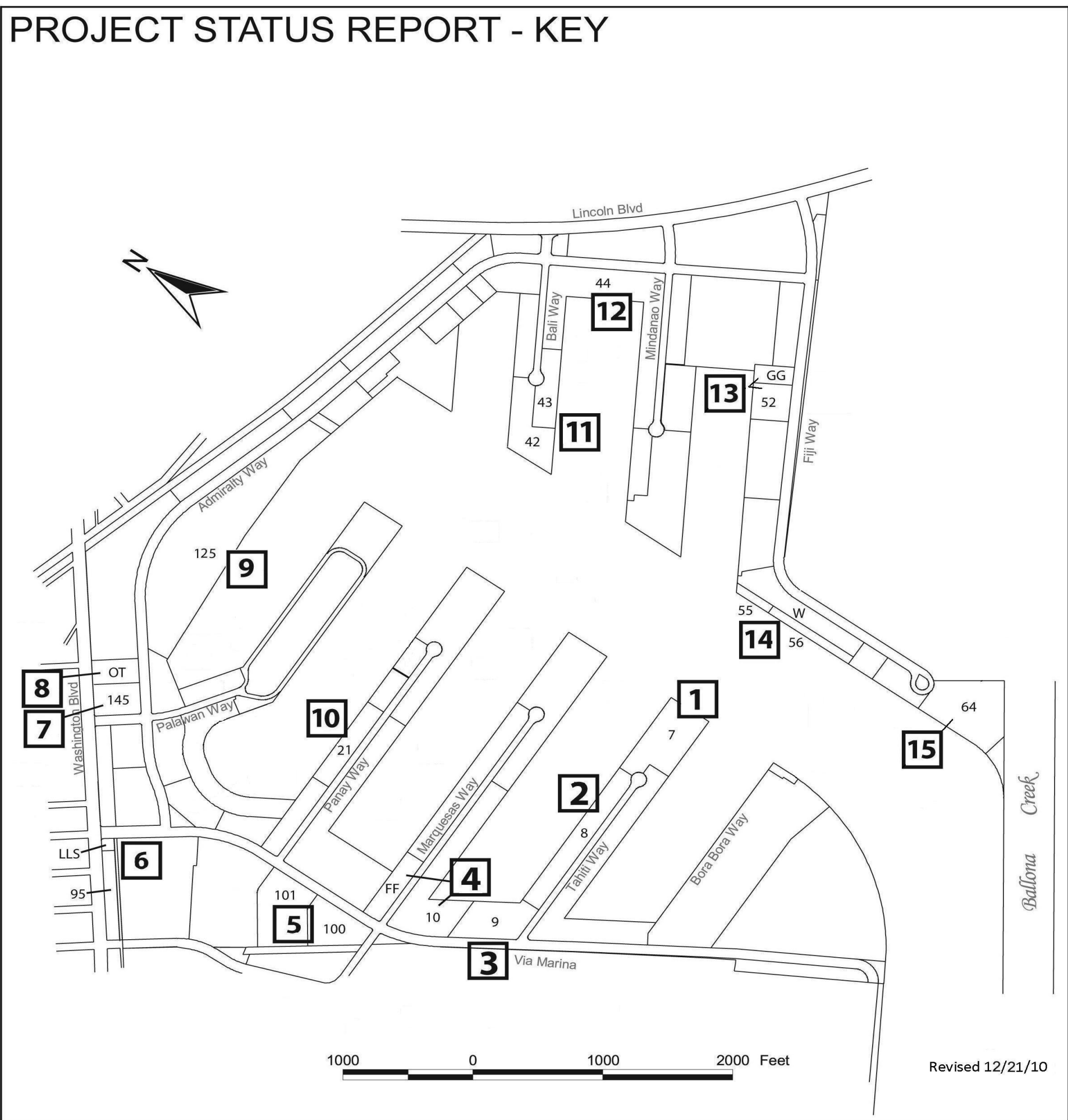
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Attachments (3)

**Marina del Rey Redevelopment Projects
Descriptions and Status of Regulatory/Proprietary Approvals
As of November 14, 2013**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
3	9 -- Proposed Hotel on northern half of Parcel 9U	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * Wetland public park project (1.46 acres)	Massing -- Revised project will be resubmitted at a later date. Parking -- Parking plan will be resubmitted at a later date.	Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/29/08. On 10/14/09, the RPC requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that the remodified hotel design return to RPC and DCB for reconsideration. The appeal of the park project was denied by the BOS. The park was appealed to the CCC on 06/07/12. On 12/12/12 the appeal of the park was denied by the CCC and project was approved (permit A-5-MDR-12-161). Hotel redesign will return to DCB in January 2014.	
4	10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. LPC Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/1/11; on April 26, 2011, the BOS indicated its intent to approve the project and recertified the EIR; Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 will take effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals.	
6	95/LLS -- Marina West Shopping Center/Gold Coast	Michael Pashaie/ David Taban	*22,806 square feet of commercial/retail/restaurant and public park component.	Massing -- Single story buildings Parking -- All parking required of the project to be located on site	Proprietary -- New Term sheet at Board in closed session on 1/31/12. Regulatory -- Conceptual DCB design submittal was approved on 5/16/12. Public review period for MND was from 8/18/12 through 9/17/12. On 12/11/12 BOS adopted MND and authorized the Chairman to sign the option to Amend the lease. On 5/8/13, the RPC approved the redevelopment project (201200005). Final DCB approval received on 6/19/13.	No Variance proposed
8	147 (OT) -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accomodation units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall Parking -- On-site parking includes all required project parking. 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. Last day to appeal project to CCC was 8/1/12 at 5pm.	
10	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	<u>Phase 1</u> * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza <u>Phase 2 (Parcel C)</u> * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor/community park Parking -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	<u>Phase 1</u> Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for a 66-month extension approved by BOS on 10/4/11. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10; on April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied the appeal of the BOS 4/26/11 determination and approval is final. Final DCB approval granted on 4/18/12. Anticipated construction date to begin in late 2013. <u>Phase 2 (Parcel C)</u> DCB hearing March and April 2006 on transfer of leasehold to County. Item continued.	
11	42/43 -- Marina del Rey Hotel/ IWF MDR Hotel	Dale Marquis	* Complete renovation of existing 154-room hotel and new 277-slip marina.	Massing -- One 36' tall hotel building Parking -- 372 Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. Regulatory -- DRP application for environmental review only was signed by DBH on 4/28/10. MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Final DCB design was approved on 5/16/12. Parking permit approved by hearing officer on 7/3/12. Last day to appeal was 7/17/12. Renovation started August 2013.	No Variance proposed. Parking Permit for reduced parking.
12	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,090 s.f. visitor serving commercial space * 143 slips + 5 end ties and 234 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building. 65'5" tall. 771.5 lineal feet view corridor proposed Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- Term sheet to be negotiated . Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Conceptual project approved by DCB on 7/16/13.	Shared Parking Agreement No Variance proposed
13	52 -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County boatwright facility	Massing -- 81.5' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease Option Agreement and extention for 6 months approved on 5/14/13. Regulatory -- DCB review continued on March 2007, project disapproved on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/8/12 in Chace Park, MdR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Project was approved by RPC on 4/24/13.	Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
14	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screencheck DEIR in review. Lessee has indicated intent to submit a revised project.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
Construction in Process						
15	64 -- Breakwater	Latosha Brunson	* Complete leasehold renovation; 224 apartment units * 15-18 feet wide waterfront promenade	Massing -- Existing 224 units in 3 stories with portions over parking Parking -- All parking located on site	Proprietary -- BOS action on term sheet on 2/2/10. BOS approved assignment of Lease Option to Archstone Property Holdings, LLC., and extension of the Option Agreement expiration date to 12/31/11. Regulatory -- Project has changed from redevelopment to refurbishment. Initial Study received by DRP May 2009. MND was recirculated with 30-day public review period 7/5/10 through 8/4/10. SCHC reviewed MND on 9/08/10. BOS certified MND on 9/14/10. Site Plan application in DRP approved 11/9/10. DCB final concept approved 11/17/10. Construction commenced November 2011; 1st phase completed in June 2012. 2nd Phase Completed October 2012. 3rd and final phase completed in October 2013.	No Variance proposed
1	7 -- Tahiti Marina/K. Hakim	Kamran Hakim	* Complete leasehold refurbishment; 149 apartments * Relocate landside boater facilities * 214 slips + 9 end ties will not be reconstructed at this time	Massing -- 3 stories, 36'-7" in height Parking -- Currently 465 spaces. Possible slight reduction of parking due to relocation of landside boating facilities. Impact is currently unknown.	Proprietary -- BOS action on term sheet on 9/29/09. Regulatory -- The 30-day public review period of the MND was 3/15/10 through 4/14/10. BOS certified MND on 7/20/10. Site renovation approved in concept by DCB on 7/21/10. DRP Site Plan application filed on 9/13/10. Final DCB concept was approved as submitted without conditions on 12/15/10. DRP Site Plan application approved on 1/20/11. Construction started March 2012.	No Variance proposed
5	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006. 18-month extension of Option approved by BOS on 12/15/09. BOS approved modifications to the form of Amended and Restated Lease Agreement on 2/15/11. Regulatory -- DCB concept approval 1/20/05. RPC approval June 2006; BOS heard appeal February 2007; and approved project March 2007. DCB final review 7/19/07. Per court order, EIR redone as to grading; BOS approved EIR 12/16/08. Building permit issued 3/3/11; construction started 3/18/11. Construction completed in November 2013.	Variance for enhanced signage
7	145 -- Marina International Hotel/ IWF Marina View Hotel	Dale Marquis	* Complete renovation of 134 rooms	Massing -- Two 3-story buildings, 42' and five 1-story bungalows, 22' Parking -- 208 parking spaces.	Proprietary -- BOS action on term sheet on 2/16/10 and on 2/8/11, approved option to extend the lease term for 39 years. Regulatory -- DCB initial hearing November 2008; conceptual approval granted January 2009. Initial Study received by DRP May 2009; 30-day public review period of the MND was 3/10/10 through 4/09/10. SCHC reviewed MND on 12/14/10. BOS certified the MND on 2/08/11. Site Plan Review application approved by DRP on 4/20/11. DCB approval of final design granted on 7/20/11. Construction started on 9/20/12.	No Variance proposed
2	8 -- Marina Club	Latosha Brunson	* Building renovation; 205 apartments * 207 slips + 11 end ties will be reconstructed	Massing -- Two 3-story residential buildings over parking; 41' and 48'. Parking -- 315 residential parking spaces and 172 slip parking spaces.	Proprietary -- Term sheet action by BOS August 2008; lease extension option approved by BOS 12/8/09. On 10/12/11 the SCHC endorsed the renewal of the lease extension option. BOS authorized the renewal of the option to amend lease agreement and extension of option for 18 months to 12/8/12. Regulatory -- DCB continued from July 2008 with conceptual approval on August 2008. Site Plan Review application filed with DRP on 12/4/08, approved 12/23/09. BOS certified MND on 12/8/09. CDP application for new docks approved by CCC on 12/15/10. DCB final design for site renovation was approved on 1/18/12. Dock replacement project commenced 9/10/12. Revonation project is currently under construction.	No Variance proposed
9	125 -- Marina City Club	Karen Seemann	* 282 slip marina will be reconstructed * Waterfron promenade of varying widths from 12 to 20 feet and fire access improvements with new pavers, railing, landscape and pedestrian amenities.	Massing -- No modifications to existing buildings proposed. Parking -- Existing 361 shared parking spaces for boaters and guests will remain unchanged.	Proprietary -- Lease amendment adopted by BOS on 7/6/10. Regulatory -- DCB conceptual promenade design review approved on 11/17/10. DRP Site Plan Review application filed 10/26/10. Proposed marina replacement was included in the County's master waterside CDP application to CCC. CCC approved waterside master CDP for dock construction on 11/3/11. Final approval of promenade improvements granted by DCB on 3/16/11. Reconstruction of Marina Walk and docks is anticipated from January 2013 through April 2014. Final promenade improvements approved by DCB on 8/21/13.	

PROJECT STATUS REPORT - KEY





(310) 305-9503 ♦ 13837 Fiji Way, Marina del Rey, CA 90292 ♦ beaches.lacounty.gov

Caring for Your Coast

♦ ♦ ♦
Gary Jones
Acting Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

November 14, 2013

TO: Design Control Board

FROM: Gary Jones, Acting Director 

SUBJECT: **AGENDA ITEM 7C - MARINA DEL REY AND BEACH SPECIAL EVENTS**

MARINA DEL REY

MARINA DEL REY FARMERS' MARKET

Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey

Thursdays

9:00 a.m. – 2:00 p.m.

The Department of Beaches and Harbors (Department), in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Thursdays. The Marina del Rey Farmers' Market offers fresh, locally-grown organic and conventionally grown fruits and veggies. Also available are prepared and packaged foods, hand-crafted products and much more! Paid parking is available at beach parking lot #10 for 25 cents for every 15 minutes.

For more information call: Marina del Rey Visitors Center at (310) 305-9545

BURTON CHACE PARK WALKING CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey

Tuesdays & Thursdays

10:30 a.m. - 11:30 a.m.

The Department is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (310) 305-9595.

For more information call: (310) 305-9595



BURTON CHACE PARK FITNESS CLUB

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey
Wednesdays
11:30 a.m. – 12:30 p.m.

The Department is offering FREE outdoor group workout sessions. Come get in shape with an experienced instructor in beautiful Burton Chace Park. Ages 13 and up. Please RSVP by calling (310) 305-9595.

For more information call: (310) 305-9595

BURTON CHACE PARK SENIOR RECREATION PROGRAM

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey
2nd and 4th Wednesday of each month
10:00 a.m. – 12:00 p.m.

The Department is offering a new recreational program for senior citizens at Burton Chace Park. Come join fellow seniors for bingo, dancing, art projects, exercising and more.

For more information call: (310) 305-9595

FALL YOUTH ADVENTURE CAMP

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey
November 25th – 27th 2013 7:30 a.m. – 6:30 p.m.
\$99 for 3 days / Boys & Girls / Ages 6 – 10 years old

Fall membership includes three days of sports, recreation activities, health and fitness programs, arts & crafts, lawn games and so much more! Registration is open until the program is full.

Call (310) 305-9595 to reserve your space.

51st ANNUAL MARINA DEL REY HOLIDAY BOAT PARADE

Saturday, December 14
6:00 p.m. – 8:00 p.m.

Fireworks kicking off the start of the parade will be shot off the south jetty at 5:55 p.m. Beautifully lighted and decorated boats will participate in the event, which is free to the public. The theme of this year's parade is "Holiday Magic". Boat owners will compete for numerous prize packages.

Best spots for viewing the boat parade are Burton Chace Park, located at 13650 Mindanao Way, and Fisherman's Village, located at 13755 Fiji Way, where spectators can see and hear the parade free of charge. Free parking is available in County lots throughout Marina del Rey.

For more information call: The Holiday Boat Parade at (310) 670-7130 or visit the website at mdrboatparade.org

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

Sponsored by Pacific Ocean Management, LLC

All concerts are from 1:00 p.m. - 4:00 p.m.

Saturday, November 23

Bob De Sena's, playing Latin Jazz

Sunday, November 24

Upstream, playing Reggae

Saturday, November 30

Friends, playing R&B

Sunday, December 1

Floyd & The Flyboys, playing dance/R&B/Funk

For more information call: Pacific Ocean Management at (310) 822-6866

GJ:CB:cml