



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, October 21, 2015, 1:30 p.m.

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

Audio

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**

2. **Approval of the September 16, 2015 Minutes**

3. **Public Comment**

This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.

4. **Consent Agenda**

The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.

5. **Old Business**

A. Election of Officers

B. Parcel 28 – Wayfarer Apartments and Marina – Consideration of sign program – DCB #13-013-C

C. Parcel 53 – The Boatyard – Consideration of final site design – DCB #13-008-B

6. **New Business**

None

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

- Venice Dual Force Main Update

C. Marina del Rey Special Events

8.))) **Commemoration of Historic Figures and Events in Honor of Marina del Rey's 50th Anniversary**

9.))) **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 (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at rstassi@bh.lacounty.gov.

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

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

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

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

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

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

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



Locations of October 21, 2015 DCB Items



DESIGN CONTROL BOARD MINUTES
September 16, 2015

Members Present: Peter Phinney, AIA, Chair (Fourth District); Jerome Stanley, Member (Second District); Tony Wong, P.E., Member (Fifth District)

Members Absent: Helena Jubany, FAIA, Vice Chair (First District); Simon Pastucha, Member (Third District)

Department Staff Present: Brock Ladewig, Deputy Director; Michael Tripp, Planning Specialist; Troy Evangelho, Planner; Yeni Maddox, Secretary

County Staff Present: Kevin Finkel, Department of Regional Planning; Jill Jones, County Counsel

Guests Testifying: Lisa Aragon, Chipotle; John Yunker, Equity Residential

1. Call to Order and Pledge of Allegiance

Chair Phinney called the meeting to order at 1:33 PM

On a motion of Mr. Wong, seconded by Mr. Stanley, the absences of Vice Chair Jubany and Mr. Pastucha were excused.

Ayes: 3 – Chair Phinney, Mr. Stanley, and Mr. Wong

Chair Phinney led the Pledge of Allegiance.

2. Approval of August 19, 2015 minutes

On a motion of Mr. Wong, seconded by Mr. Stanley, the August 19, 2015 minutes were approved.

Ayes: 3 – Chair Phinney, Mr. Stanley, and Mr. Wong

3. Public Comment

None

4. Consent Agenda

None

5. Old Business

A. Parcel 50 –Chipotle – Consideration of sign replacements – DCB#02-005-B

Mr. Evanghelo presented the staff report.

Mr. Wong asked if the sign would have channel letters.

Mr. Evanghelo explained that the sign does have channel letters along with a metal border.

Public Comment

None

Board Comment

Chair Phinney asked County Counsel if he should refrain from voting on this item since he was the designer of the original sign.

Jill Jones replied that it is good that he disclosed that information; however it does not prevent him from voting.

**On a motion of Mr. Wong, seconded by Mr. Stanley, the item was approved as submitted.
Ayes: 3 – Chair Phinney, Mr. Stanley, and Mr. Wong**

B. Parcel 102 – Marina 41 – Consideration of sign modification – DCB#15-004-B

Mr. Evangelho presented the staff report.

Public Comment

None

Board Comment

Mr. Stanely asked for the original name of the complex and the reasoning behind the new name.

John Yunker replied that “Archstone Marina del Rey” was the original name and that the new name was chosen because all the addresses on the property begin with 41. Mr. Yunker further stated that the property could no longer use the Archstone name because Equity Residential purchased the property from Archstone.

**On a motion of Mr. Wong, seconded by Mr. Stanley, the item was approved as submitted.
Ayes: 3 – Chair Phinney, Mr. Stanley, and Mr. Wong**

6. New Business

A. Election of Officers

Chair Phinney asked County Counsel if there were any restrictions to voting due to the absence of the other commissioners.

Jill Jones replied that there were none, as long as there was a quorum.

Mr. Wong stated that he would prefer to continue the item until the next meeting to include the absent board members in the voting process.

Public Comment

Jon Nahhas spoke about the importance of public involvement.

Board Comment

None

On a motion of Mr. Wong, seconded by Chair Phinney, the item was continued until the next meeting.

Ayes: 3 – Chair Phinney, Mr. Stanley, and Mr. Wong

7. Staff Report

Mr. Tripp presented the staff report.

Public Comment

Jon Nahhas spoke about the lack of information available to the public regarding upcoming DCB meetings.

Board Comment

Mr. Stanley asked if staff has a list of stakeholders in the Marina.

Mr. Tripp replied that staff does have such a list and also sends out an e-mail blast to interested parties with links to the Design Control Board (DCB) meeting agenda and materials.

Mr. Stanley asked if all the resident of the Marina are considered stakeholders.

Mr. Tripp stated that e-mails are sent only to the residents that request to be on the courtesy notification list; however, if there's a public hearing about a major project, the Department of Regional Planning places a public notice in the Argonaut Newspaper and information is placed on the Beaches and Harbor's website.

Mr. Wong clarified that the department does schedule night meetings ahead of time for large projects.

Chair Phinney informed Mr. Stanley that the DCB meeting materials are also available to the public at the Library, Chace Park, Department of Beaches and Harbor's Administrative office and the Visitor Center.

8. Commemoration of Historic Figures and Events in Honor of Marina del Rey's 50th Anniversary

Chair Phinney requested that Patricia Younis read the staff report.

Patricia Younis read the staff report.

9. Adjournment

Chair Phinney adjourned the meeting at 2:05 PM in honor of the development of Burton Chace Park.

Respectfully Submitted,

Yeni Maddox
Secretary for the Design Control Board



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 15, 2015

TO: Design Control Board

FROM:  Gary Jones, Director

SUBJECT: ITEM 5A – ELECTION OF OFFICERS

Item 5A on your agenda is the election of officers pursuant to the Design Control Board's (DCB) *Statement of Aims and Policies (Statement)* dated February 19, 1987. Specifically, the *Statement* provides that the DCB annually elects a chair and vice chair to preside over subsequent meetings until the next election the following year.

During the September 16, 2015 DCB meeting, your Board voted to continue this item to your October 21, 2015 meeting. It is recommended your Board conduct the elections and elect a chair and vice chair for the coming year.

GJ:CM:te



Caring for Your Coast

Gary Jones
Director

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Chief Deputy

John Kelly
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Brock Ladewig
Deputy Director

October 15, 2015

TO: Design Control Board

FROM: *for* Gary Jones, Director

**SUBJECT: ITEM 5B – PARCEL 28 – WAYFARER APARTMENTS AND MARINA –
DCB #13-013-C – CONSIDERATION OF SIGN PROGRAM**

Item 5B on your agenda is a submittal from Legacy Partners (Applicant), seeking approval of the proposed sign program for Wayfarer Apartments and Marina, formerly known as "Mariners Bay Apartments and Marina". The residential community is located on Lease Parcel 28, at 14000 Palawan Way.

Background

On November 20, 2013, your Board conceptually approved the Applicant's apartment renovation project (DCB #13-013-B) with a condition to return for final review of landscaping, promenade detail, signage, colors and materials post-entitlement. On July 9, 2015 your Board approved the final design of the project with conditions that the Applicant redesign the punched windows in the lap siding area, the ganging of the louvered openings into the garage, and provide signage indicating public access to the promenade. Staff approved the revisions the Applicant made to the window and garage opening designs as they were found to meet your Board's conditions. Furthermore, per the DCB's previous conditional approval, the Applicant has returned with a sign program for your consideration.

Signage Overview

The proposed sign program includes a main entry identification sign, façade mounted identification signs, and various other informational and directional signs throughout the property. The base material for all signs would be aluminum in various thicknesses and sizes. The color palette would consist of Standard White, Gustave Grey Met MP51681, Wayfarer Yellow PMS142, and Wayfarer Blue PMS7700. The font type proposed on all signs is Bliss 2.

Main Entry Identification Sign

The Applicant is requesting to replace the existing garden wall identification sign located at the main entrance of the property. The existing sign reads "Mariners Bay" and is approximately 8¾" high by 6'-10" wide. The proposed garden wall sign would read "WAYFARER" in 12" tall channel letters, and "Apartments + Marina" and the street address "14000" in 7" tall channel letters. All text would be acrylic painted Wayfarer Blue, except for the "+" which would be yellow.

Behind the garden wall sign, the Applicant proposes to install a 4'-6" high square aluminum cabinet monument sign that features the Wayfarer logo. The Wayfarer logo consists of a blue 19½" high "W", set onto a white background within a yellow square border.

Façade-mounted Identification Sign

The Applicant is proposing to install a new façade-mounted building identification sign at the leasing center which is located at the southwest entrance to the property. The building identification sign would be mounted 3'-6" above grade and contains the Wayfarer logo above the text "WAYFARER Apartments + Marina". The logo measures 1'-9¼" by 1'-9¼". The text for the sign uses blue acrylic channel letters. "WAYFARER" letter height would be 10" tall and the "Apartments + Marina" text would be 4" tall.

Facility Identification Signs

There are four proposed façade-mounted facility identification signs for the leasing center, bike depot, fitness center, and boater's lounge. The sign for the leasing office reads "LEASING CENTER" and is mounted above the entry doors at 9'-5" above grade. This sign consists of blue 10" tall channel letters. The other three signs would be 16" wide by 23" tall panels that feature a 3" by 3" Wayfarer logo above the name of the particular facility in 2" tall white vinyl letters against a blue background with a 1½" unpainted aluminum border.

Freestanding Directional Signs

There would be a total of six freestanding directional signs located near the main entrance and at several garage entrances. Two of the proposed directional signs are located at both pedestrian entrances to the leasehold and direct the public to the promenade that runs along the lease parcel boundary. These two signs were requested by the DCB at the July meeting. Each sign measures 6' tall by 2'-3" wide, and consists of a 2" aluminum tubing frame with a metal base that is bolted to the ground. Each sign would have one panel, 17" wide by 28" tall, mounted 3'-3½" above grade. The panel would be blue, double faced, and feature a 3½" by 3½" Wayfarer logo above white directional text measuring 1½" and 1" tall.

Informational and Regulatory Signs

The Applicant also proposes informational and regulatory signs throughout the property at community entrance gates, dock gates, building numbers, facility directions, restrooms, pool rules, and clearance bars. These signs would incorporate stainless steel backgrounds with white faces and blue and silver copy.

Lighting

The proposed identification sign at the main entry would utilize halo lighting and backlighting for the monument sign and landscaping lighting to illuminate the garden wall sign. The signs would be lit from dusk until dawn. No other signs on the property are proposed to be lit.

STAFF REVIEW

Staff has worked with the Applicant on several revisions to the proposed sign program. The Applicant cooperated and followed staff recommendations to reduce the size and overall number of signs, as well as making branding and design corrections. Staff finds that the Applicant's proposal now meets the *Revised Permanent Sign Control Regulations* (Sign Controls) standards and guidelines in regards to the overall number of signs and their design requirements.

The Department recommends **APPROVAL** of DCB #13-013-C, with the condition that the Applicant obtain further approval from the Department of Regional Planning.

GJ:CM:te



VIA EMAIL

September 23, 2015

Rental
Real Estate

Mr. Gary Jones, Director
LA County Department of Beaches & Harbors
13837 Fiji Way
Marina del Rey, CA 90292

Property
Management

Marketing
Services

RE: Design Board Submittal of Signage for the planned Rehabilitation of Mariners Bay Apartments & Marina, 14000 Palawan Way, Marina del Rey, CA 90292

Corporate
Services

Dear Director Jones:

Acquisitions &
Development

We are pleased to submit our revised sign package design and detailed specifications for the Wayfarer Apartments and Marina, currently known as Mariners Bay Apartments (Parcel 28) leasehold to the Marina del Rey Design Control Board ("DCB") for its review and approval at the October 21, 2015 meeting.

Design Services

Construction
Management

The proposed sign package is designed to match the overall repositioning of the community. The design approach is: Fresh, Energetic, Classic, Timeless, Active, Elegant, Clean Crisp Lines, Pedestrian Friendly and to the point.

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Ownership

We are presenting the new sign package, estimated at \$212,000, as a replacement to the existing signage on the current site. We are not adding signage, however proposing signage that is more sophisticated in design and materials as well as easier to read, more pedestrian friendly and aesthetically more in keeping with the architecture, surrounding area and updated design and branding of the community.

The overall substrate/materials in the exterior signage proposed are aluminum in various thicknesses and sizes (shown in detail on the plans attached) so the signs will not rust in the weather and surrounding elements. The paint is a Matthews acrylic paint, which has a 7-year no fade guarantee from the manufacturer and will last many years in the existing surroundings.

The Main Entry Identification Sign:

We propose to enhance the existing main entry circular arrival point to introduce the community in a "Coastal meets Classic" affect.

The Wayfarer letters will be adhered directly to the face of the ornamental garden wall in ½" thick acrylic. The "Apartments + Marina" and address of the community will be adhered directly to the face of the ornamental garden wall in ¼" thick acrylic and both will be lit via landscape lighting. The landscaping lighting will be modified to a horizontal low sign lighting to achieve a light wash over the letters and "W Icon" sculpture.

The new Wayfarer Logo Icon will not only introduce the brand identity of the community at the entrance, but act as a sculptural art backdrop to the sign and letters themselves. We are removing the existing wall sign and utilizing less square footage in signage to create this new arrival point to the community. The "W Icon" will stand alone within the existing circular landscape wall and we propose edge lighting the inside of the edge of the yellow border to create subtle, yet tasteful residential lighting. The actual blue "W" on the interior of the yellow border will be halo lit. The



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Ownership

white background behind the "W" will act as a reflector of the lighting and create wonderful shadows and bring in the blue, white and yellow of the overall branding of the community. Bringing us back to the original goal of "Coastal meets Classic" design.

Pedestrian & Vehicular ground directional & wall signs throughout the community:

The Wayfinding pedestrian and vehicular directionals are a crucial part of the new signage program and we have provided an appropriate response to those needs and substantially improved the design, materials and integrity of the life of the signage.

We are removing 7 out of 11 of the original directional signs & proposing to replace only a few very KEY existing signs on the community for traffic flow. The message, copy height and layout of the new directional will be easier to read, consistent, sleek and to the point. This new fresh design approach includes materials that will last outdoors in the elements of the community. We are replacing the wood posts with 2"x4" aluminum tubing/framing painted a stainless steel color and replacing existing acrylic faces with aluminum faces and applied logo applications and printed and vinyl copy.

The wall signs for the "Bike Depot", "Fitness Center" etc. have been designed to a pedestrian scale as a welcoming and pedestrian friendly approach to the communities' public amenities. These areas serve the public and can be modified, replaced, removed or added to as needed. The wall signs mimic the design intent and materials for the ground directional.

Secondary Exterior signage throughout the community:

The secondary signage throughout the community is to label, inform, set rules and standards and to create a safe place of residence. The residential signage is also following a Classically Refreshing look and feel, but unlike the pedestrian and vehicular wayfinding, which uses the logo blues and crisp whites to draw attention and pop, the signage is designed using more of the exterior colors of the building so it blends in to the surrounding environment and architecture.

Stainless steel backgrounds with white clean faces and blue and silver copy gives a nod to the nautical luxe of the community but remains tasteful and subtle.

In response to the original application for review on 8/19/15 and pre-submittal meeting on 9.22.15:

We have modified our designs, made corrections and reduced the amount of signage being proposed overall. Below is a synopsis of our revisions and corrections as it pertains to the correction letter received by Troy Evangelho with the DCB staff on 9/10/15:

1. **Flag poles:** We are not proposing flagpoles or flags in our submittal. These were decorative on the architects rendering. Please disregard in this submittal.
2. **Entry monument sign:** We have reduced the size of the original monument per our meeting 9.22.15.
3. **Garden wall sign:** We have removed the letters on top of the wall and placed them on the face of the wall per requested.
4. **Blade signs:** We have removed the blade signs in favor of code complying wall signs.
5. **Garage graphics:** We have removed these in our submittal.
6. **Wayfarer Wall Sign on the leasing office:** Per our pre-meeting with the DCB Staff 9.22.15, these are acceptable as the initial size shown.
7. **Vehicular and Pedestrian Directionals:** We have reduced the amount of community signs from 11 to 4 and request to respectfully plead our case to the Board as to the importance of the wayfinding/directional signs left in our presentation. We



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are also providing 2 public promenade directionals without the "W" branding, as requested. Due to the community having buildings that include public spaces, boat docks, several garage entrances for various parking areas (resident parking, leasing center parking, boater's lounge parking, fitness center parking, boaters, yacht club members, community guest and deliveries, etc.) as well as completely relocating KEY buildings and spaces in the current community, we request permission to leave these signs in our signage submittal to show clear and precise wayfinding to these key parking areas. With the removal of all the directional signs on the community we firmly believe we will have safety and traffic issues for residents & guests.

8. **"W" Branding:** We have greatly reduced the size of the "W" Branding logo on all the signs facing the public as agreed per our meeting 9.22.15. We feel the "W" branding is a simple, clean approach for the identification of the community and is needed in response to the rehabilitation and rebranding of the community. We have substantially improved upon the existing signage to appropriately compliment the upgraded architecture and interior design of the overall community.
9. **Fonts and text revisions:** We have reduced the size of the signs overall as requested, including reducing the amount of verbiage and revised the text and font style on the signage requested.
10. **Sign locator map:** We have corrected notations shown as well as made the map easier to read and understand by adding color coded legend and symbols.
11. **Boat Dock Gate Signs:** After further review of the boat dock numbering signage, we have removed the individual numbers from the top of the boat dock gates as previously shown on the architectural renderings. We are providing boat dock signage with clear boat dock number identification and straight forward text in a crisp clean design, attaching the signage in the traditional method on the boat dock gate fronts.

We look forward to your further review and comments and look forward to presenting material samples and color boards in person during the October 21, 2015 meeting.

Thank you for your time and consideration.

Sincerely,

Timothy J. O'Brien
Senior Managing Director



WAYFARER

Apartments + Marina

2015 Design Control Board Signage Submittal
Rehabilitation of Mariners Bay Apartments
14000 Palawan Way, Marina Del Rey, CA 90292

SIGN PACKAGE SUBMITTAL

PAGE 1 - COVER PAGE
PAGE 2 - MAIN ID - SIGN H
PAGE 3 - MAIN ID RENDERING - SIGN H
PAGE 4 - MAIN ID NIGHT VIEW - SIGN H
PAGE 5 - MAIN ID - FAB DETAILS - SIGN H
PAGE 6 - LEASING CENTER RENDERING - SIGN J
PAGE 7 - LEASING CENTER ELEVATION - SIGN J
PAGE 8 - LEASING CENTER SIGN - FAB DETAILS SIGN J
PAGE 9 - WALL SIGN - SIGN K
PAGE 10 - WALL SIGN - FAB DETAILS - SIGN K
PAGE 11 - POOL RENDERING - SIGN M
PAGE 12 - POOL RULES SIGN - SIGN M
PAGE 13 - POOL RULES - FAB DETAILS - SIGN M
PAGE 14 - POOL WARNING & EMERGENCY SIGNS - SIGN M
PAGE 15 - POOL & EMERGENCY SIGNS - FAB DETAIL - SIGN M
PAGE 16 - SPA RULES - SIGN N
PAGE 17 - BUILDING ID RENDERING - SIGN B
PAGE 18 - BUILDING ID SIGN - SIGN B
PAGE 19 - RESTROOM & LAUNDRY DIRECTIONAL - SIGN C
PAGE 20 - RESTROOM SIGNS - SIGN F
PAGE 21 - RESTROOM ID SIGNS - SIGN F
PAGE 22 - DIRECTIONAL SIGNS - SIGN A
PAGE 23 - DIRECTIONAL SIGN - FAB DETAIL - SIGN A
PAGE 24 - GARAGE RENDERING
PAGE 25 - CLEARANCE BAR - SIGN D
PAGE 26 - BOAT SLIPS RENDERING - SIGN G
PAGE 27 - BOAT SLIPS & COMMUNITY ENTRY GATE - SIGN G
PAGE 28 - BOAT SLIP SIGN - FAB DETAIL - SIGN G
PAGE 29 - COMMUNITY ENTRY GATE - FAB DETAIL - SIGN G
PAGE 30 - DIRECTIONAL SIGN LAYOUTS - SIGN A
PAGE 31 - SIGN LOCATOR MAP



WAYFARER

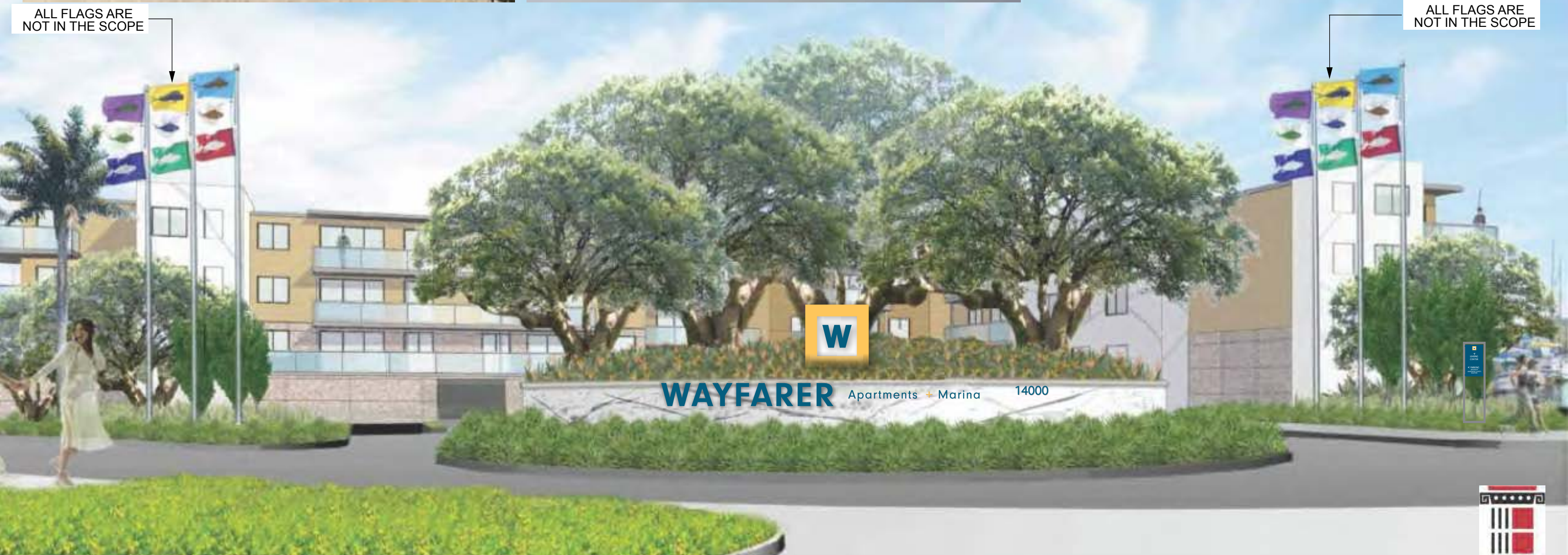
Apartments + Marina

14000



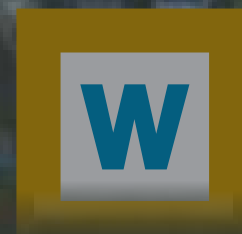
ALL FLAGS ARE NOT IN THE SCOPE

ALL FLAGS ARE NOT IN THE SCOPE



WAYFARER Apartments + Marina 14000



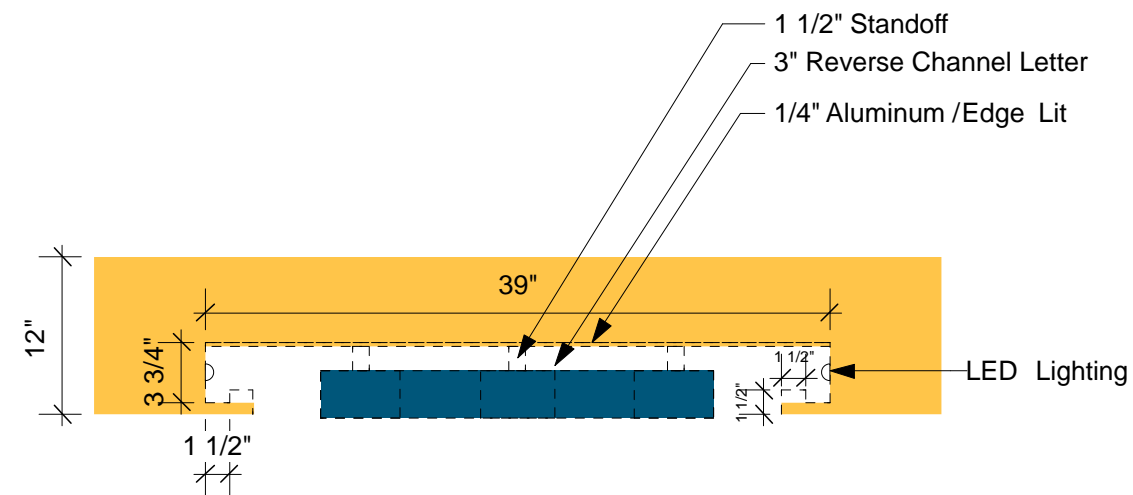


WAYFARER

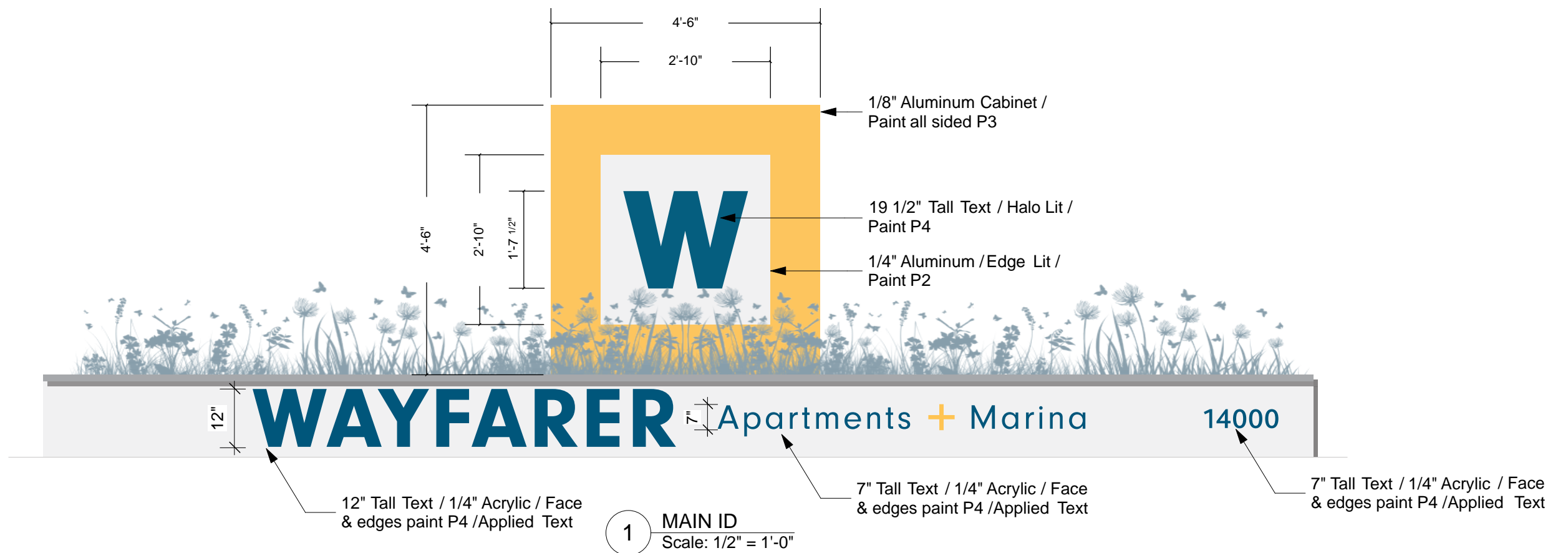
Apartments + Marina 14000



COLOR SCHEDULE	
	P1 GUSTAVE GREY MET MP51681
	P2 STANDARD WHITE
	P3/V1 WAYFARER YELLOW PMS142
	P4/V2 WAYFARER BLUE PMS7700



2 ALUMINUM CABINET - TOP VIEW
Scale: 1" = 1'-0"



TOTAL: 20.25 SQFT



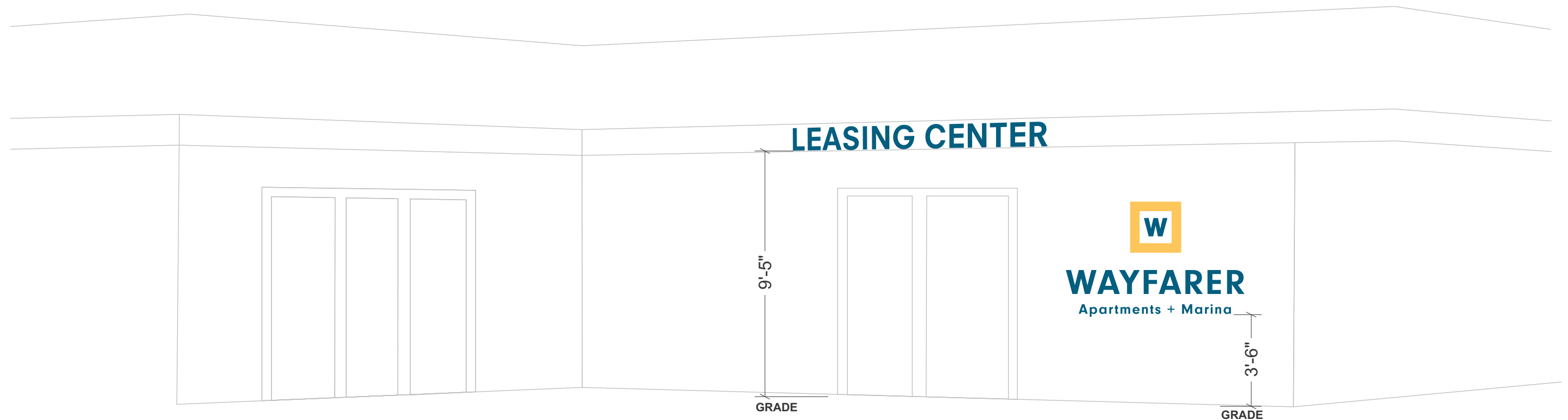


ALL FLAGS ARE NOT IN THE SCOPE →

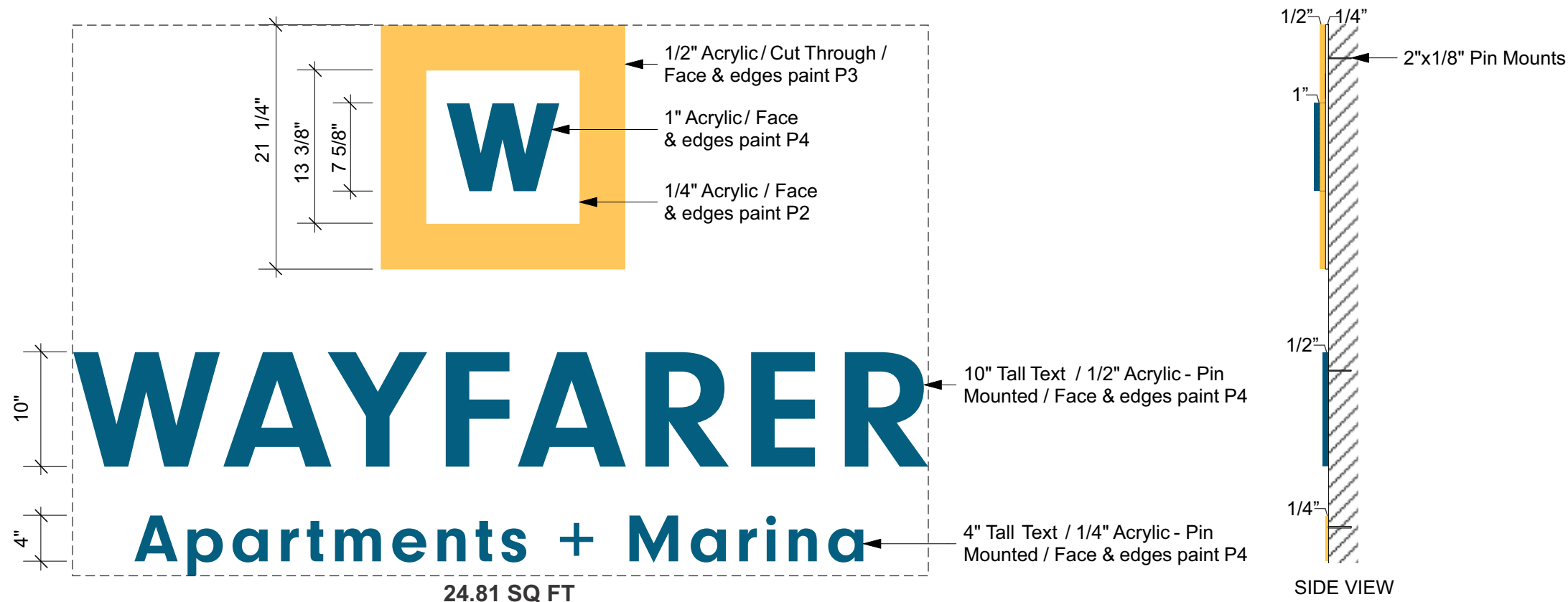




LEASING CENTER



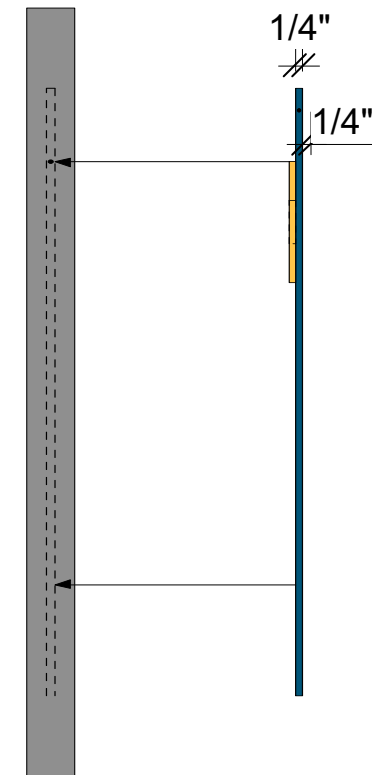
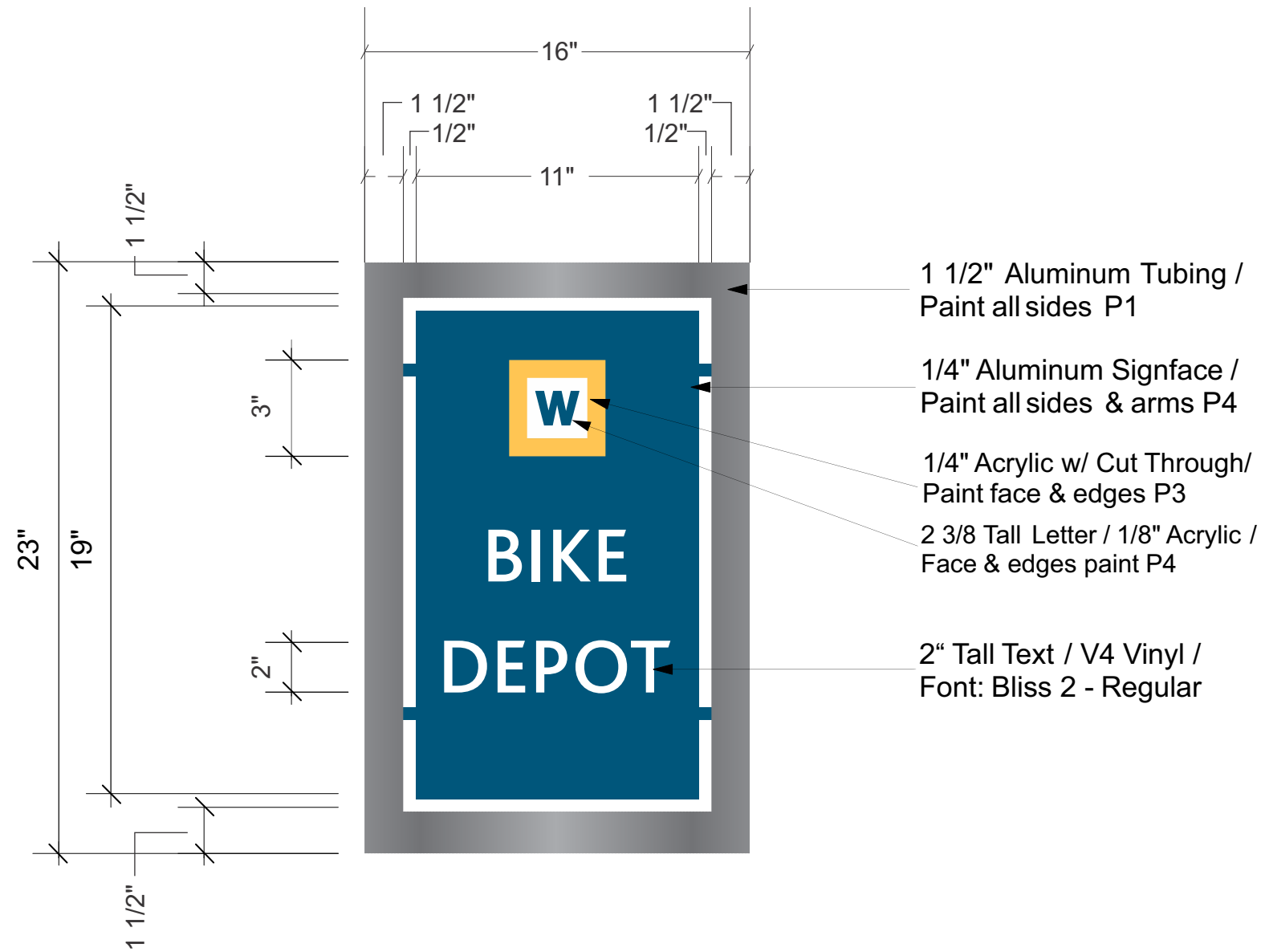
HEIGHT ABOVE GRADE IS APPROXIMATE



TOTAL: 32.91 SQ FT



COLOR SCHEDULE	
	P1 GUSTAVE GREY MET MP51681
	P2 STANDARD WHITE
	P3/V1 WAYFARER YELLOW PMS142
	P4/V2 WAYFARER BLUE PMS7700



SIDE VIEW

1 WALL SIGN
Scale: 1" = 1'-0"



POOL RULES

Persons having currently active diarrhea or who have had active diarrhea within the previous 14 days shall not be allowed to enter the pool water.

All guests must be accompanied by a resident at all times.

Children under the age of 14 must be supervised by an adult.

No running or rough play.

No glass or gum near pool.

Owner and management are not responsible for loss, damage, or injury.

Maximum Occupancy: 83 persons

Pool Hours: 8am to 10pm Daily

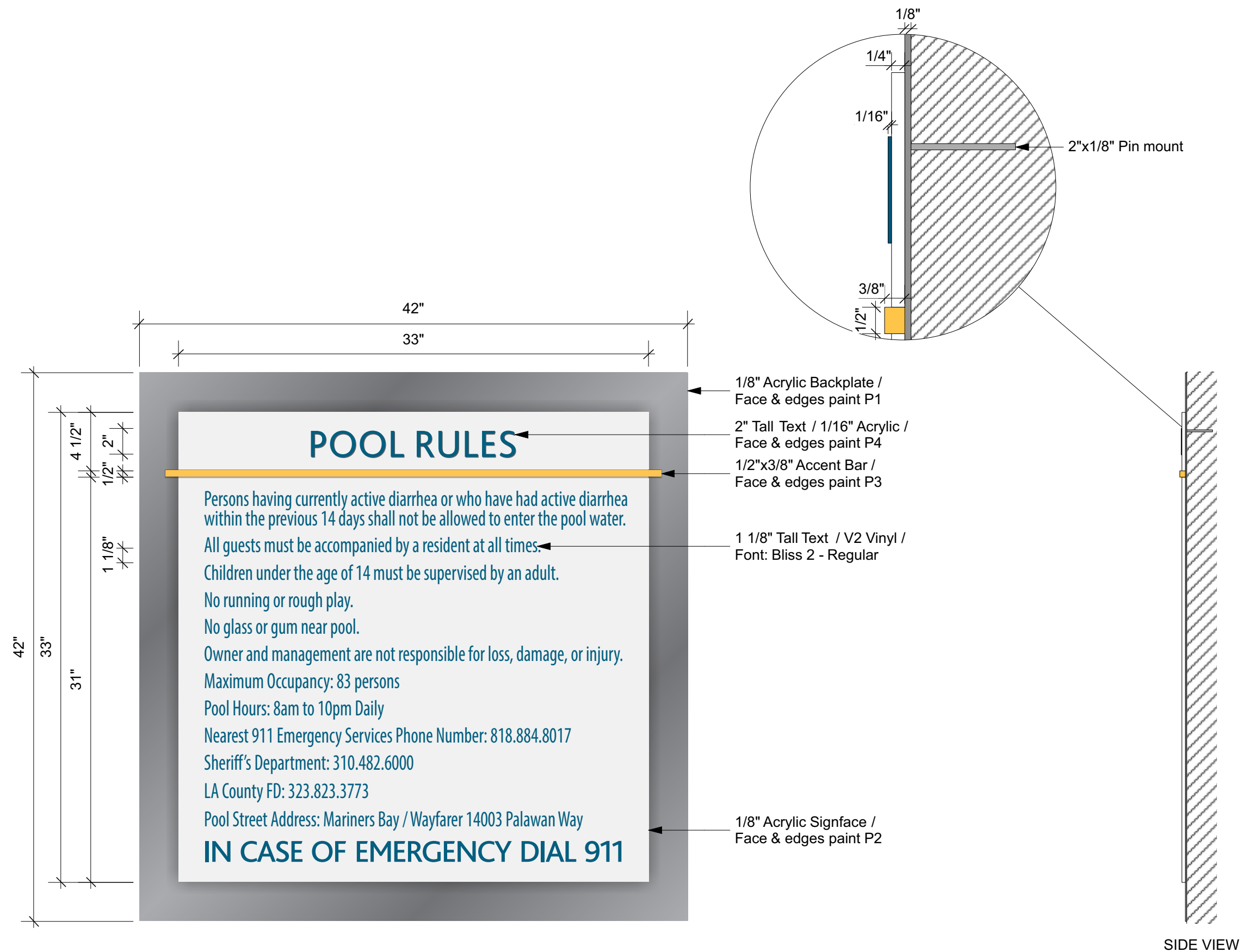
Nearest 911 Emergency Services Phone Number: 818.884.8017

Sheriff's Department: 310.482.6000

LA County FD: 323.823.3773

Pool Street Address: Mariners Bay / Wayfarer 14003 Palawan Way

IN CASE OF EMERGENCY DIAL 911



COLOR SCHEDULE	
	P1 GUSTAVE GREY MET MP51681
	P2 STANDARD WHITE
	P3/V1 WAYFARER YELLOW PMS142
	P4/V2 WAYFARER BLUE PMS7700

INSTALLATION:
Backplate to be mounted to wall using 2"x1/8" pin mount, 1/8" foam tape & silicone.

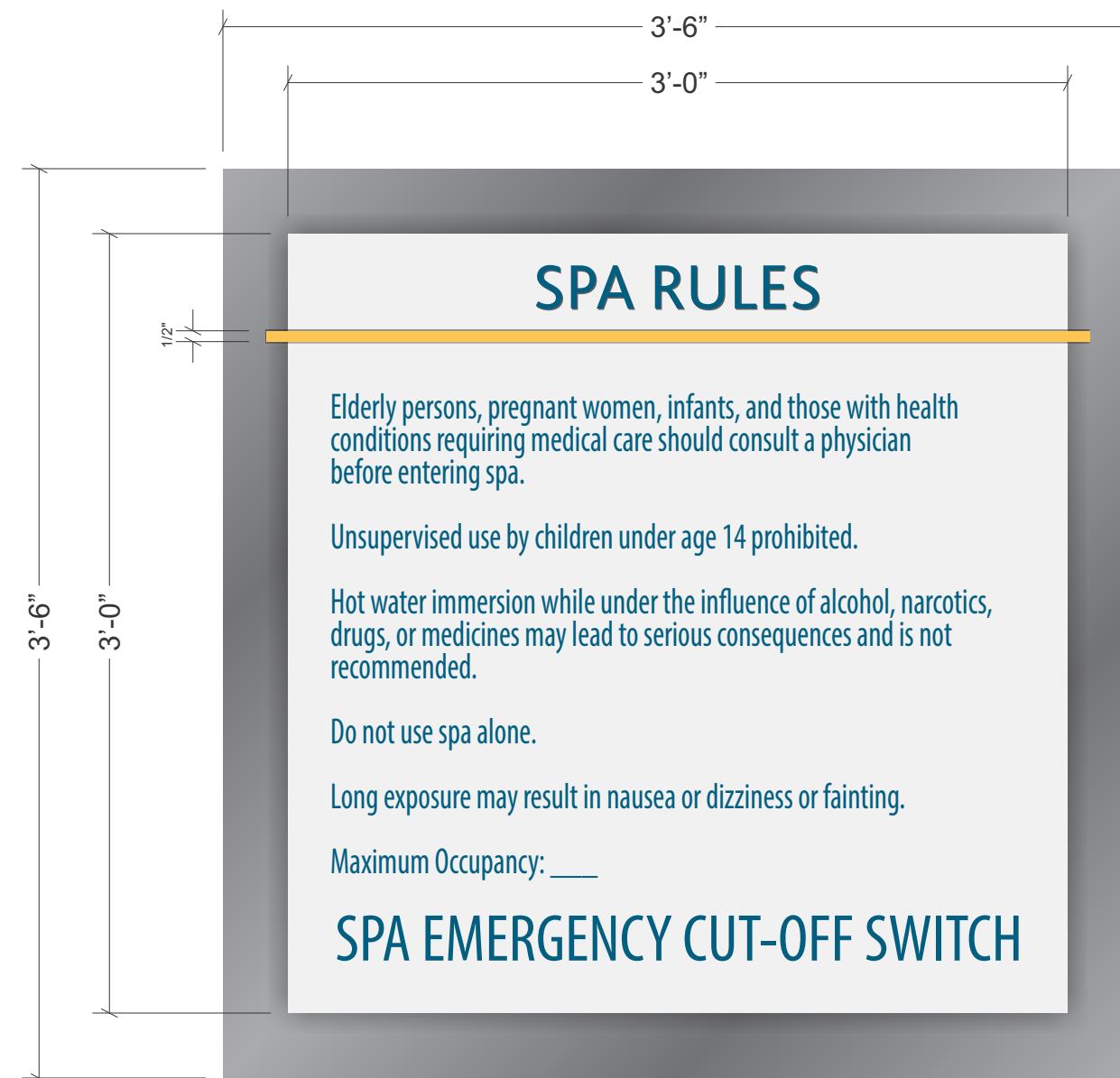




COLOR SCHEDULE	
	P1 GUSTAVE GREY MET MP51681
	P2 STANDARD WHITE
	P3/V1 WAYFARER YELLOW PMS142
	P4/V2 WAYFARER BLUE PMS7700

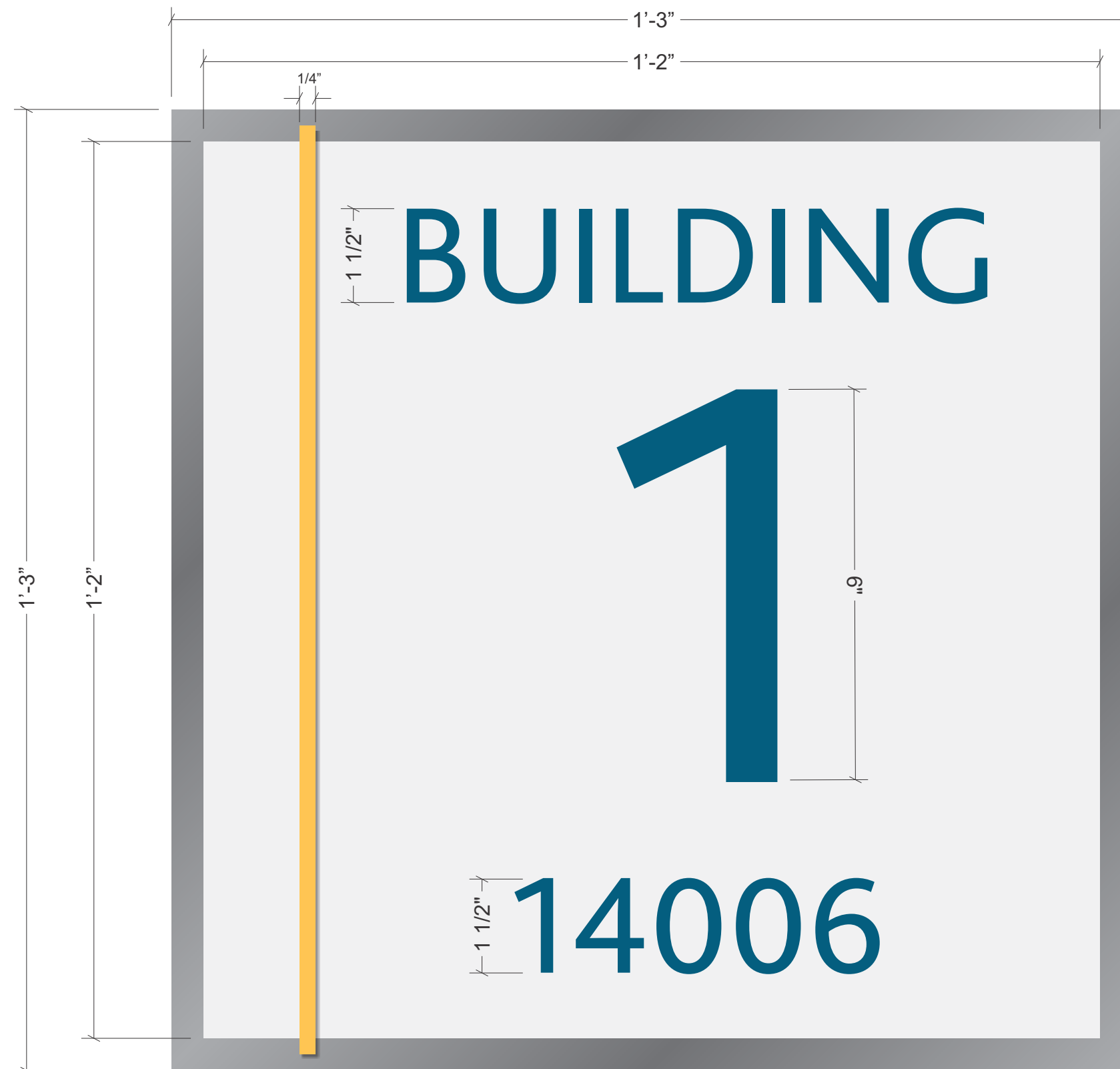
INSTALLATION:
Backplate to be mounted to wall using 2"x1/8" spot welded pin mount, 1/8" foam tape & silicone.



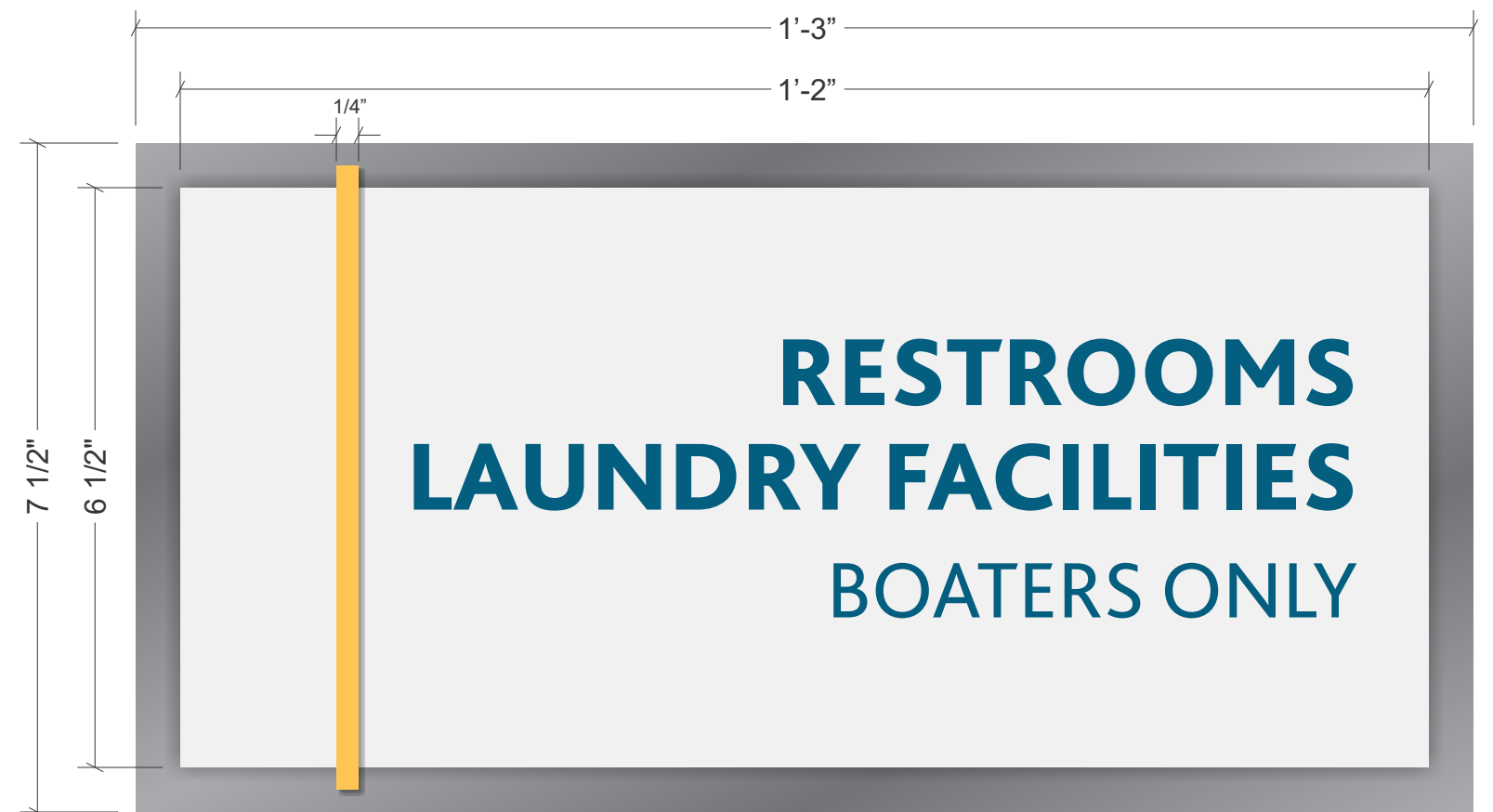


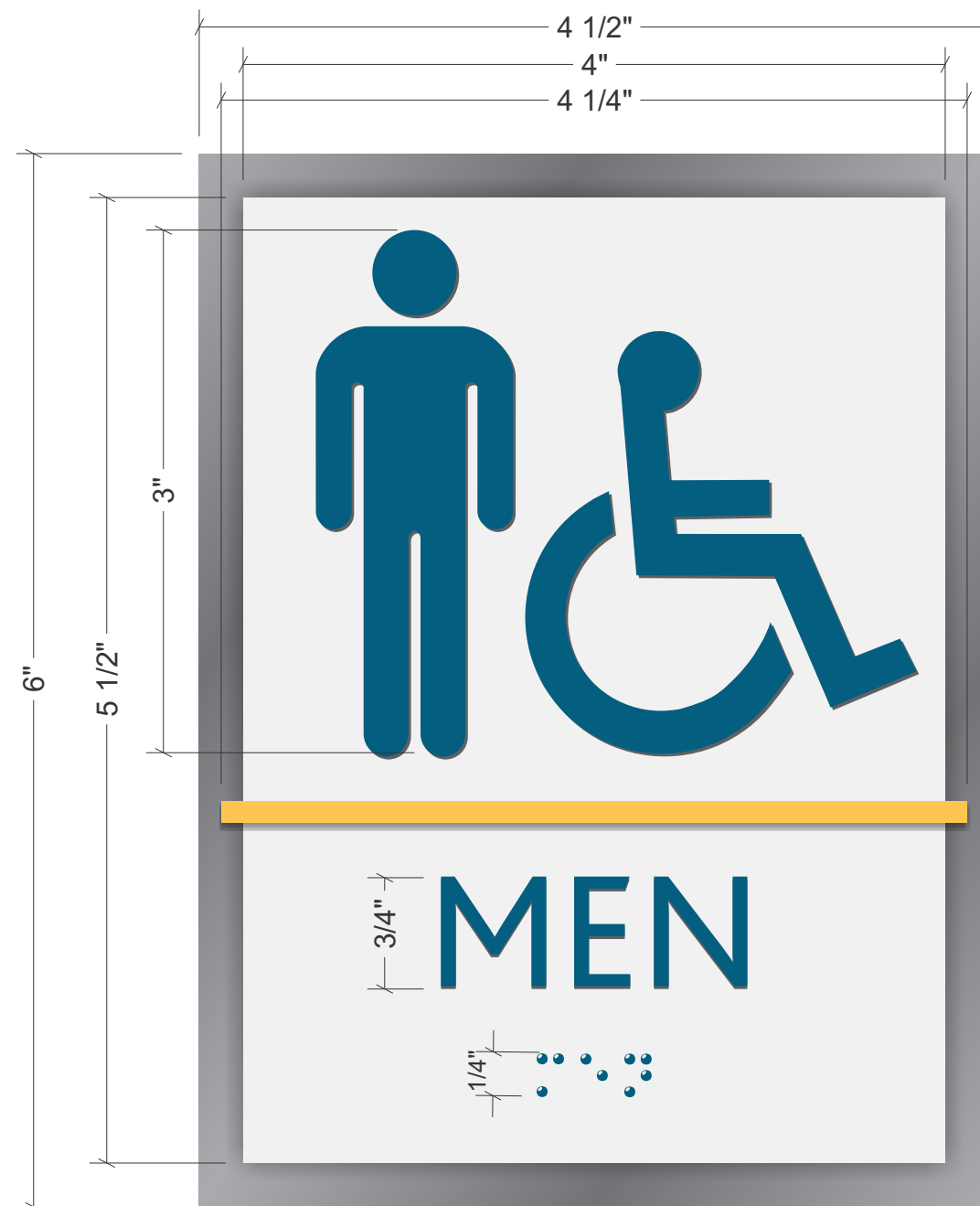
****SEE POOL RULES SIGN FOR COMPLETE FABRICATION DETAILS****

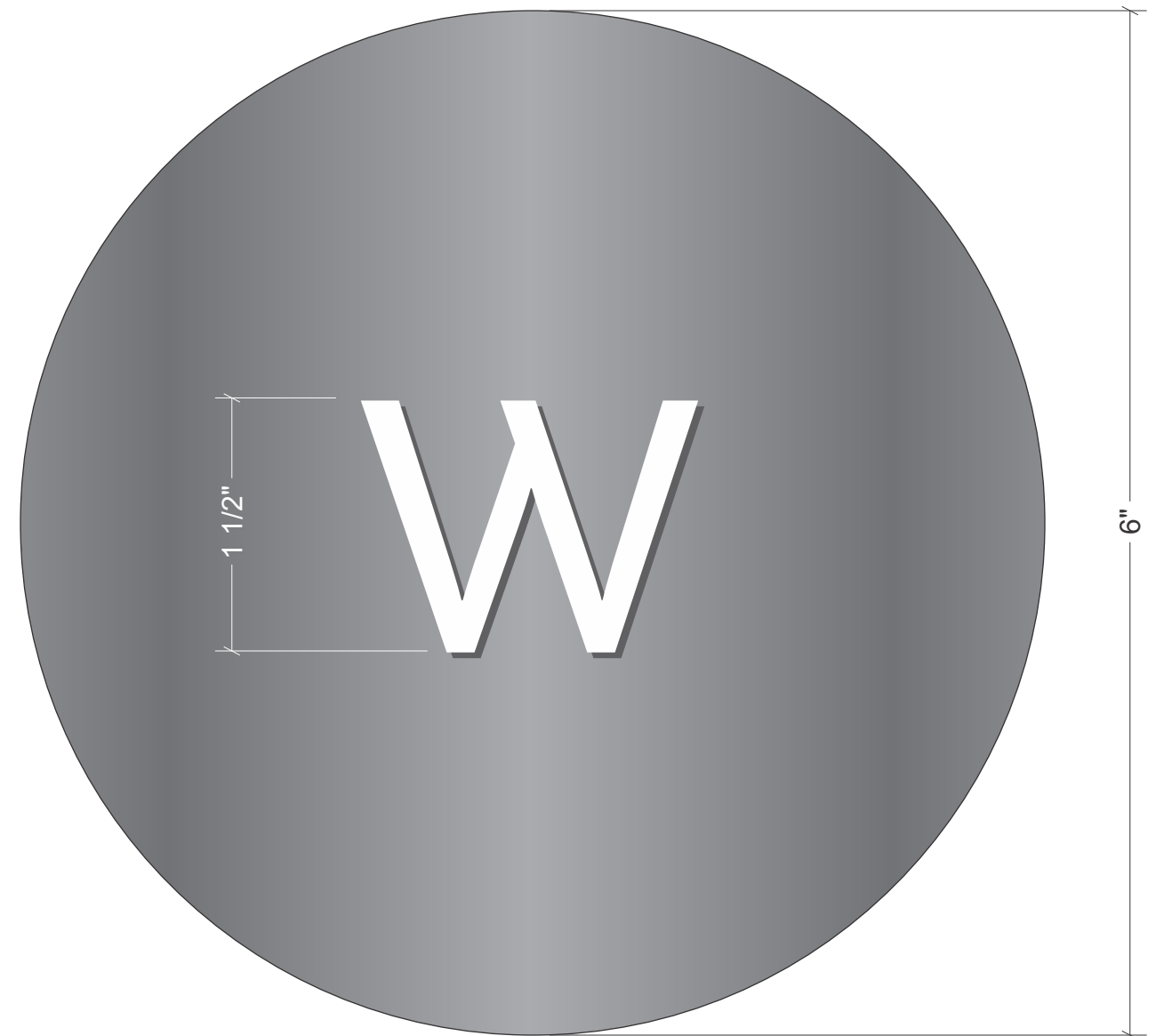
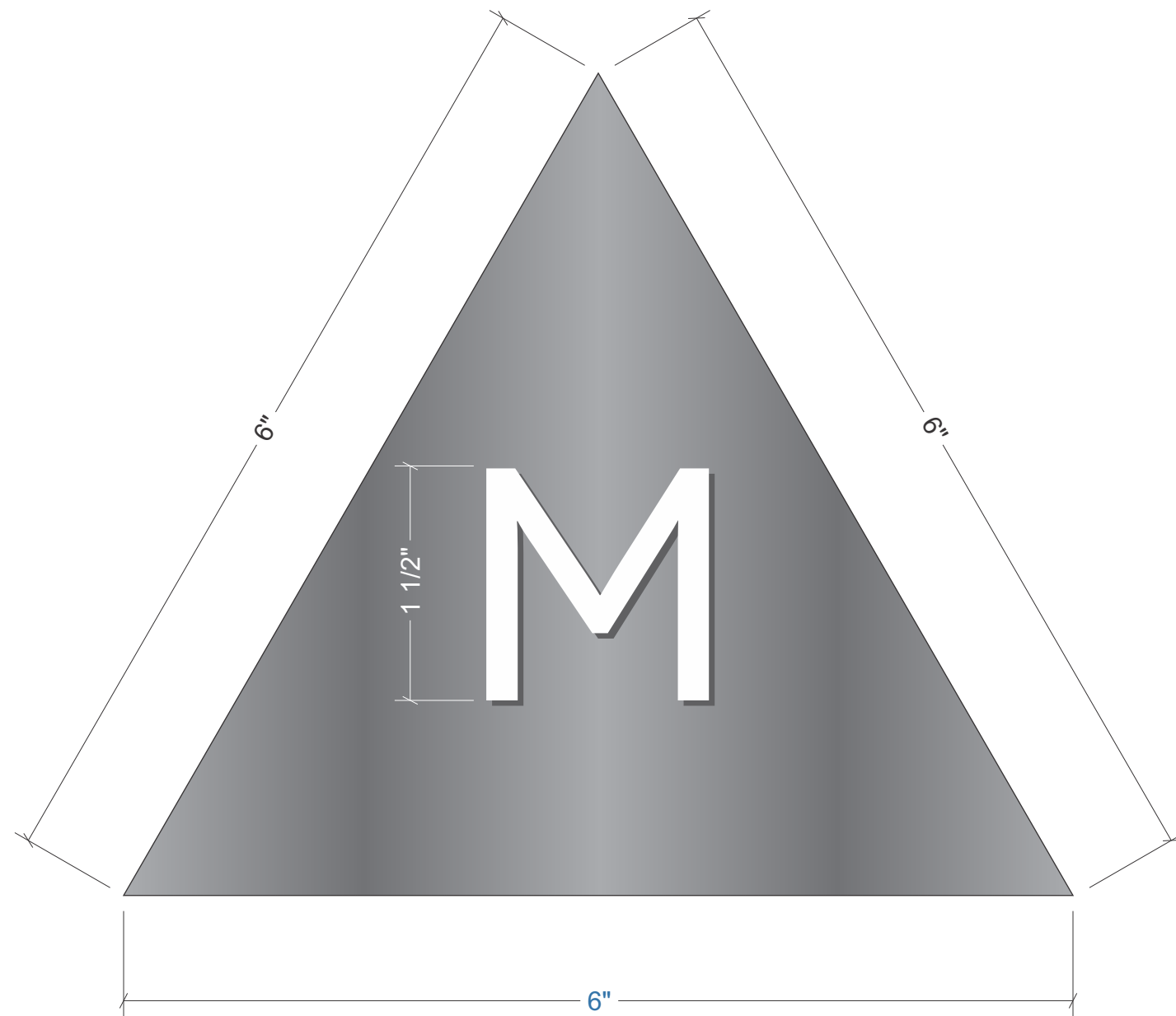




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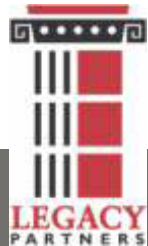
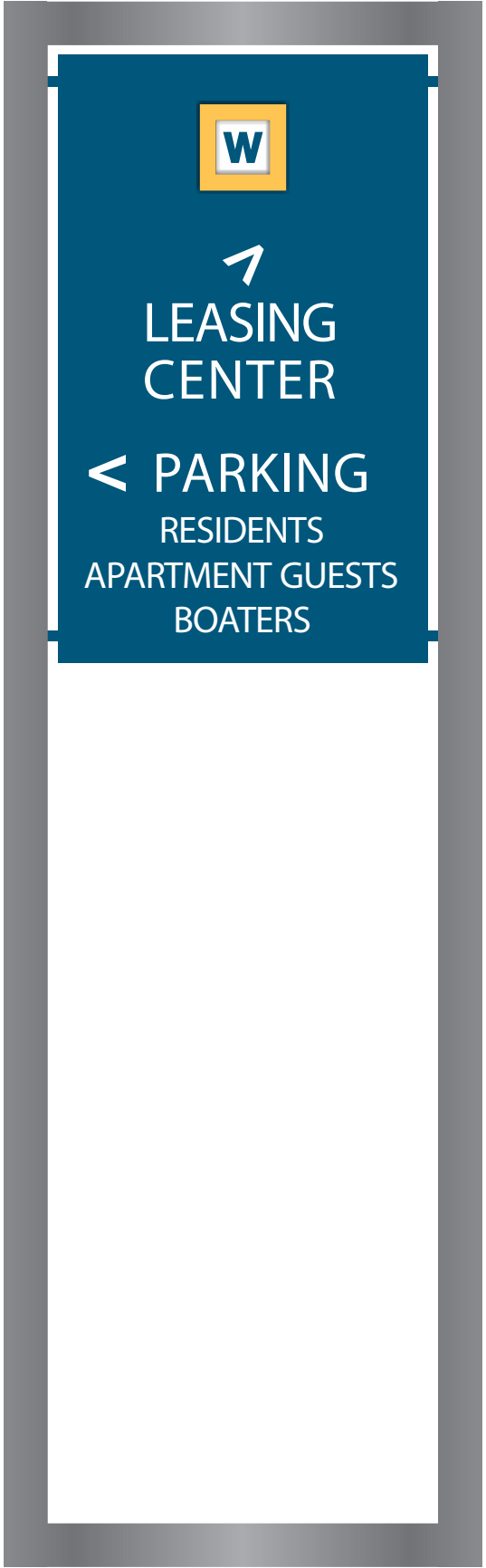


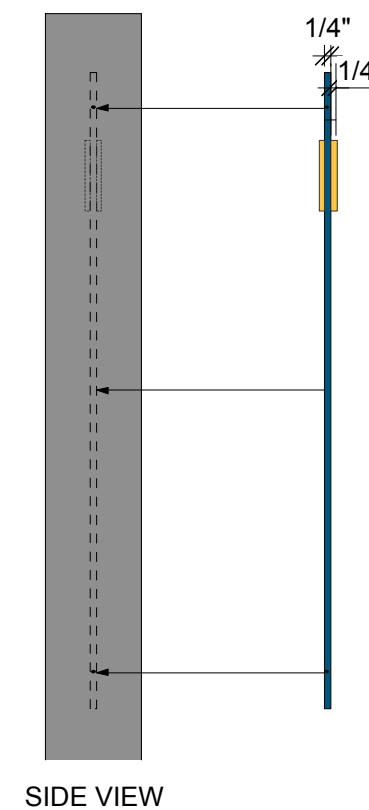
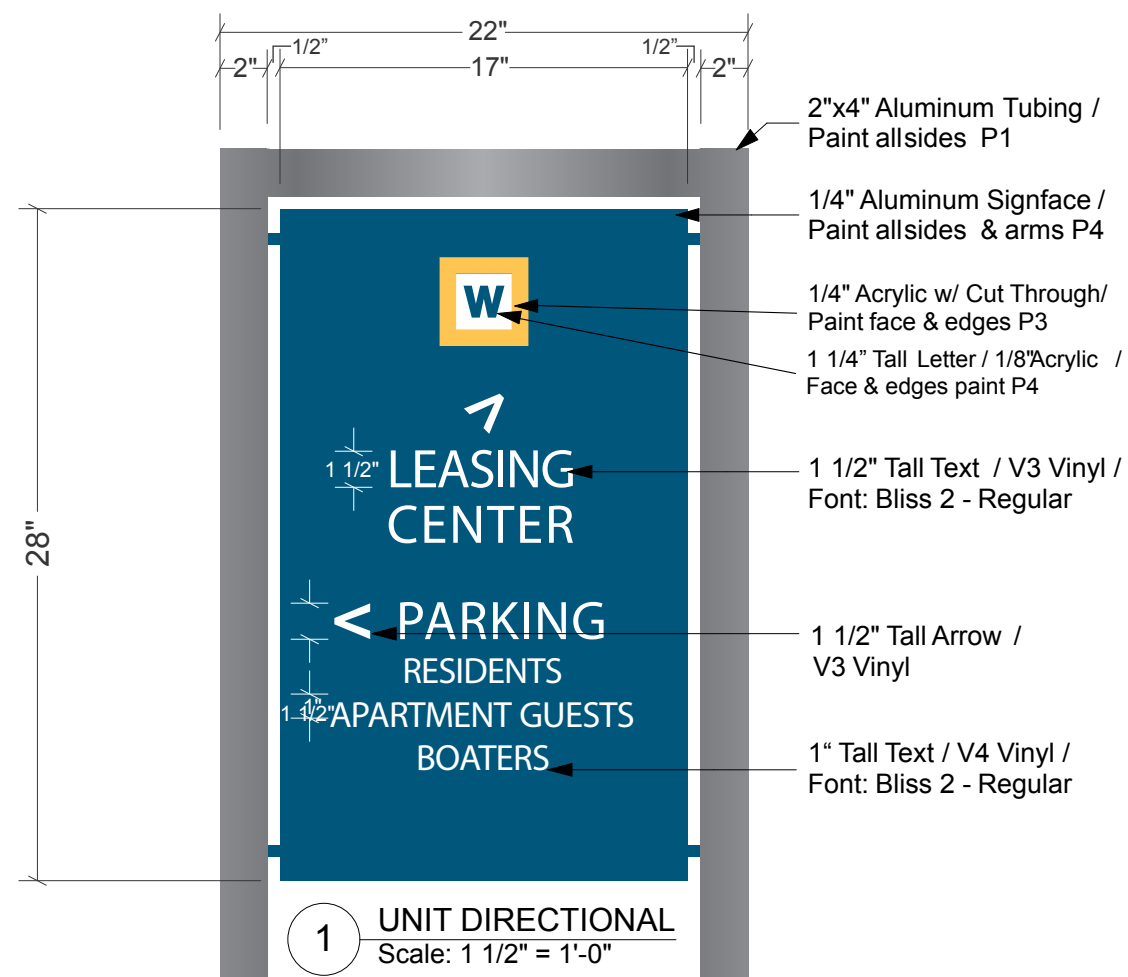
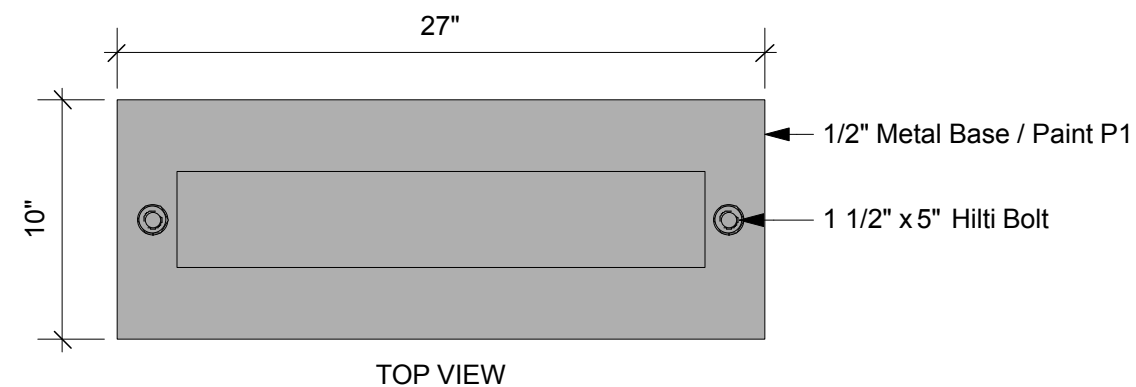







Double Face Sign





COLOR SCHEDULE	
	P1 GUSTAVE GREY MET MP51681
	P2 STANDARD WHITE
	P3/V1 WAYFARER YELLOW PMS142
	P4/V2 WAYFARER BLUE PMS7700

Double Face Sign

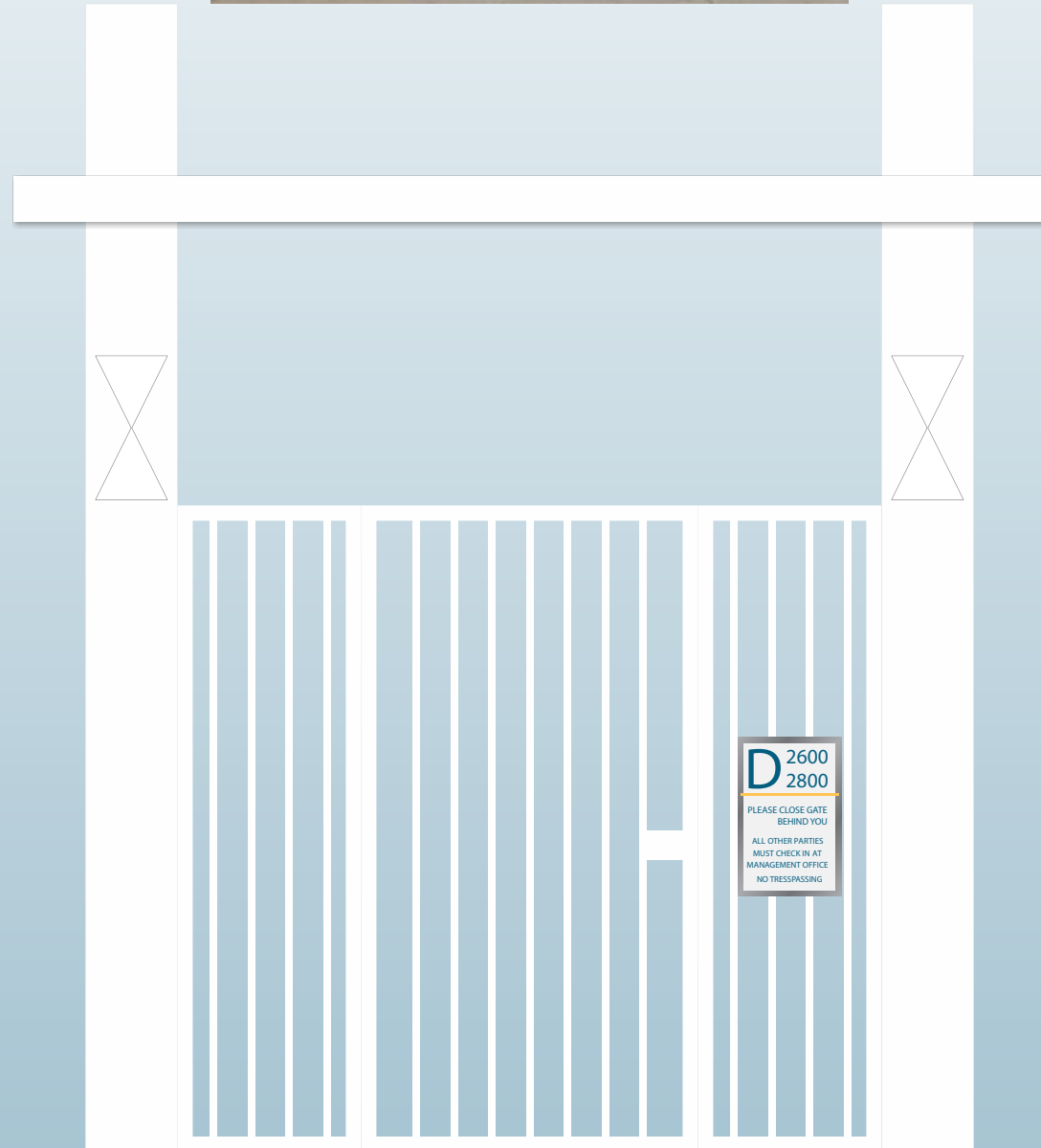




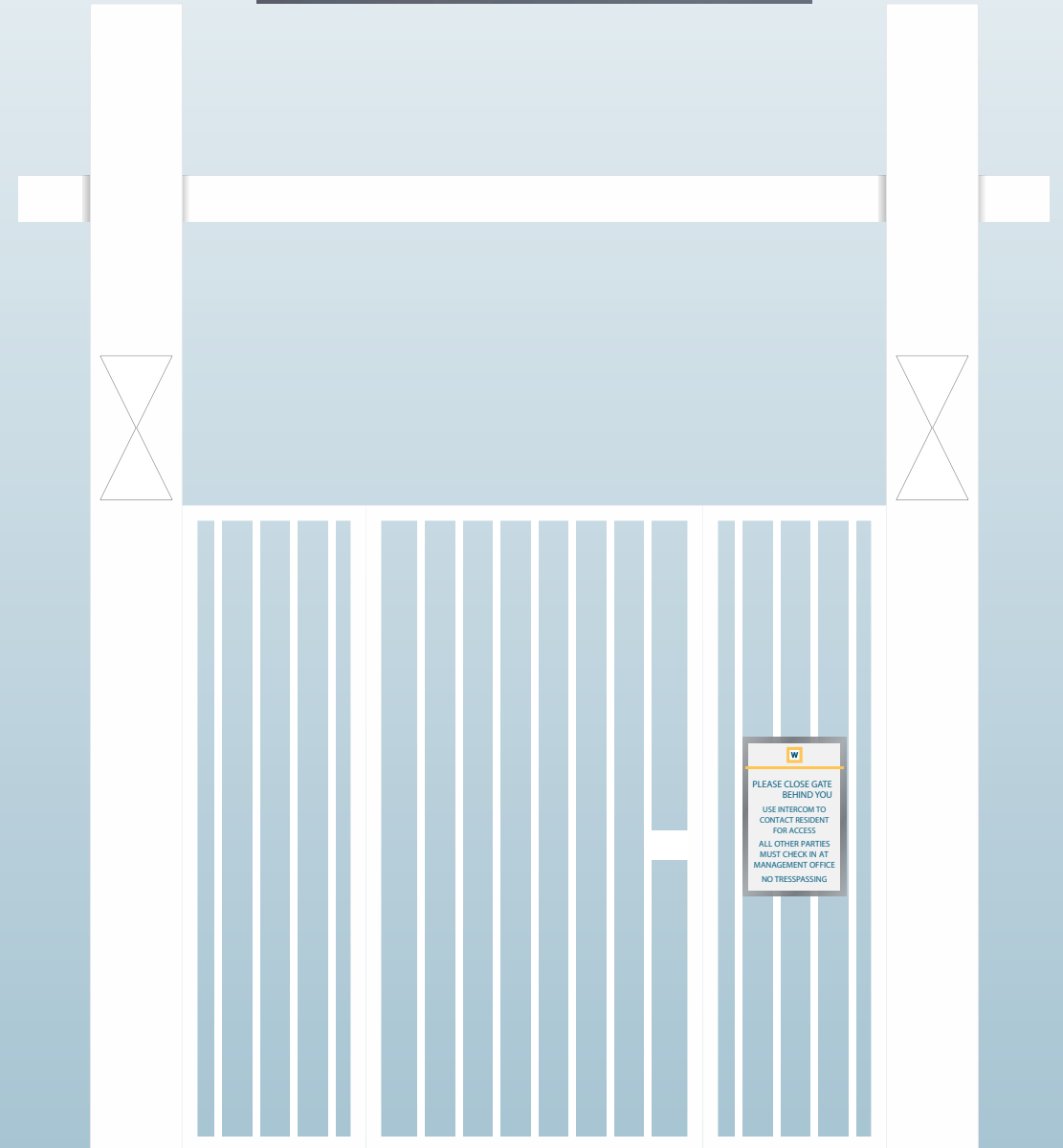
D







**D 2600
2800**
PLEASE CLOSE GATE
BEHIND YOU
ALL OTHER PARTIES
MUST CHECK IN AT
MANAGEMENT OFFICE
NO TRESSPASSING



W
PLEASE CLOSE GATE
BEHIND YOU
USE INTERCOM TO
CONTACT RESIDENT
FOR ACCESS
ALL OTHER PARTIES
MUST CHECK IN AT
MANAGEMENT OFFICE
NO TRESSPASSING





INSTALLATION:
Backplate to be riveted to fence.
Signface to be mounted to backplate
using 1/16" foam tape & silicone.

The drawing illustrates the design and dimensions of a Boat Slips Sign. It includes a front view on the left and a side view on the right.

Front View Dimensions:

- Overall width: 13"
- Overall height: 150"
- Sign width: 11 1/2"
- Sign height: 84"
- Sign offset from top: 66"
- Sign offset from bottom: 84"

Sign Content:

- Large letter 'D' (5" tall)
- Text '2600' (1 3/4" tall)
- Text '2800' (1 3/4" tall)
- Text 'PLEASE CLOSE GATE BEHIND YOU' (3/4" tall)
- Text 'ALL OTHER PARTIES MUST CHECK IN AT MANAGEMENT OFFICE' (3/4" tall)
- Text 'NO TRESSPASSING' (3/4" tall)

Side View Dimensions:

- Overall width: 13"
- Overall height: 150"
- Sign width: 11 1/2"
- Sign height: 84"
- Sign offset from top: 66"
- Sign offset from bottom: 84"

Material Specifications:

- .090" Aluminum Backplate / Face, edges & back paint P1
- 5" Tall Text / V2 Vinyl
- 1 3/4" Tall Text / V2 Vinyl
- 3/8"x1/4" Aluminum Accent Bar / Face & edges paint P3
- 3/4" Tall Text / V2 Vinyl
- 3/4" Tall Text / V2 Vinyl
- 3/4" Tall Text / V2 Vinyl

1 BOAT SLIPS SIGN
Scale: 1 1/2" = 1'-0"

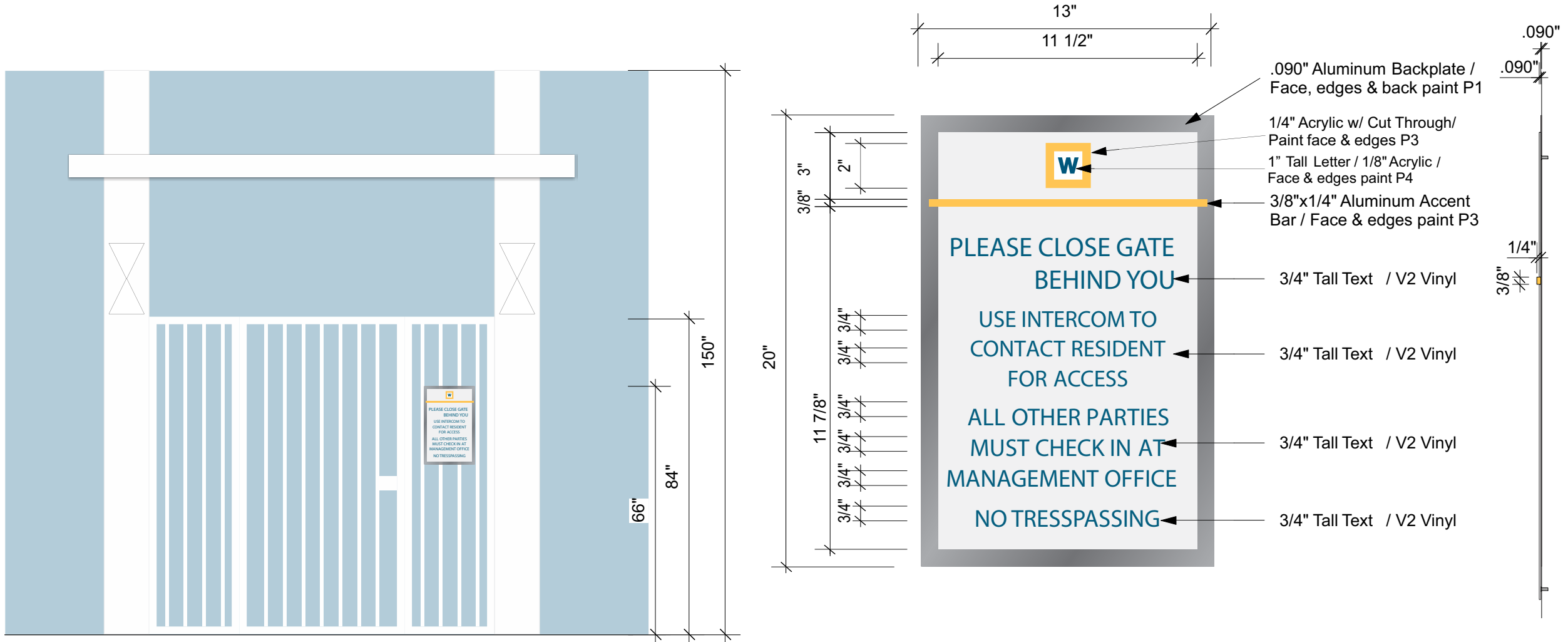
SIDE VIEW



COLOR SCHEDULE	
	P1 GUSTAVE GREY MET MP51681
	P2 STANDARD WHITE
	P3/V1 WAYFARER YELLOW PMS142
	P4/V2 WAYFARER BLUE PMS7700

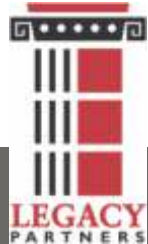
INSTALLATION:
Backplate to be riveted to fence.
Signface to be mounted to backplate
using 1/16" foam tape & silicone.

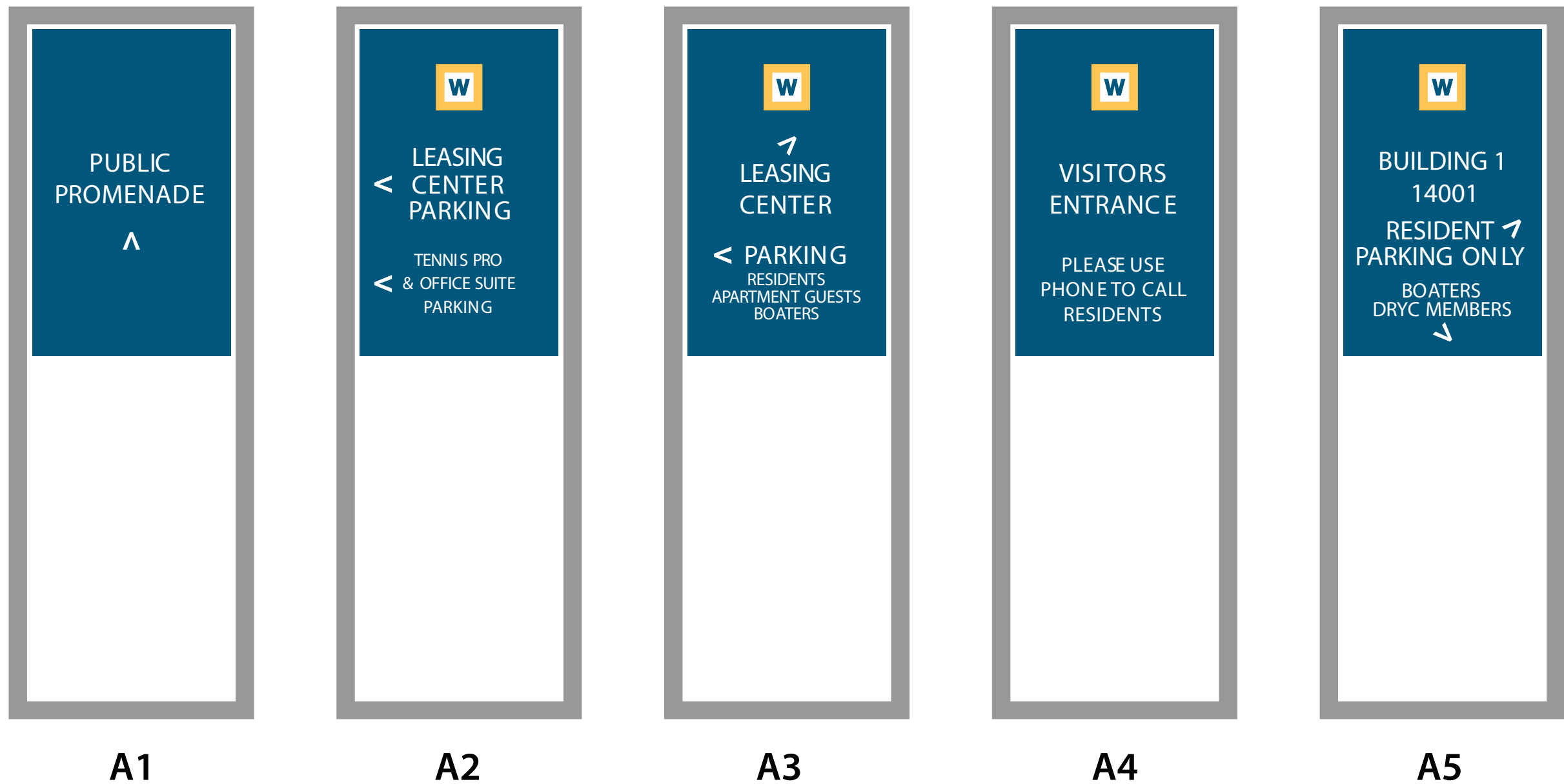
DO NOT FULLY ASSEMBLE
IN SHOP



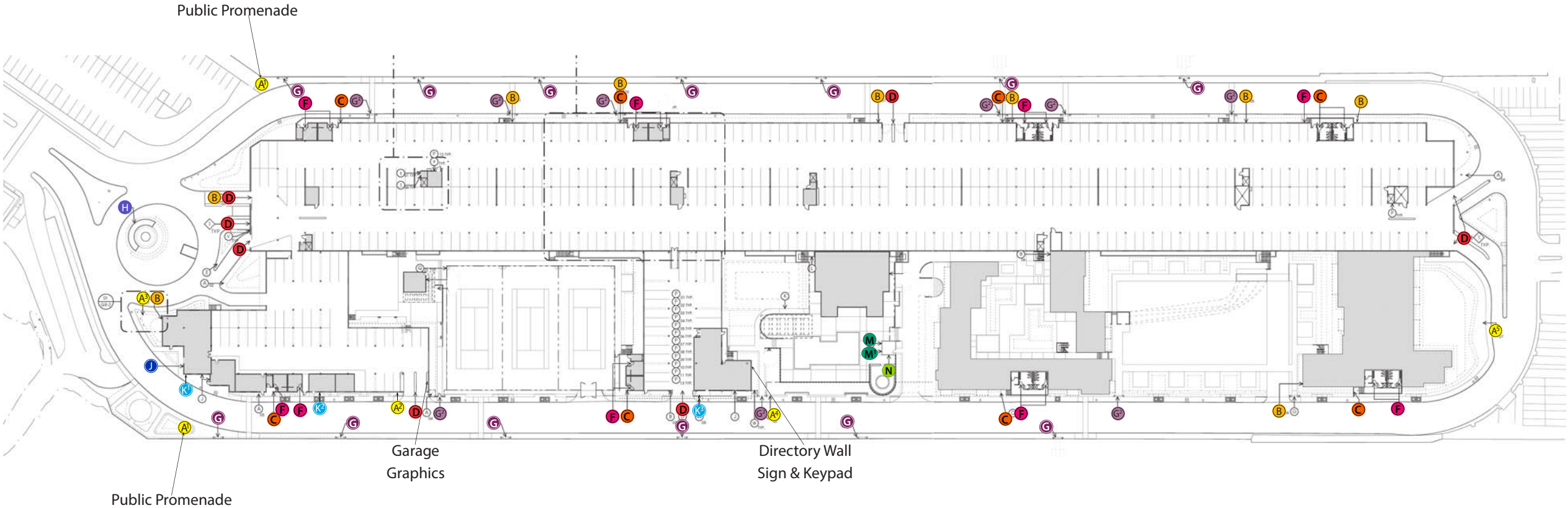
1 COMMUNITY ENTRY GATEWAY SIGN
Scale: 1 1/2" = 1'-0"

SIDE VIEW





Double Face Signs



- A

Vehicular & pedestrian directionals:

B

Building # signs

C

Restroom directionals

D

Clearance bars

F

Restroom signs

G

Boatslips

G²

Community entry signage

H

Monument

J

Leasing centerID

K

Wall signs

M

Pool signs

M¹

Pool signs

N

Spa sign
- A1

Public promenade

A2

Leasing center Parking

A3

Leasing center

A4

Visitor entrance

A5

Building directional

K1

Bike depot

K2

Boaters lounge

K3

Fitness center





Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 15, 2015

TO: Design Control Board

FROM: *for* Gary Jones, Director

**SUBJECT: ITEM 5C – PARCEL 53 – THE BOATYARD – DCB #13-008-B
CONSIDERATION OF FINAL SITE DESIGN**

Item 5C on your agenda is a submittal from The Boatyard (Applicant), an existing boat repair and marine commercial business located on Parcel 53, which is seeking final site design approval. The Boatyard is located at 13555 Fiji Way.

Background

On August 21, 2013, the Design Control Board (DCB) conceptually approved the Applicant's preliminary boat yard renovation site plan (DCB #13-008), with the requirement that improvements be made to the wave design on the side of the proposed carport structure, that increased transparency be provided in the perimeter fencing, particularly at the southeast corner, and that the Applicant further refine the chain link fence around the site.

On March 25, 2015, the Regional Planning Commission adopted the project's environmental document and approved the Applicant's proposed project. Per the DCB's previous conditional approval, the Applicant has returned with a final project design for your consideration.

Proposed Scope of Work

The Applicant proposes to renovate all hardscape around the property, to repaint the main Boatyard building, to construct a new storage structure and new boater restrooms, install new railings and dock gates, and to convert existing restrooms into marine commercial space. The Applicant would also like to install a new sign and landscaping. The existing main marine commercial building would remain unchanged. The new buildings on site would be constructed to match the existing buildings colors and materials, which consist of stucco in white (50 (79) Base 100) and grey (Bay Ridge, 81593 (32) base 100) with cobalt blue accents and glazing around the perimeter of the building. The total proposed building square footage for the site would be 23,674 square feet. The proposed parking area includes 138 spaces, which would consist of five American with Disabilities Act (ADA) spaces.

Changes to the Project

Since the last DCB meeting, the Applicant redesigned the wave on the carport building to be more compatible with the design of the main building, as requested by the DCB. While the screening around the maintenance area was not made more transparent, as requested by the DCB, a wave design was added to improve the visual aesthetics. The dock gates

were redesigned to have a traditional rectangular design, rather than the original rounded design proposed in the conceptual review. The guard railing along the docks was also redesigned to remove the wave design.

Building Improvements

The Applicant proposes to construct a new 921 square feet ADA-compliant restroom, which would be located in the center of the site, near the bulkhead. This new facility would include showers, laundry amenities, a fish cleaning area, storage space and vending machines for boaters. The facility would measure 42' long by 23'-4" wide, and 14' tall. The exterior of the building would consist of grey light-sanded stucco walls with smooth-finished white stucco columns and parapet. Accent wave designs would be located around each elevation of the building and would consist of corrugated sheet metal in cobalt blue. The proposed design and colors would be consistent with the existing main building's colors and materials.

A new 3,650 square foot car port would be constructed along the western-most stretch of the parcel, which is currently an asphalt paved open parking area. The car port would provide 16 private garage spaces available for storage of cars, boats, or fishing equipment and 424 square feet of storage area for boaters. The new structure would measure approximately 203' long by 20' wide and would be 14' tall. The garage doors would face east toward the main building and surface parking area. The exterior of the building would also be consistent with the new restroom facility and main building design, with light-sanded grey stucco walls, smooth-finished white stucco columns and parapet, roll-up garage doors, and cobalt blue wave corrugated sheet metal as an accent below the parapet around the perimeter of the building.

An existing 770 square foot restroom facility would be converted into a new commercial use. The facility is located north of the main building and near the parking area, facing Basin H. The existing facility measures 35' long by 22' wide and approximately 14' tall. The facility's interior would be renovated and modified for marine commercial use. The exterior design would include new windows, a new main entry facing west toward the parking area, light-sanded grey stucco walls, white stucco columns and parapet, and cobalt blue wave corrugated sheet metal as an accent.

Another existing restroom facility, located near the northeastern corner of the parcel and along the dockside walkway, would be demolished and the area would be repaved to serve as an open boat repair work area. Also, the existing main building on the property will be repainted to match the other new buildings.

Dockside Walkway Improvements

The dockside walkway is currently improved with a concrete surface, a chain-link fence, and dock gates. The existing 650' long by 10' wide private walkway would be resurfaced with new stamped concrete paving and new galvanized aluminum railing. A total of four new dock gates would be installed, which would consist of galvanized aluminum tube steel borders, tempered glass panels and doors with accessible handles. An additional fence would be added on the landward side of the walkway, and would consist of new chain-link fencing with blue woven fabric screening. The screen would stretch from the new boater

restroom facility to the eastern-most corner of the property, around the eastern border of the parcel, and along the south-facing area near Fiji Way. The screened area would consist of a resurfaced concrete open-air boat repair work area.

Hardscape Improvements

The site is currently surfaced mostly with concrete and asphalt areas, which serve customer and boater parking and an open-air boat repair work area. The boat repair work area along the northeast side of the property would be expanded and resurfaced with concrete and asphalt sections. This area would accommodate repair and launch access of large boats and yachts. An existing 20' wide asphalt driveway at the center of the site, running from Fiji Way toward the basin walkway, would be widened by 10' and resurfaced. New 8' tall motorized rolling steel access gates would be installed along both ends of the driveway, which will be open during facility business hours and accessible to emergency vehicles and after-hour secure deliveries at all times.

The existing sidewalk bordering the property along Fiji Way would be expanded with a wave pattern, using blue concrete (color to match the blue wave color on existing main building). This new sidewalk will have an overall width of between 6'-8" and 9'-2". The Boatyard's expanded and landscaped sidewalk along Fiji Way is consistent with the proposed improvements for the neighboring Boat Central Project on Parcel 52.

Landscaping

In accordance with the Marina del Rey Land Use Policy 5.1.11, the Applicant proposes to plant 14 replacement trees onsite at a 1:1 ratio for each tree removed, to maintain a minimum of 29 trees on the property. The Applicant is proposing to keep and relocate 14 existing King and Mexican Fan Palms, and plant 16 new King, Queen, Royal, and Mexican Blue Palms. Most of the existing and relocated palms would be planted throughout the property's interior parking and landscaped areas. The new palms would be located in the planter areas and entrances along Fiji Way. The proposed trees are consistent with the Regional Planning Commission's directive to use drought tolerant or native species on all new projects.

Proposed landscaping would also consist of groundcover and shrubs along Fiji Way. Groundcover would include Purple Ice Plant and Blue Chalksticks. Shrubs would include Aeonium, Blue Clone, Tree Aloe, Coral Aloe, Red Kangaroo Paw, Dwarf Bottle Brush, Mediterranean Fan Palm, Campfire Crassula, Torchlily, Statice, Dwarf Red Flax, and Australian Bluebell.

Signage

The Applicant is proposing a new façade business identification sign, as well as new dock gate signs. The façade business identification sign would be mounted roughly 10' above grade, on the frieze above the storefront doors on the west facing entrance. The sign would be 8'-9" long by 2'-4" tall, and would read "Denison" in 10½" tall channel letters, followed by a series of 7" tall flags, and the text "yacht sales" in 4" tall channel letters. The letters and flags would be made from sign foam, and be surface painted. The text would be Blue PMS 289C and the flags would be white, Blue PMS 289C, Black PMS 2C2X, Yellow PMS 3965C, and Red PMS 485C.

The dock gate signs would include a fire department sign and dock identification sign, made of aluminum, and mounted along the bottom dock gate security panel. The fire department sign would measure roughly 1'-6" by 1'-6" and consist of a white background with red Arial 1" tall letters that read "Fire Department Connection Keep Clear." The dock identification sign would measure roughly 2' wide by 3' tall and consist of a white background with black Arial 3" tall letters that read "Dock #" followed by the Boatyard logo and text that reads "The Boatyard" and "Marina del Rey" in 2" and 1" tall letters, respectively.

Illumination

The site will utilize multiple types of lighting. All fixtures will be marine grade copper free aluminum with a black polyester powder coat finish, cut shading, no night sky lighting, and L.E.D. lamps. The driveway curb entrances along Fiji Way will use 10' tall decorative pole accent lights. The parking lots will use 15' tall single and double head pole flood lights. The inside of the boat repair area will use 30' tall security flood lights. The sides of the new garage, commercial lease building, and restrooms will use wall wash cylinder down lights, mounted 11' to 12' high. The dock gates will utilize cylinder spot down lighting, mounted 7'-6" high. The guardrail near the docks will utilize continuous rope recessed down lighting. Five security and three safety lights (labeled as A, A2, C, C2 on plan sheet A4) will remain on from dusk till dawn. Façade signage will be lit from dusk till midnight, except for the existing channel facing sign, which may be lit all night for emergency haul outs.

STAFF REVIEW

The Applicant's conceptual renovation project as proposed would enhance the site's aesthetics, would improve boater amenities, and would expand the boat repair area to accommodate larger boats. The new storage, parking garages and ADA restroom facilities would increase overall boater and customer satisfaction while maintaining and expanding boater-serving uses in the Marina. The maximum height of the new structures (14') is well below the height of the main existing Boatyard building.

The private dockside walkway would be improved with a more aesthetically pleasing design, including new paving, railing and glass paneled gangway gates. The width, quality, and amenities of the proposed public walkway along Fiji Way is a major improvement over existing conditions.

The Department recommends APPROVAL of DCB #13-008-B as submitted, with the condition that the Applicant obtains approval from the Department of Regional Planning.

SHK:CM:te



July 25, 2015

LA County Department of Beaches & Harbors
13837 Fiji Way
Marina Del Rey, CA 90290

Re: The Boatyard
13555 Fiji Way
Marina Del Rey, CA 90290

RE: DESIGN CONTROL BOARD SUBMITTAL: LANDSIDE IMPROVEMENT DETAIL

The following is the proposed "Scope of Work" for Landside Improvements to the existing "Boatyard" facility (Please refer to the submitted plans for detailed Site Plan and Exterior Elevations).

- 1) Construct a new 921 sq. ft. fully accessible Restroom Facility in the center of the site along the concrete walkway with direct access to the docks that will include showers, laundry facilities, a fish cleaning area, Ice/beverage/snack vending machines and storage areas;
- 2) Construct a new 3,650 sq. ft. Carport along the west side of the property to provide 16 private garages to rent for car, boat and boating/fishing equipment storage, along with a 424 sq. ft. Boater Storage with 7 private secure storage spaces;
- 3) Remodel existing 770 Sq. ft. non-accessible Restroom Facility located north of the existing main Boatyard Building along the concrete walkway to provide new commercial lease use.
- 4) Demolish existing outdated non-accessible Restroom building at the North corner of the existing site. Re-grade and repave the area to relocate new larger boat ways that were previously approved by the DRB as part of the Waterside Improvements;
- 5) Remove existing Dock access gates and railing along seawall at boat dock ramps and provide new galvanized or aluminum entry gates with tempered glass and secured dock access gates, galvanized or aluminum guardrail with "wave pattern", and resurface concrete walkway adjacent to boat ramps with Terracotta & Tan colored stamped concrete to match walkway paving @ the Del Rey Fuel Dock Facility;
- 6) Provide new drains @ the new Fire Access Gate and Boat Ways Gate that tie into Storm Water Storage System and add new large storage tank between existing 3 stage clarifier and filter system to enhance the capacity of the Storm Water Storage System;
- 7) Expand the Boat Repair Work Area along the North East side of the existing site towards Fiji Way to make room for repair and launch access of larger boats and yachts;
- 8) Widen the driveway 4' to 30' clear and add new accessible curb ramps to the sidewalk on each side at the center driveway along Fiji Way;

- 9) Provide new accessible walkway from sidewalk along Fiji Way to existing accessible ramp @ South East corner of walkway around the existing main Boatyard Building;
- 10) Provide new blue colored concrete “wave” pattern adjacent to existing public sidewalk at Fiji Way to provide a wider pedestrian access, provide bench seating and tie into existing improvements being done to adjacent lease properties;
- 11) Enhance existing landscape planting areas along Fiji Way, and provide new planting areas with California Marine Native, draught tolerant, palm trees, shrubs, plants and groundcover that will compliment the new landscaping plans approved for the Fiji Way Street Landscaping improvements and upgrade irrigation systems as necessary;
- 12) Repave and restripe the existing parking areas;
- 13) Replace the existing chain link fencing enclosing the Boatyard Repair Work Area with new 8’ high chain link fence with solid blue vinyl screening in Marine Blue color. The new vinyl screening along Fiji Way will have 2 colors of Marine Blue matching the Boatyard logo colors in a wave pattern.
- 14) Provide new exterior marine grade, lighting fixtures with LED lamping along driveway entrances @ Fiji Way, in Parking Lot, Boat Repair Work Area, along new walkway guard railing @ seawall, down new dock gangway guardrails and on exterior of new Garage Building, new Restrooms and remodeled Marine Commercial Lease Building.

10/15/15
T.E. added
note per
applicart.

15) Repaint existing main building, to match new buildings.

The two new buildings and the existing structure to be remodeled will have the following finishes to match and compliment the existing main Building @ 13555 Fiji Way:

- 1) Exterior Columns and Roof Fascia Overhang: Smooth Bright White Stucco (Merlex P-100 with 20/30 sand float finish);
- 2) Exterior Wall Panels: Smooth Medium Grey Stucco (Merlex P-2090 with 20/30 sand float finish);
- 3) Metal Carport Garage Doors: Clear Anodized Aluminum Panels (Cloplay Avante Collection);
- 4) Exterior Metal Man Doors: Slate Grey Paint (Dunn-Edwards);
- 5) Corrugated Metal Wave Fascia Accent: Regal Blue Paint (Dunn-Edwards);
- 6) Downspouts and Vents: White Paint (to match Merlex P-100 Stucco);
- 7) Expansion Joints: Clear Anodized Aluminum (Fry Reglet);
- 8) Commercial Windows: Anodized Aluminum frames w/ dual low-E glazing (Fleetwood).

Please contact our office with any questions or additional information that would be helpful to your review and approval process. We look forward to our final Design Review Board meeting on August 19, 2015.

Sincerely,

Paul Collins, Architect

Cc: Greg Schem, President, The Boatyard

THE BOATYARD RENOVATION

13555 FIJI WAY, MARINA DEL REY, CA 90292

SHEET INDEX

A 1	TITLE SHEET
A 2	SITE PLAN
A 3	LANDSCAPING PLANS
A 4	EXTERIOR FINISHES & SITE LIGHTING
A 5	STREET ELEVATIONS
A 6	WATERSIDE ELEVATIONS
A 7	NORTH ELEVATION
A 8	GARAGE BUILDING EXTERIOR ELEVATIONS
A 9	COMMERCIAL LEASE BUILDING EXTERIOR ELEVATIONS
A 10	RESTROOM BUILDING EXTERIOR ELEVATIONS

PROJECT DATA

- ADDRESS: 13555 FIJI WAY, MARINA DEL REY CA 90292
- ASSESSORS PARCEL NUMBER: 4224-010-900
- LEGAL DESCRIPTION: LA COUNTY ASSESSOR MAP# 88, LOTS 832-845
- CURRENT ZONING: MARINA
- EXISTING USES: OFFICE / MARINE COMMERCIAL / BOAT REPAIR MAINTENANCE / BOAT DOCK
- PROPOSED ADDITIONAL USES: RESTROOMS / GARAGE / BOATERS STORAGE
- EXISTING/ PROPOSED OCCUPANCY (PER 2014 LACBC): (B/S2/U) BUSINESS (OFFICE), BOAT STORAGE
- PROPOSED NEW BUILDING CONSTRUCTION TYPE: (V-B) NON-SPRINKLERED
- PROPOSED SITE AREAS:

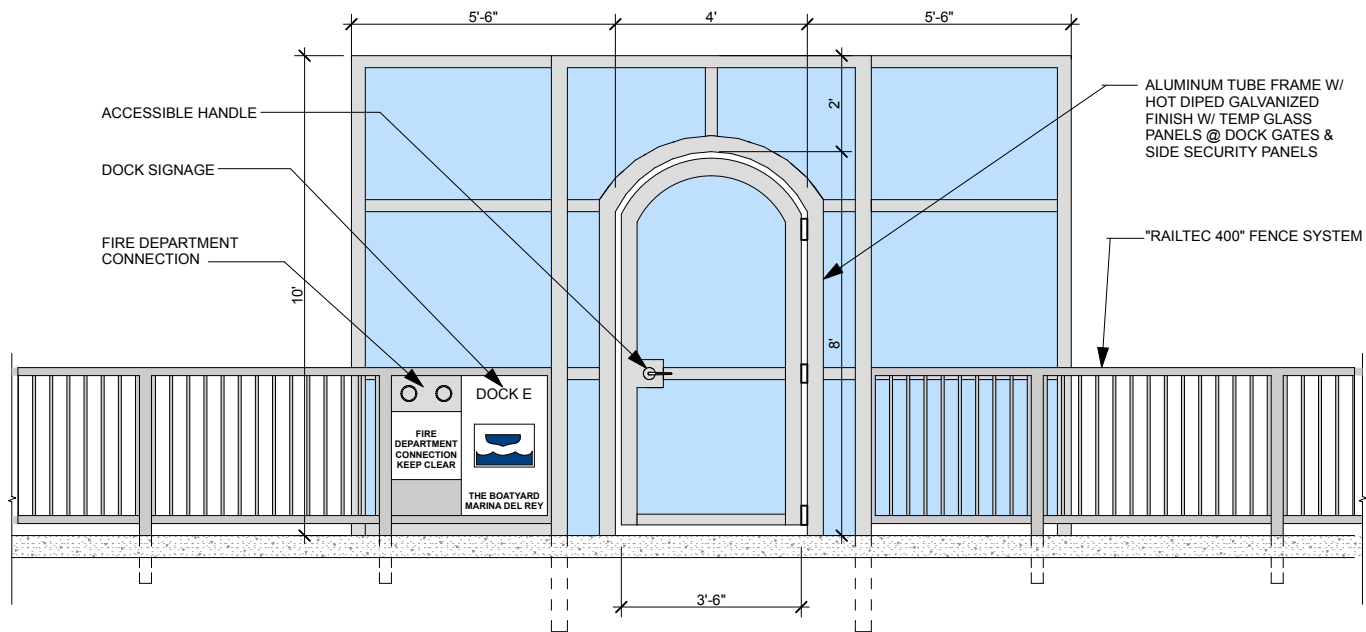
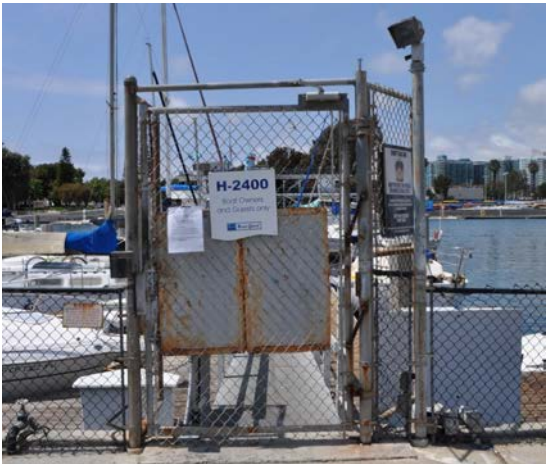
A.	(E) BUILDING FOOTPRINT TO REMAIN:	(9.56%)	17,664 S.F.
B.	(E) RESTROOM TO BE REBUILT FOR MARINE COMM.:	(0.42%)	770 S.F.
C.	(E) ELECTRICAL BUILDING:	(0.15%)	275 S.F.
D.	(N) RESTROOMS:	(0.50%)	921 S.F.
E.	(N) GARAGE AND STORAGE:	(2.20%)	4,074 S.F.
F.	(E) & (N) PAVED AREAS:	(83.40%)	154,162 S.F.
G.	(E) & (N) LANDSCAPING AREAS:	(3.77%)	6,974 S.F.
H.	TOTAL GROSS SITE AREA:	(100.00 %)	184,840 S.F.
- PROPOSED BUILDING AREAS:

A.	(E) MARINE COMMERCIAL:	8,400 S.F.
B.	(E) YACHT SALES:	2,034 S.F.
C.	(E) BOATYARD OFFICE:	2,133 S.F.
D.	(E) BOAT YARD WAREHOUSE:	5,097 S.F.
E.	(E) ELECTRICAL BUILDING:	275 S.F.
F.	(E) TRASH ENCLOSURE:	482 S.F.
G.	(E) RESTROOM REBUILT FOR MARINE COMMERCIAL:	770 S.F.
H.	(N) RESTROOMS:	921 S.F.
I.	(N) 16 CAR GARAGE:	3,650 S.F.
J.	(N) BOATER STORAGE WITH 6 UNITS:	424 S.F.
K.	TOTAL PROPOSED GROSS BUILDING AREA:	24,186 S.F.
L.	FUTURE MEZZANINE ADDITION FOR LA COUNTY LEASE:	4,423 S.F.
M.	TOTAL FUTURE GROSS BUILDING AREA W/ LA COUNTY LEASE:	28,609 S.F.
- PARKING SPACES (PER CODE):

CURRENT PROJECT PARKING REQUIRED:		
A.	BUSINESS PROFESSIONAL OFFICE:	(1/400 X 7,204) 18 SPACES
B.	INDUSTRIAL MARINE:	(1/500 X 6,675) 13 SPACES
C.	WAREHOUSE (STORAGE):	(1/1000 X 4,014) 4 SPACES
D.	BOAT SLIPS:	(0.6 X 101 UNITS) 61 SPACES
E.	GARAGE, RESTROOMS, ELECT. BLD'G, TRASH (NONE REQ'D):	0 SPACES
F.	TOTAL PARKING SPACES REQUIRED FOR CURRENT PROJECT:	96 SPACES
FUTURE PROPOSED PARKING REQUIRED W/ MEZZANINE ADDITION:		
G.	BUSINESS PROFESSIONAL OFFICE:	(1/400 X 8,974) 22 SPACES
H.	INDUSTRIAL MARINE:	(1/500 X 9,328) 19 SPACES
I.	WAREHOUSE (STORAGE):	(1/1000 X 4,014) 4 SPACES
J.	BOAT SLIPS:	(0.6 X 101 UNITS) 61 SPACES
K.	GARAGE, RESTROOMS, ELECT. BLD'G, TRASH (NONE REQ'D):	0 SPACES
L.	TOTAL PARKING SPACES REQUIRED:	106 SPACES
PARKING PROVIDED:		
M.	ACCESSIBLE 17' X 18' SPACES PROVIDED:	5 SPACES
N.	STANDARD 9' X 18' SPACES PROVIDED:	86 SPACES
O.	CAR GARAGE 9' X 18' SPACES PROVIDED:	16 SPACES
P.	COMPACT SPACES 9' X 15'-6" PROVIDED (<40% OF TOTAL)	31 SPACES
Q.	TOTAL PARKING SPACES PROVIDED:	138 SPACES



BEFORE



ELEVATION OF NEW BOAT DOCK RAMP GATES &
GUARD RAILING FROM THE BOATYARD

0 6' 1' 2' 3' 4' 5'

SHEET: A1 - TITLE PAGE

13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964

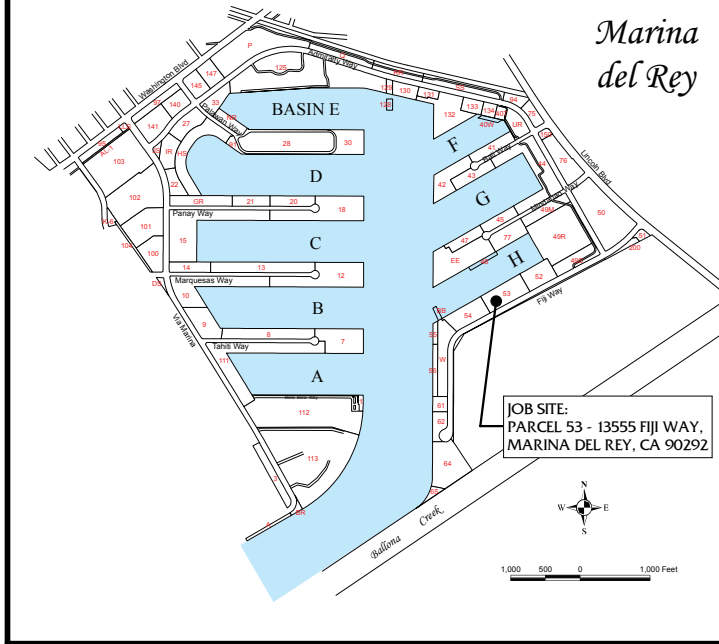


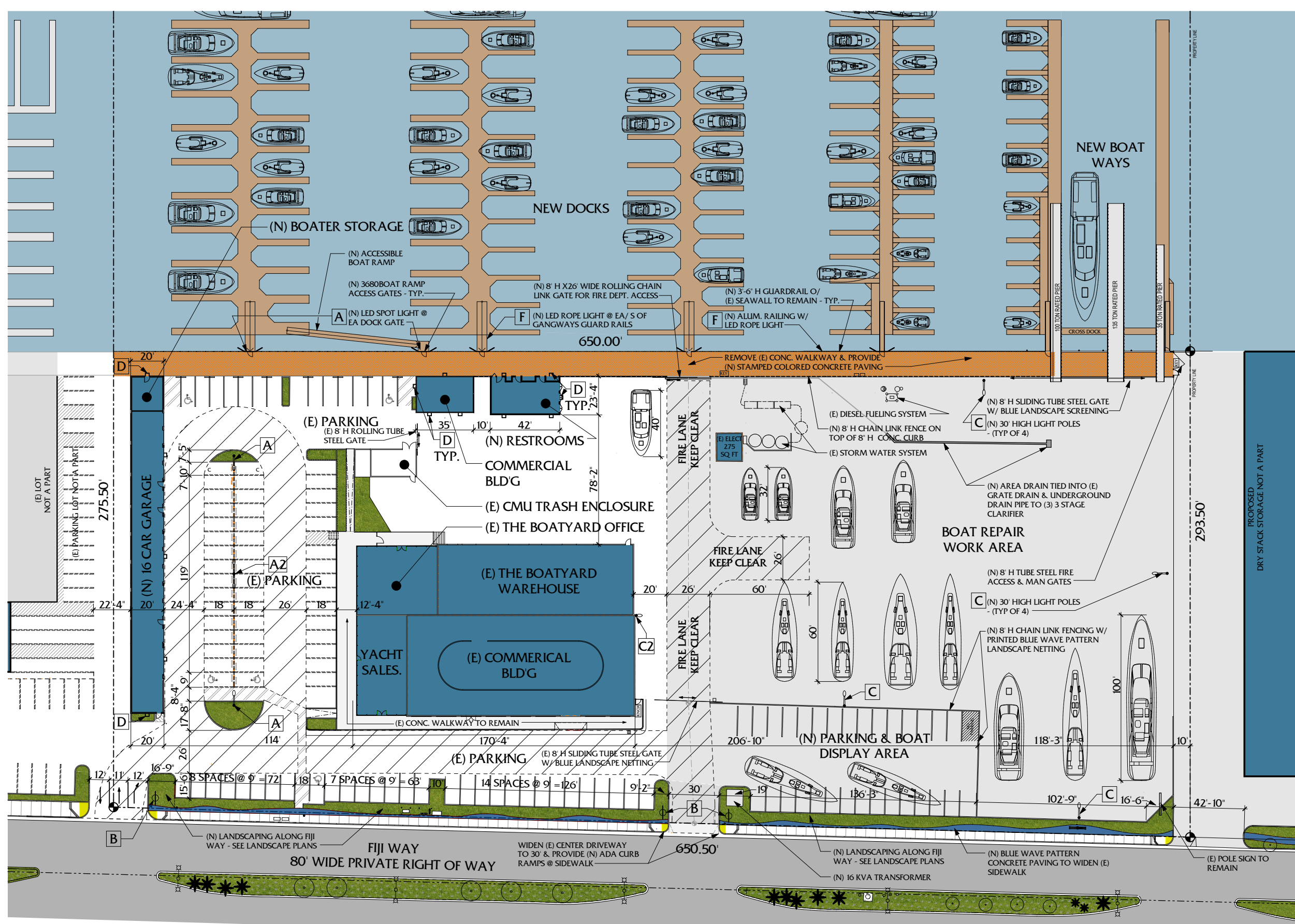
OFFICE: 562-437-6311
FAX: 562-495-0511
EMAIL: pacdesign88@gmail.com
1415 COTA AVENUE
LONG BEACH, CA 90813

COMMERCIAL / INDUSTRIAL / RESIDENTIAL ARCHITECTURE

Marina
del Rey

VICINITY MAP





SHEET: A2 - SITE PLAN

0 10' 20' 40'

13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964



OFFICE: 562-437-6311
FAX: 562-495-0511
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LONG BEACH, CA 90813

PAC
design

COMMERCIAL / INDUSTRIAL / RESIDENTIAL ARCHITECTURE

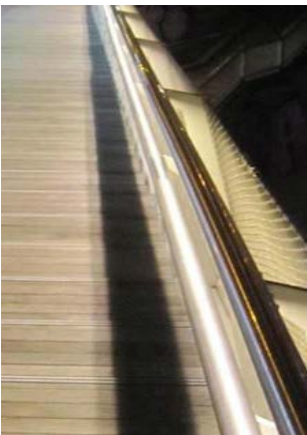
EXTERIOR FINISH SCHEDULE		
SYMBOL	LOCATION	FINISH MATERIAL & COLOR
DR1	GARAGE DOORS	8" HIGH "CLOPAY- AVANTE COLLECTION" ALUMINUM SECTIONAL ROLL-UP GARAGE DOORS WITH "LIFTMASTER" AUTOMATIC OPENER / LIGHT COLOR: WHITE FRAMES & CLEAR ANODIZED ALUMINUM PANELS
DR2	MAN DOOR	3'8" EXTERIOR FLUSH METAL DOOR WITH STAINLESS STEEL LEVER HANDLE & HINGES COLOR: GREY PAINT, FACTORY FINISH
M1	CORREGATED METAL FASCIA	25 GA. CORREGATED METAL SIDING IN WAVE PATTERN WITH ELECTROSTATIC PAINT PER DRAWINGS COLOR: BLUE
M2	EXTERIOR WALL EXPANSION JOINT	"FRY REGLET" # PCSV-75 REVEAL MOLDING COLOR: CLEAR ANODIZED ALUMINUM
M3	EXTERIOR WALL SCUPPER	8" WIDE X 4" HIGH G.I. THRU WALL OVERFLOW ROOF SCUPPER @ 2" ABV. TOP OF ROOF DRAIN COLOR: WHITE (FIELD PAINTED)
M4	EXTERIOR WALL VENT	14" WIDE X 8" HIGH G.I. THRU WALL VENT WITH INSECT SCREEN, BOT. @ +3" ABOVE TOP OF CURB COLOR: WHITE (FIELD PAINTED)
S1	EXTERIOR WALL FINISH	"LA HABRA" STUCCO WITH 20/30 SAND FLOAT FINISH STUCCO W/ ELASTARMERIC COLOR COAT COLOR: LIGHT GREY (BAY RIDGE, 81593 (32) BASE 100)
S2	EXTERIOR WALL FINISH	"LA HABRA" STUCCO WITH 20/30 SAND FLOAT FINISH STUCCO W/ ELASTARMERIC COLOR COAT COLOR: WHITE (50 (79) BASE 100)
F1	CHAIN LINK FENCING	"FENCE SCREEN.COM" 400 SERIES SOLID VINYL 100% BLOCKAGE, COLOR BLUE
F2	CHAIN LINK FENCING	"FENCE SCREEN.COM" 400 SERIES SOLID VINYL 100% BLOCKAGE, COLOR BLUE W/ LT. BLUE PRINTED GRAPHIC WAVE PATTERN – SEE ELEVATION
P1	COLORLED CONCRETE WAVE ALONG SIDEWALK @ FIJI WAY	"INTERCRETE CONCRETE", COLOR: CUSTOM BLUE TO MATCH BLUE WAVE LOUVERS ON EXISTING MAIN BUILDING
P2	STAMPED COLORED CONCRETE	"ACKERSTONE HEX PAVER", FACE MIX COLOR: CHARCOAL VEGAS BROWN TAN, STANDARD TEXTURE



D



E



F



A

A2

C

C2



B

PROPOSED SITE LIGHTING FIXTURE SCHEDULE						
ALL LIGHTING FIXTURES SHALL BE MARINE GRADE, COPPER FREE ALUMINUM WITH A BLACK POLYESTER POWDER COAT FINISH, U.L. APPROVED, WITH CUT OFF SHADING, NO NIGHT SKY LIGHTING, & L.E.D. LAMPS						
KEY	# FIXTS	DESCRIPTION	MANUFACTURER MODEL #	LOCATION	MOUNT'G HEIGHT	#LED WATTS LUMENS TEMP
A	2	OVERHEAD POLE FLOOD LIGHT	WE-EF LIGHTING USA PFL240 LED (700mA) 660-1420	SOUTH PARKING LOT IN FRONT & REAR PLANTERS	15'	24 LED 48 W 5530 L 4000 K
A2	1	OVERHEAD POLE FLOOD LIGHT W/ 2 HEADS	WE-EF LIGHTING USA PFL240 LED (700mA) 661-9361 W/ RV2 POLE BRACKET	SOUTH PARKING LOT IN CENTER OF PARKING STALLS	15'	48 LED 96 W 11059 L 4000 K
B	3	DECORATIVE POLE ACCENT LIGHT	WE-EF LIGHTING USA ZA630 LED-FT (700mA) 651-3026	ALONG FIJI WAY @ DRIVEWAYS	10'	1 LED 39 W 3000 L 4000 K
C	4	OVERHEAD POLE SECURITY FLOOD LIGHT	WE-EF LIGHTING USA PFL240 LED (1000/1050mA) 660-1419	JUST INSIDE FENCE FACING BOAT REPAIR WORK AREA	30'	48 LED 96 W 16476 L 4000 K
C2	1	WALL MOUNTED SECURITY FLOOD LIGHT	WE-EF LIGHTING USA PFL240 LED (1000/1050mA) 660-1419 W/ 108-0979 WALL MOUNT BRACKET	ON NORTH END OF MAIN BUILDING FACING BOAT REPAIR WORK AREA	30'	48 LED 96 W 16476 L 4000 K
D	14	WALL WASH CYLINDER DOWN LIGHT	WE-EF LIGHTING USA DLB229 LED 621-2121-1419	(5) ON THE SIDES OF NEW GARAGE, (4) ON THE COMMERCIAL LEASE BUILDING, & (5) ON THE NEW RESTROOMS	11' – 12'	1 LED 15 W 1740 L 3000 K
E	7	GATE FRAME MOUNTED CYLINDER SPOT DOWN LIGHT	BEGA-US 66755LED.537-K4	@ THE LATCH SIDE OF SECURITY GATES @ TOP OF EACH GANGWAY	7'-6"	24 LED 15.3 W 567 L 4000 K
F	-	CONTINUOUS ROPE RECESSED DOWN LIGHTING	MODA LIGHT SUPER AQUAFLEX 3000	@ THE BOTTOM OF NEW GUARDRAIL ALONG TOP OF SEAWALL	3'-3"	24 LED 48 W 5530 L 3000 K



DR1



DR1



F1



M1



P1



S1



P2



S2



SHEET: A4 - EXTERIOR FINISHES & SITE LIGHTING

13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964



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1415 COTA AVENUE
LONG BEACH, CA 90813

COMMERCIAL / INDUSTRIAL / RESIDENTIAL ARCHITECTURE

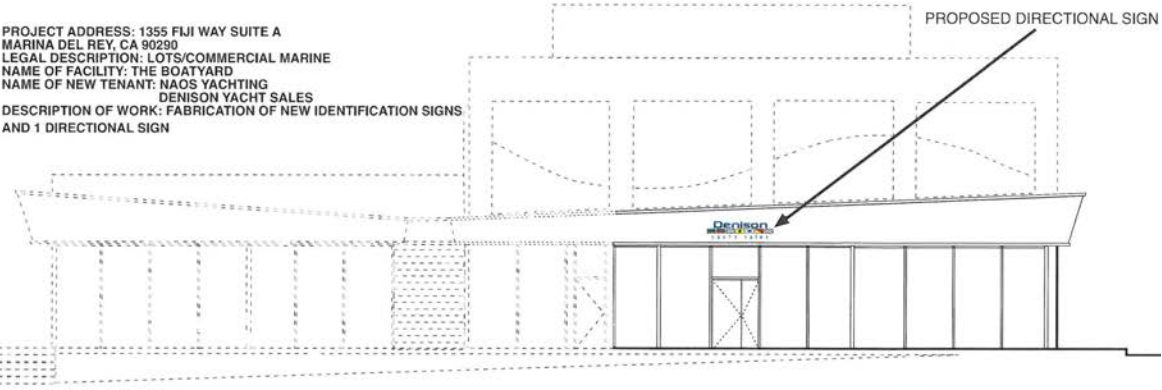


WEST ELEVATION FACING PARKING LOT BEFORE

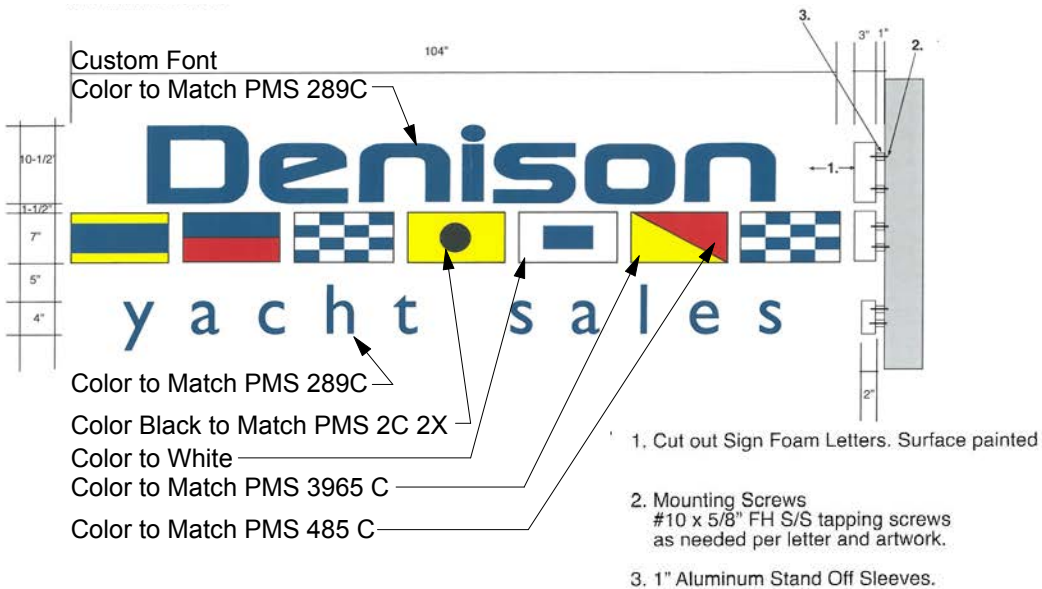


MAIN BOATYARD GATE EXISTING

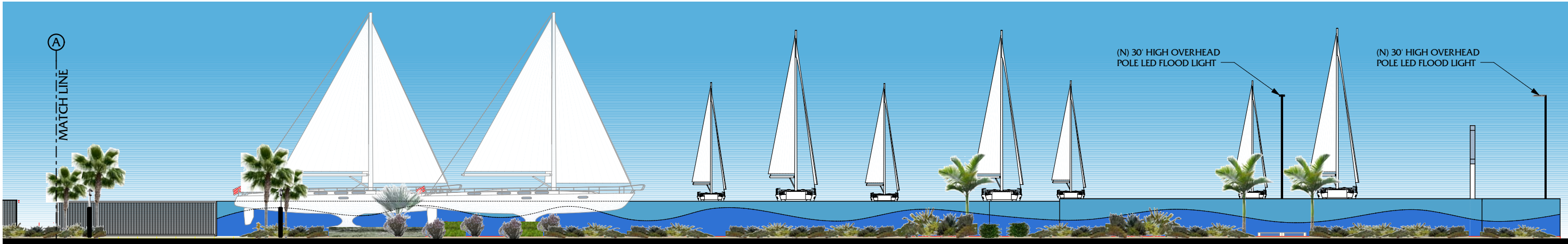
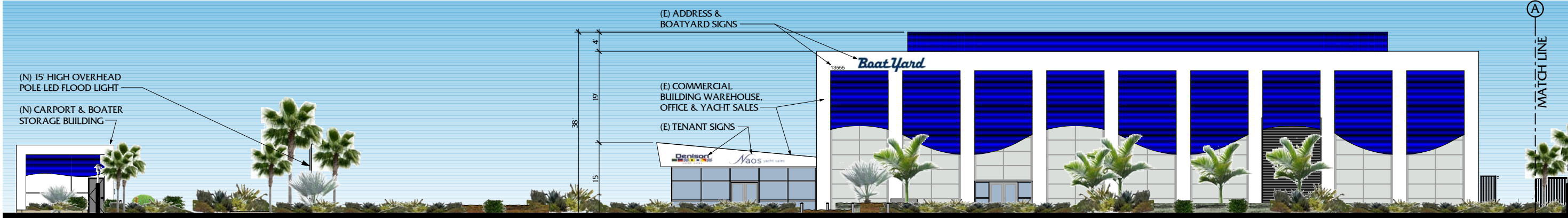
PROJECT ADDRESS: 1355 FIJI WAY SUITE A
MARINA DEL REY, CA 90290
LEGAL DESCRIPTION: LOTS/COMMERCIAL MARINE
NAME OF FACILITY: THE BOATYARD
NAME OF NEW TENANT: NAOS YACHTING
DENISON YACHT SALES
DESCRIPTION OF WORK: FABRICATION OF NEW IDENTIFICATION SIGNS
AND 1 DIRECTIONAL SIGN



WEST ELEVATION FACING PARKING LOT W/ NEW SIGN



PROPOSED LEASE TENANT SIGN



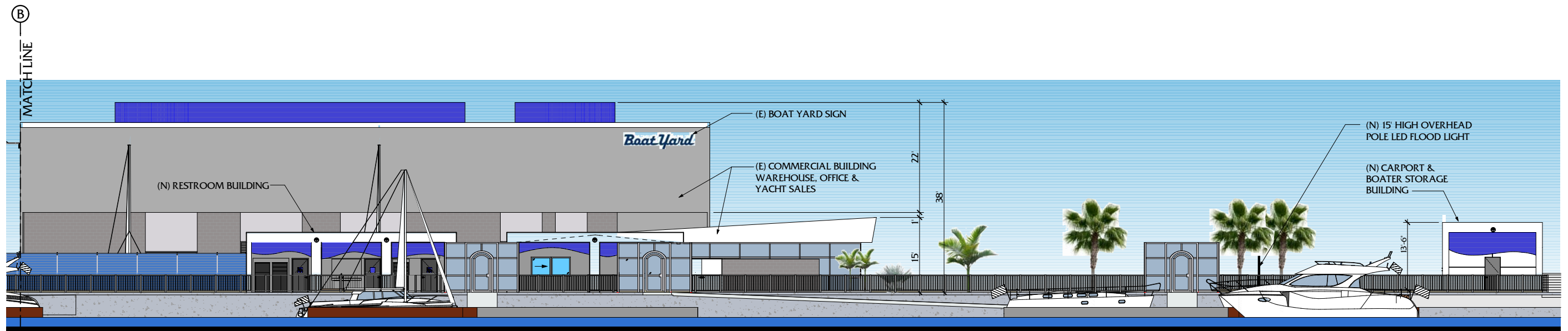
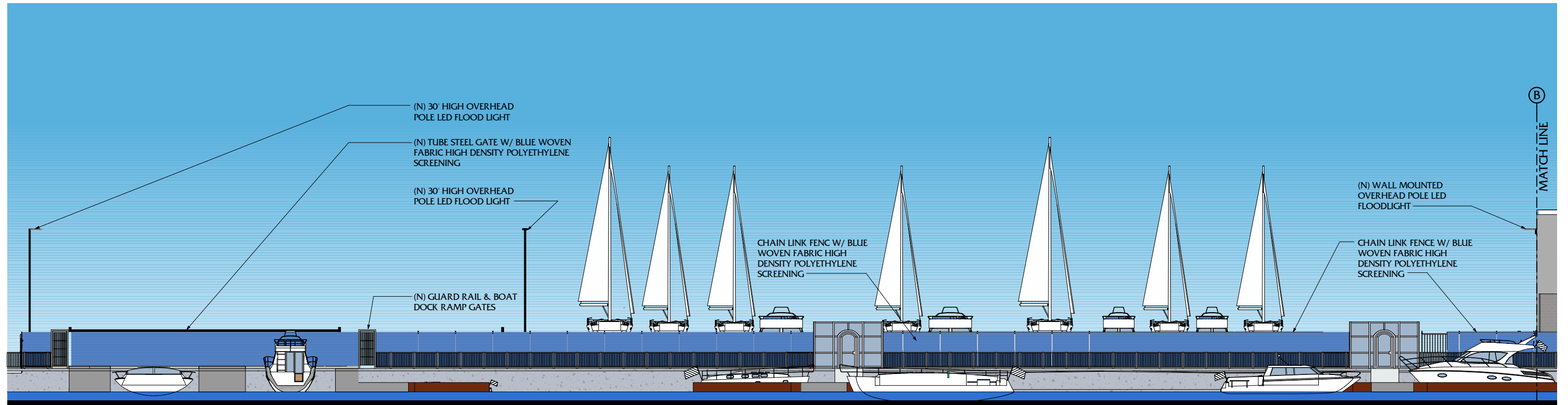
SOUTH ELEVATION FACING THE BOATYARD FROM FIJI WAY

0 4' 8' 16'

SHEET: A5 - STREET ELEVATION

13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964





ELEVATION OF NEW BOAT YARD FROM NEW DOCKS



SHEET: A6 - WATERSIDE ELEVATION

13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964

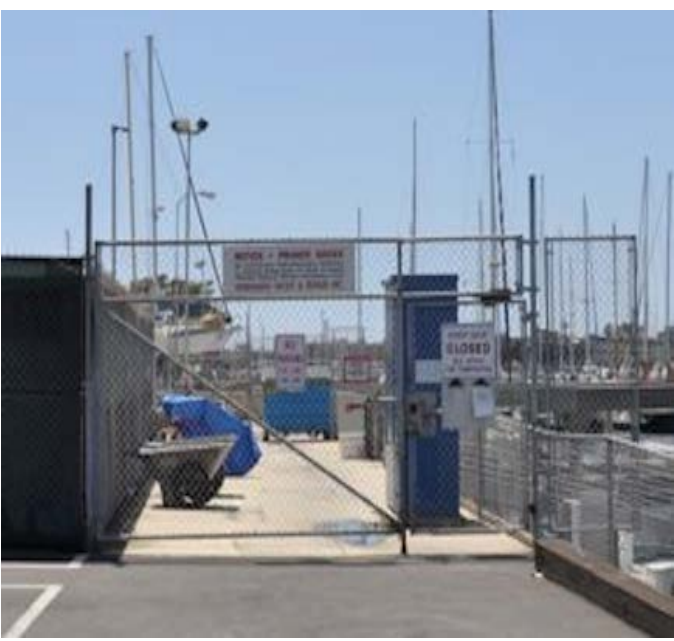




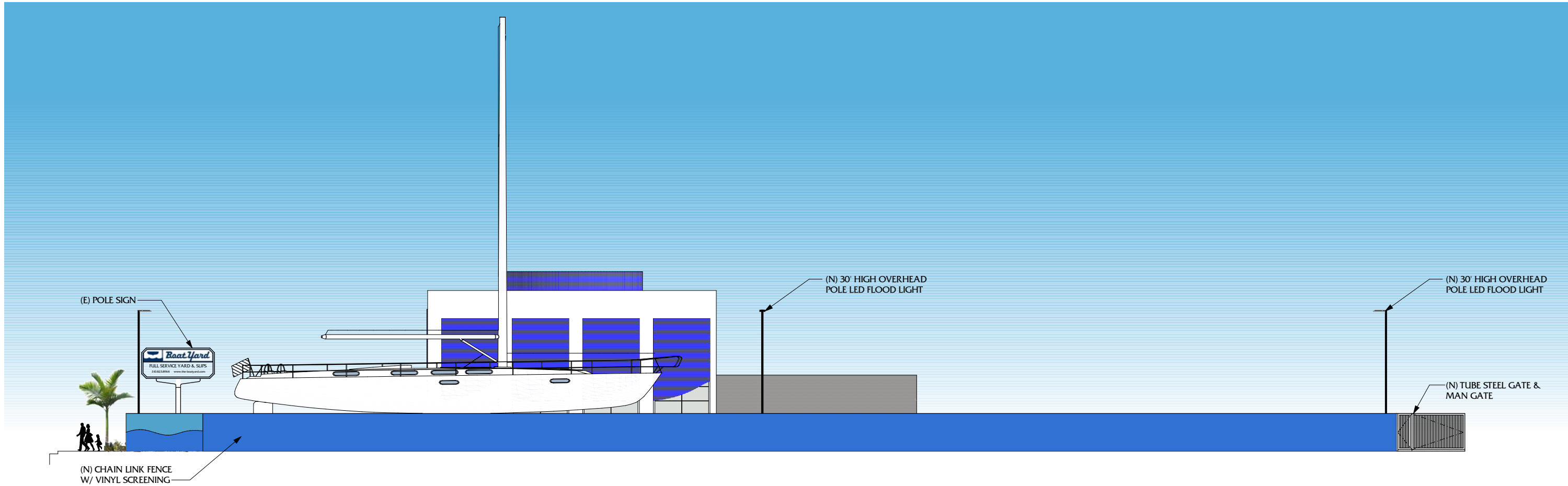
EXISTING POLE SIGN
TO REMAIN



EXISTING NORTH ELEVATION



EXISTING CHAIN LINK GATES TO BE
REPLACED W/ TUBE STEEL GATES



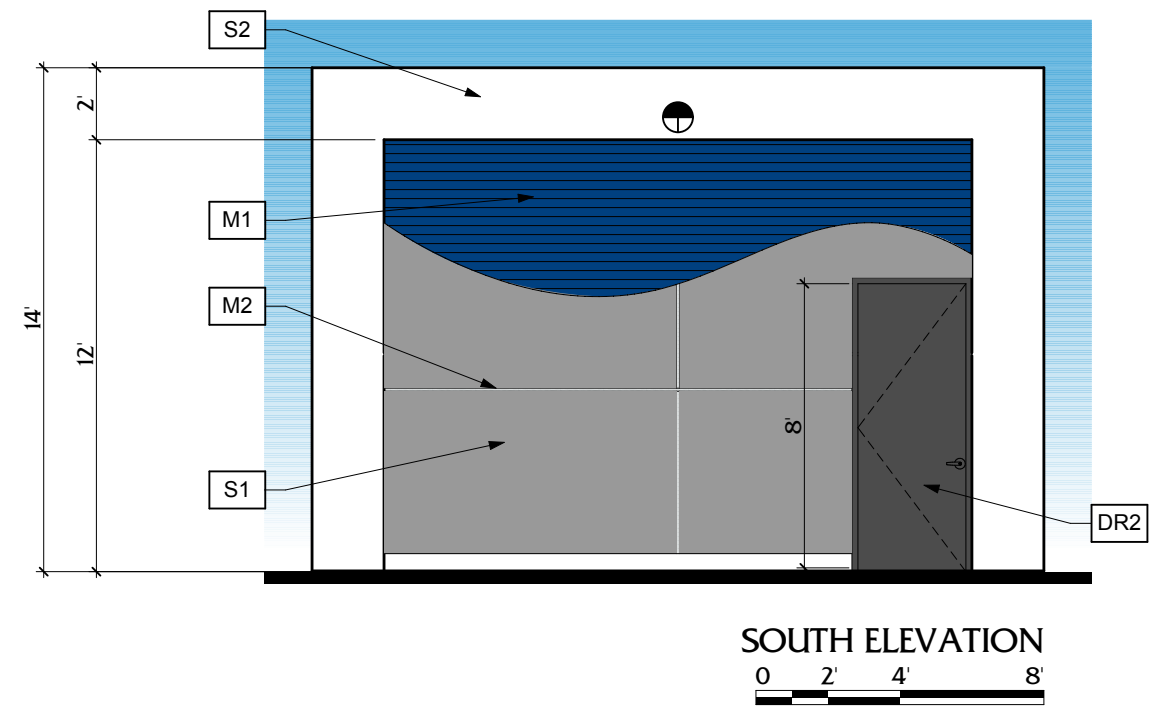
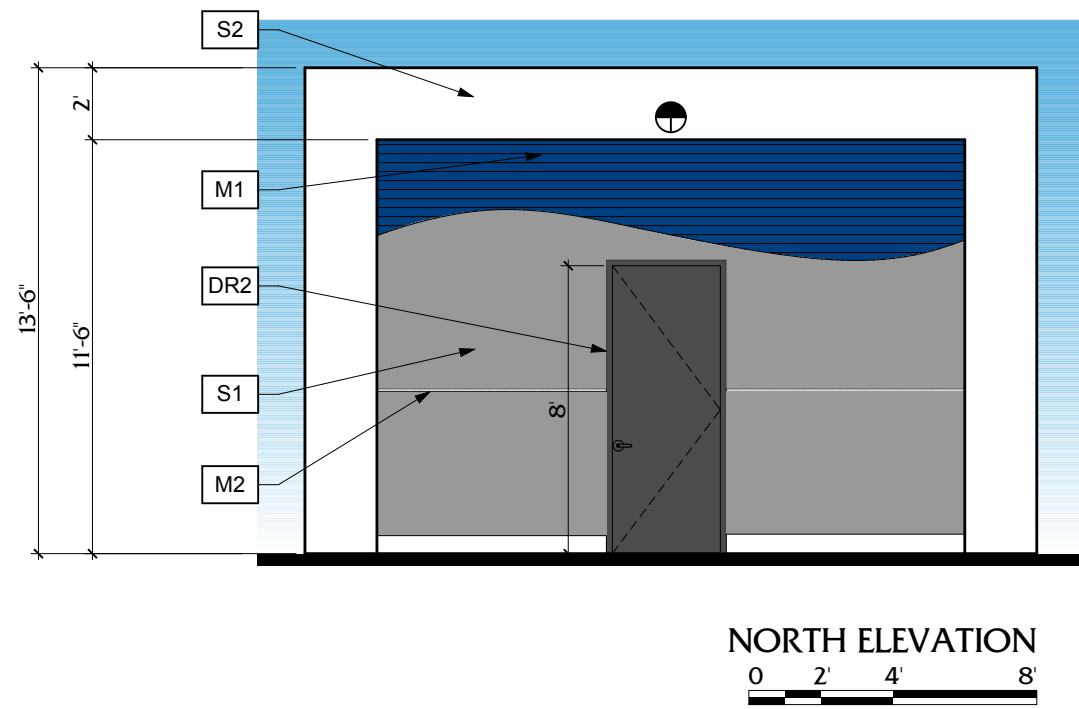
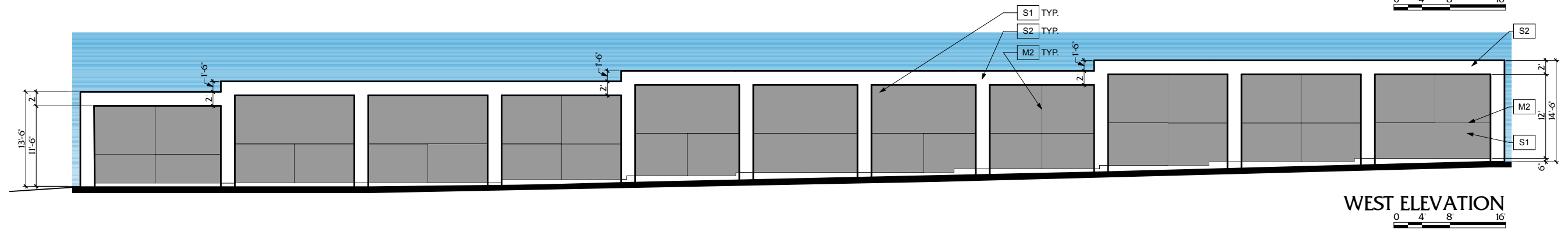
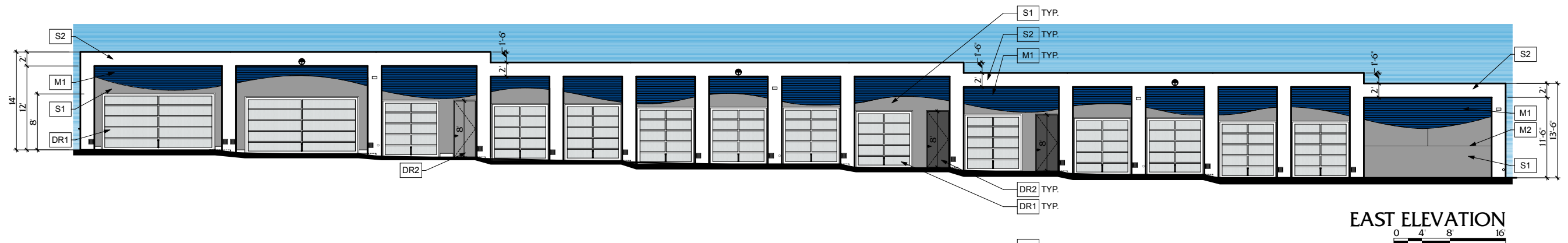
NORTH ELEVATION EXTERIOR ELEVATIONS

SHEET: A7 - NORTH ELEVATION



13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964





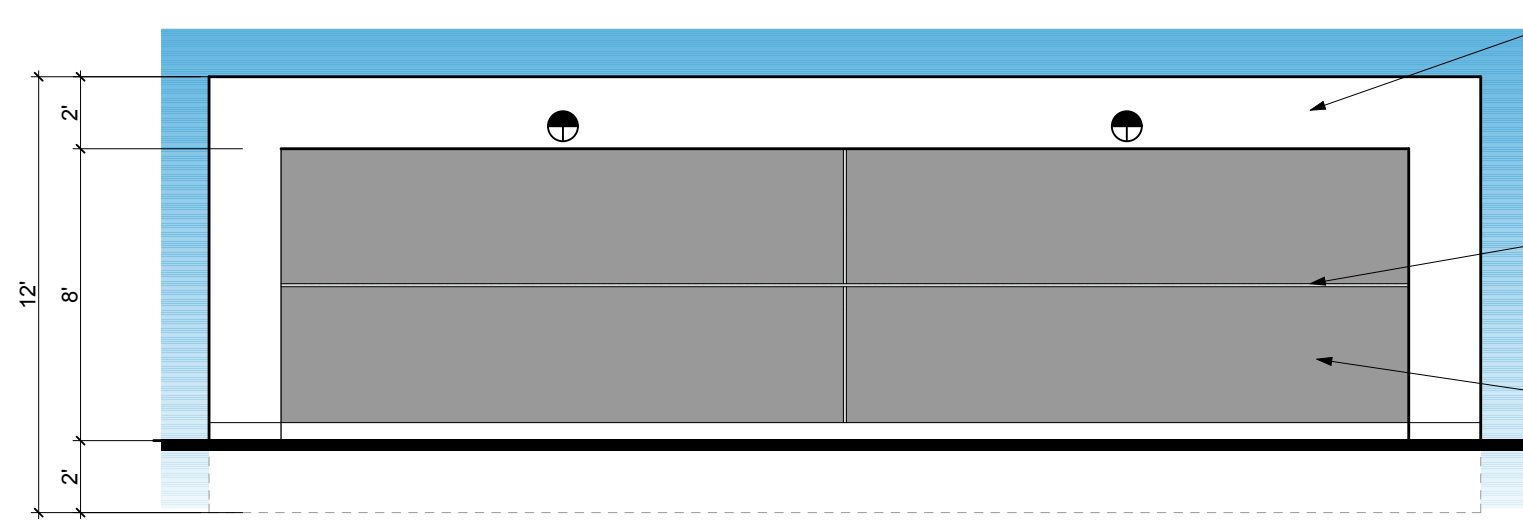
GARAGE BUILDING EXTERIOR ELEVATIONS



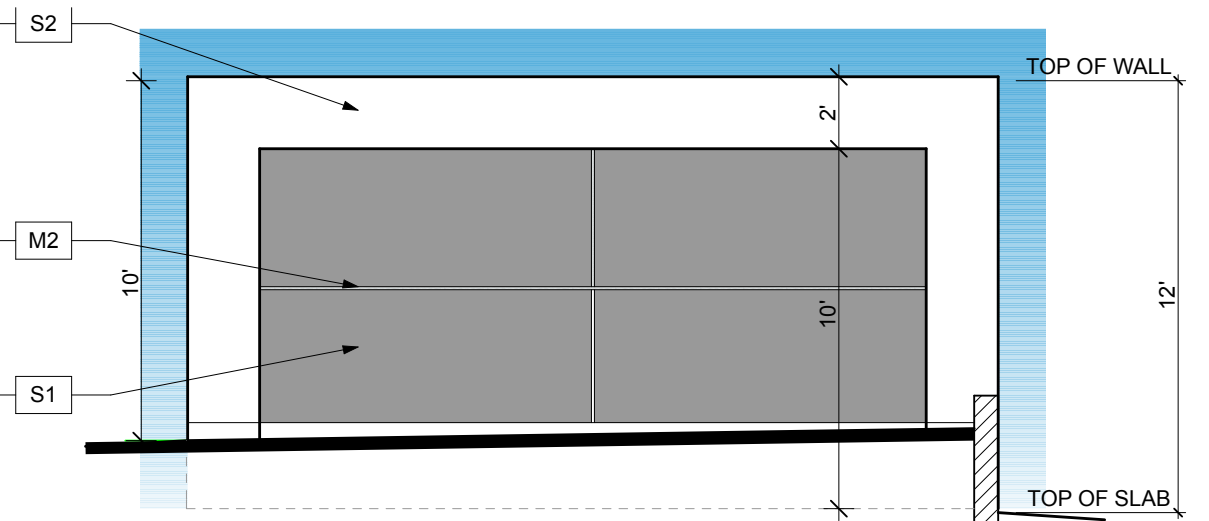
SHEET: A8 - GARAGE BUILDING

13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964

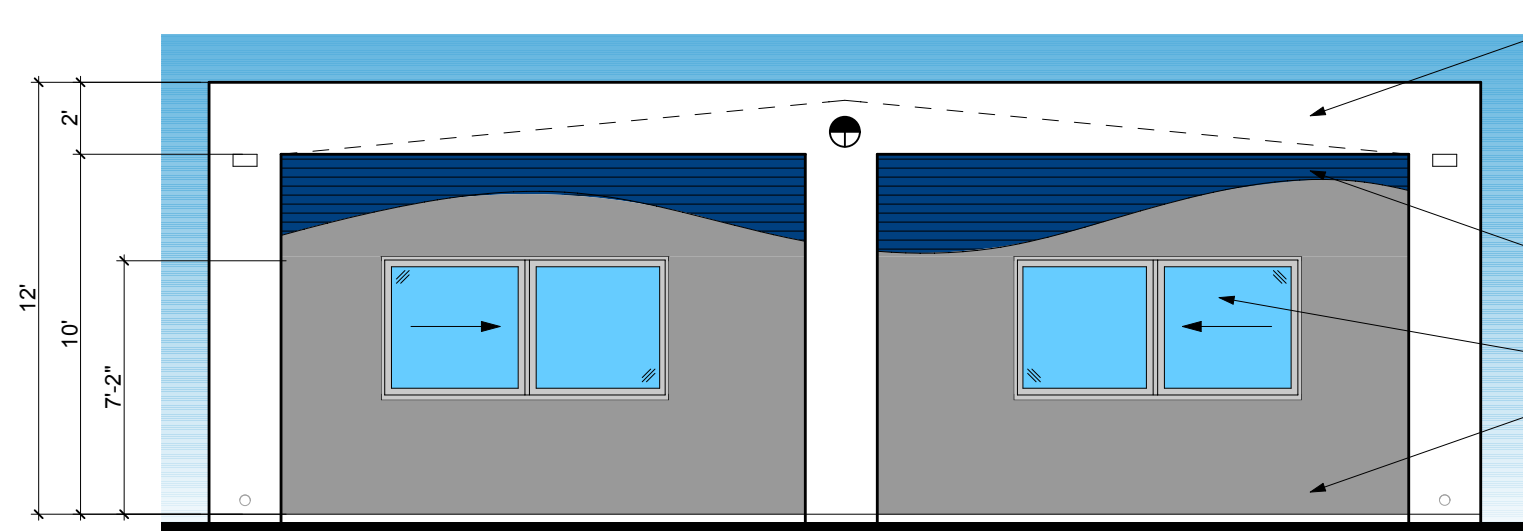




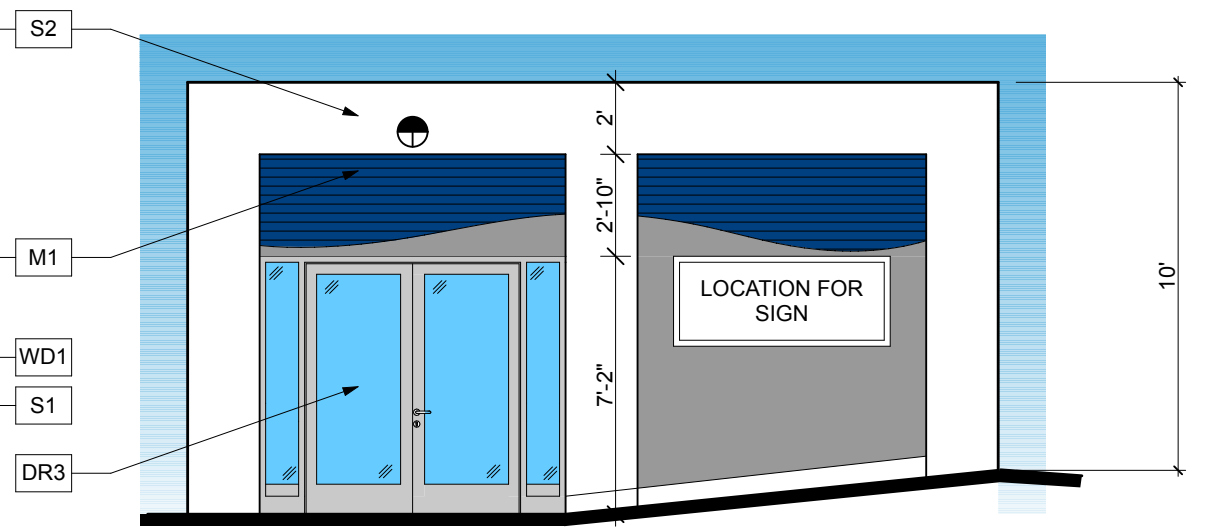
D. SOUTH ELEVATION



C. EAST ELEVATION

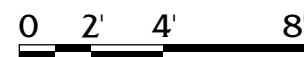


B. NORTH ELEVATION

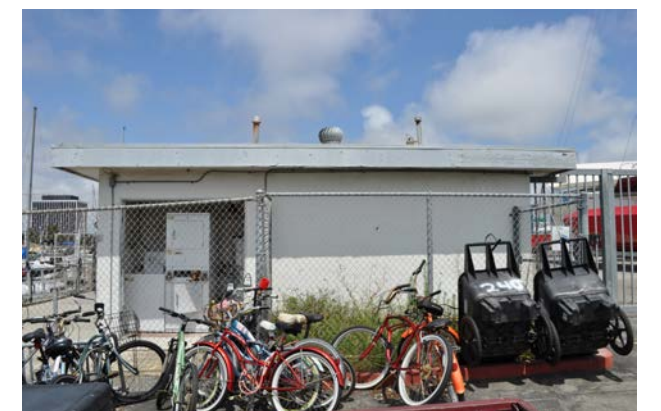


A. WEST ELEVATION

COMMERCIAL LEASE BUILDING EXTERIOR ELEVATIONS



BEFORE



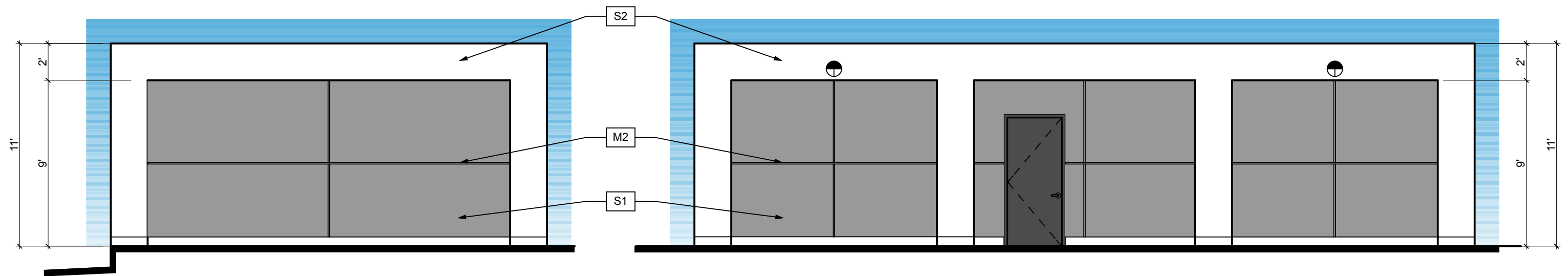
BEFORE

SHEET: A9 - COMMERCIAL LEASE BUILDING

13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964

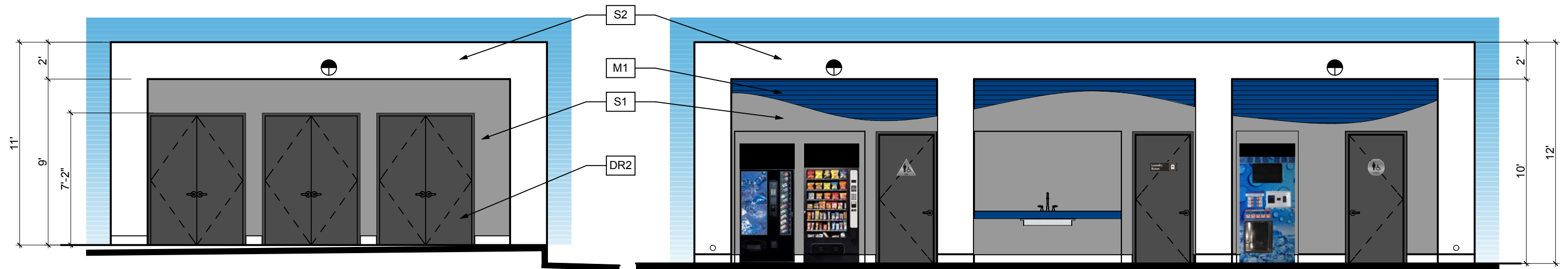


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COMMERCIAL / INDUSTRIAL / RESIDENTIAL ARCHITECTURE



D. WEST ELEVATION

C. SOUTH ELEVATION



B. EAST ELEVATION

A. NORTH ELEVATION

RESTROOM BUILDING EXTERIOR ELEVATIONS



SHEET: A 10 - RESTROOM BUILDING

13555 FIJI WAY
MARINA DEL REY, CA 90292
PHONE: (310) 823-8964





Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 15, 2015

TO: Design Control Board

FROM: *for* Gary Jones, 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. No temporary permits have been issued since the September 2015 report.

GJ:CM:te



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 15, 2015

TO: Design Control Board

FROM: *for* Gary Jones, Director

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

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On September 1, 2015 the Board of Supervisors (BOS) approved the Lease assignment for the Hilton Garden Inn (Lease Parcel 145) and delegated authority to the Department of Beaches and Harbors director to sign related assignment documents.

On October 6, 2015 the Board of Supervisors denied an appeal of the Coastal Development Permit and associated entitlements for the proposed 288-room Marriott Hotel at Lease Parcel 9U, located on the corner of Via Marina and Tahiti Way.

REGIONAL PLANNING COMMISSION'S CALENDAR

On September 8, 2015, The Regional Planning Commission's decision regarding the proposed redevelopment project at Parcel 44 was appealed to the Board of Supervisors. The proposed project, which was approved by the Regional Planning Commission on August 26, 2015, authorized the construction of approximately 83,000 square feet of commercial, restaurant, boater-serving, community-serving and office space, with a 56-space dry-stack storage facility on Lease Parcel 44. The project also includes the replacement of a 198-slip anchorage with a 143-slip anchorage. The replacement of the anchorage has already been approved by the California Coastal Commission. The appeal is currently scheduled to be heard by the Board at its November 10, 2015 meeting.

CALIFORNIA COASTAL COMMISSION CALENDAR

The City of Los Angeles' Venice Dual-Force Main project was approved at the October 9, 2015 Coastal Commission hearing.

FUTURE MAJOR DCB ITEMS

No major items are currently scheduled for a future DCB meeting.

SMALL CRAFT HARBOR COMMISSION MINUTES

The August 2015 minutes are attached.

MARINA DESIGN GUIDELINES UPDATE

Staff is currently working on updates to the Marina del Rey Design Guidelines (Design Guidelines) and expects to provide an overview presentation to the DCB at the November 2015 meeting. The last draft of the Design Guidelines reviewed by the DCB was at the December 2008 meeting. Staff has since resumed work on the guidelines and updated them to be consistent with the provisions of the 2012 Local Coastal Program Update and the 2014 Marina del Rey Visioning Statement. In addition, the document has been substantially revised to remove inconsistencies and redundancies, and to streamline the document to make it more user-friendly.

VENICE DUAL FORCE MAIN PROJECT UPDATE

The City of Los Angeles received approval from the Coastal Commission for its Venice Dual Force Main Project. The City and the County are finalizing an agreement and the approval process for the City to obtain permanent underground and temporary construction easements related to the Project.

REDEVELOPMENT PROJECT STATUS REPORT

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

GJ:CM:te

Attachments (2)

SMALL CRAFT HARBOR COMMISSION MINUTES

August 12, 2015

Commissioners:: David Lumian, Chair; Dennis Alfieri, Vice Chair; Russ Lesser, Commissioner; Allyn Rifkin, Commissioner; Vanessa Delgado, Commissioner (excused absence)

Department of Beaches and Harbors: Gary Jones, Director; Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Carol Baker, Chief of Community and Marketing Services Division; Gloria Perez, Management Fellow; Jules Treffer, Lease Specialist; Charlotte Miyamoto, Planning Division Chief; Michael Tripp, Planning Specialist

County: Jill Jones, County Counsel; Sergeant Frank Ruiz, Sheriff's Department

Chair Lumian called the meeting to order at 10:02 a.m. followed by the Pledge of Allegiance led by Sergeant Ruiz and read the Commission's policy on public comments.

Approval of Minutes: Motion to approve by Commissioner Rifkin, seconded by Commissioner Lesser, unanimously approved.

Ayes: 4 – Chair Lumian, Vice Chair Alfieri, Mr. Lesser, Mr. Rifkin

Item 3 – Communication from the Public:

Public Comment: Steve Curran, owner of MdR Yacht sales and a tenant on Parcel 44, spoke about issues regarding the loss of boat slips and the potential inability to display boats, due to the redevelopment of the pier.

Commissioner Lesser requested that staff address Mr. Curran's issue.

Mr. Jones replied that staff will discuss issues with Mr. Curran.

Commissioner Lesser requested an update on the issue at the next meeting.

Mr. Jones replied that staff will be reporting monthly as construction continues, including addressing Mr. Curran's concerns.

Chair Lumian expressed concerns about the potential loss of business during the redevelopment. He further commented that MdR lost several businesses in the past due to redevelopment projects including the Ship Store and California Sailing Academy. He believes it was due to lack of communication and/or lack of options provided to sublessees during construction. Chair Lumian suggested assigning a DBH staff person to act as an ombudsman to help clarify options for sublessees.

Odysseus Bostick from the office of Assemblymember Autumn Burke, announced a free mobile health and wellness fair, on August 29th at Oakwood Park, in Venice.

Jon Nahhas spoke about lack of progress producing a recreational boating strategy for MdR

Commissioner Rifkin suggested that Mr. Jones address some of Mr. Nahhas concerns, during his presentation of the Department's Strategic Plan.

Item 4 – Communication with the Commissioners

Commissioner Rifkin reported on his participation in CicLAvia, biking from Culver City to Venice Beach, and encouraged staff to investigate having MdR as a destination for CicLAvia.

Commissioner Lesser reported his collaboration with the Lifeguards in planning a Special Olympics Day at Manhattan Beach for athletes visiting from Hungary and Nepal. He added the lifeguards did a fabulous job organizing the event.

Vice Chair Alfieri reported that he sponsored several victims from the Children's Burn Foundation participating in the MdR Sailing program.

Chair Lumian reported his attendance at the National Boating Safety Advisory Council meeting, in Washington D.C., and that he would be attending the Navigation Safety Advisory Council meeting in September. He further commented that he would not be available for the SCHC September Meeting. He also listed communication with several individuals about different issues.

Commissioner Lesser added that he would not be able to attend the September Meeting due to his attendance at a trade show.

Commissioner Rifkin reported that he attended Los Angeles City Council (City) hearing reviewing the 2035 Mobility Plan, outlining the City's future plans for transportation. He requested that DBH staff review the plan and report back on the potential impact on MdR.

Item 5a – Marina Sheriff

Sergeant Richard Godfrey presented the Crime Stats and Liveaboard stats reports.

Commissioner Rifkin asked about boats docked at MdR being advertised on the Airbnb website and how is the issue being addressed. Sergeant Godfrey replied that they have not received any complaints regarding the issue. He suggested it may be because of the loss of slips in the marina due to construction.

Sergeant Godfrey further added that the Sheriff has received numerous calls from people voluntarily surrendering their boats as opposed to just abandoning them.

Chair Lumian inquired if there were funds still available in the Marina's Vessel Turn-in Program (VTIP).

Sergeant Godfrey replied that all VTIP funds have been exhausted; however, the Sheriff has applied for another grant with the State and is waiting for a response. He reported that there are currently 8 boats on the waiting list.

Item 5b – MdR and Beach Special Events

Ms. Baker introduced Penelope Rodriguez, who has been overseeing the Boating Section for the past few months. She also introduced Michael Blenk, who also has been playing a key role in the Boating Section and formerly managed the transient docks. She reported that Beach Eats, Farmers Market, summer concert series, free movie nights and Historic Harbor Tours have all been very successful.

Item 5c – Marina Boating Section Report

Penelope Rodriguez announced the Sailing program had been offered again this summer (the first time since 2010) and included 5 weeks of instruction. She further reported that Anchorage 47 landside construction started in February and waterside started in August.

Sergeant Godfrey added that the Sheriff's Department will be losing its impound dock due to the construction and he would like to meet with DBH staff to discuss.

Mr. Jones replied that he will ensure the meeting takes place. He reminded the commissioners that the replacement of that dock is a condition of the Boat Central Project and will provide an alternative dock for Fantasea, the current charter operations at Dock 52.

Public Comment: Jon Nahhas spoke about the MdR concerts and expressed his concern about the need for good recreational boating activities.

Item 5d – MdR Convention and Visitors Bureau (CVB)

Janet Zaldua reported on the performance update of the hotels and said that the hotels in MdR are performing well. Average occupancy rate from January through May was 78.5%. She believes this can be attributed to the number of hotel renovations in the last few years. She announced the Ritz Carlton will begin its complete room renovations in December. She announced that Ritz Carlton and Beach Side now offer live

performances. She also announced the CVB hired a new position, a full time services specialist, to work with hotels to keep them up-to-date regarding activities and events in MdR.

Public Comment: Jon Nahhas spoke about Parcel 9U and requested that the commissioners push for the addition of an affordable component for the residents of Los Angeles County.

Carlos Rojas lodged a complaint against DBH staff member, Susan Espinosa, regarding the decision to ban him from using transient docks at Burton Chace Park. He believes that he was discriminated against and wrongfully accused of allowing a woman into the bathrooms.

Mr. Jones replied that Mr. Rojas can file a formal complaint and the department will investigate the complaint.

Chair Lumian stated that this matter will be taken seriously by the department and asked for staff to report back.

Patrcia Yunis, representing the Pacific Ocean Management group, requested more information about the closing of Dock 52 and the alternate dock for the Fantasea Charter.

Mr. Jones stated that staff is currently working on the operational details of the impact of the forthcoming Boat Central Project and that there are no immediate closures scheduled, but will keep everyone updated.

Item 6a – Update on the MdR Toxics and Bacteria Total Maximum Daily Loads

Ms. Miyamoto and Mr. Tripp presented an update on TMDL. Their last report was in January.

Ms. Miyamoto reported that there is a revision to TMDL currently pending approval, and it dictates an 85% reduction in copper that leachleaches from hull paint by 2024. MdR has approximately 4,700 slips and that means 4,000 boats need to reduce the level of cooper leaching. The 85% reduction is not based on site-specific data and might be changed if current studiescan demonstrate that the copper is not at a toxic level.

Chair Lumian inquired if the site-specific studies have commenced.

Ms. Miyamoto replied that the studies have begun and that the justification report and work plan will be submitted to the Regional Board for approval, along with work plans. DBH also discussed a study being conducted on sediment pollutants and their impact on the marine life that lives in the sediment.

Ms. Miyamoto discussed educational outreach efforts, including informational booths at various boater events and workshops conducted to inform boaters about TMDL requirements. She further discussed DBH's efforts to assist MdR marinas to become "Certified Clean Marinas."

Chair Lumian mentioned a report he read about Newport Beach which is currently implementing its TMDL program and it cited Shelter Island in San Diego, which is the one of the first places that explored TMDL remedies. He stated that most of boaters who tried alternate bottom base paint were dissatisfied and unsuccessful. He expressed concern that the State of California is pushing for something that doesn't have effective alternatives on the market yet.

Mr. Tripp added that staff is working with the Sheriff's Department and DBH boats to determine the effectiveness of the non-copper/non-toxic paints.

Chair Lumian asked if staff or the Sheriff's Department applied any of the paints to their vessels.

Mr. Tripp replied affirmatively and stated that it's not going as well as expected. One of the boats with the alternative paint had to be repainted within a year.

Ms. Miyamoto also added there is more frequent cleaning, which increases the cost.

Vice Chair Alfieri asked if staff has reached out to the Federal Government, US Navy, or Coast Guard for recommendations because they do testing all the time.

Ms. Miyamoto replied that the Port of San Diego was the first to have a TMDL that requires a reduction of copper discharging. They have a large Navy population, so the port is working with the Navy on various paint studies, they have obtained funding, however, commercial vessels, military vessels and recreational vessels are all very different.

Mr. Tripp presented the MdR Bacteria TMDL that is different from the toxic pollutants TMDL. In 2007 a study was conducted and discovered that birds are 66% responsible for the high bacteria level. The County started an education and outreach plan for the public including signage prohibiting dogs on the beach and asking the public not to feed the birds. The high level of bacteria lead to Marina Beach being placed on Heal the Bay's "Beach Bummers" list. Underwater circulators have also been installed to help circulate and mix the water while the sun would naturally kill some of the bacteria. Best Management Practices also have been implemented to help reduce the problem.

Public Comment: Jon Nahhas spoke about the water toxicity in the Marina.

Vice Chair Alfieri asked if the Oxford Basin Project will have circulators to move water.

Mr. Tripp replied that the project would not include circulators. Instead, tide gates would be added to a berm inside the basin. Tide gates will open on one side at a certain time of day and the opposite tide gates will be open at a later time, causing the water to naturally flow around the berm to help clean it. This project has been eight years in the making.

Simon Landt of Windward Yacht Center spoke about the different types of bottom paints allowed in California and how the paints are categorized by leach rates in three separate categories. One represents the lowest leach rate. He further commented that he does have one boat that has non-cooper paint developed by the Navy. It has only been six months but if he determines it to be a good alternative, he will begin to make it available to customers. He further noted that he is working with DBH to try to reduce the cooper level in MdR. Furthermore, cleaning practices are also being examined as a way to help reduce the problem.

Item 7a – Anchorage 47 Slip Fees Adjustment

Mr. Treffer presented the staff report regarding the Board Letter requesting approval of new procedures for determining slip rental rates for the reconstructed and expanded docks at Anchorage 47.

Public Comment: Jon Nahhas spoke about the slip costs and expressed concern that the County is making a profit from the docks.

Mr. Lesser expressed his support for the slip fees adjustment.

Mr. Rifkin asked County Counsel to explain the theory of gift of public funds and how public agencies "can't give away things below market value."

Jill Jones explained that the California Constitution prohibits the gift of public funds. She further commented that government code allows the government to charge fees for recreational purposes such as park fees.

Mr. Rifkin asked if the provision provides procedures as to how someone arrives at calculating a fee.

Jill Jones answered affirmatively that it reviews comparable fees and reasonableness of fees.

Mr. Jones explained that the County took back the docks and the Board of Supervisors created an operating fund for the purpose of managing the anchorage. Revenue from slip rental fees are placed into the operating fund and that fund is used to pay the expenses of managing the docks. The project cost \$15 million and the County has financed part of the cost. The operational fund will pay back the financing from slip revenue. Mr. Jones commented that staff worked hard to determine fair rates.

Chair Lumian asked which five Marinas were used for the comparison study.

Mr. Treffer provided the names of the five Marinas: Parcel 8-Avalon Bay, Parcel 12-Esprit I Docks, Parcel 111, Parcel 112-Marina Harbor and Parcel 125I-Marina City Club.

Chair Lumian stated that he made his own survey including docks up and down the coast that he thought had comparable vacancy rates. He stated that a regular slip (30ft) in San Pedro is going for \$12.62 a foot and in Oxnard it's going for \$12.60 a foot; however, MdR's rate is \$14 and above. He expressed his concern with the vacancy rate and questioned if it's the best time to implement the new rate.

Mr. Jones replied that there is a new element of the methodology that gives him the discretion to lower rates if faced with an abundance of vacancies, if the Board approves it. This will give the Department flexibility to respond to the market.

Chair Lumian suggested that the Department consider outsourcing the management of slips.

Mr. Jones stated that he is open for future discussions but the primary goal is to provide the highest level of service to the boaters.

Vice Chair Alfieri suggested the County set aside 10% of slips for affordability for applicants that meet the criteria.

Mr. Lesser replied that a boat is not a necessity of life but a luxury and that a person on a strict income would probably not be attempting to purchase a boat and get a subsidized slip.

Vice Chair Alfieri stated that he thought the board should at least explore the idea of subsidizing a percentage of the slips but understood Mr. Lesser's point of view.

Mr. Rifkin asked staff to clarify about the director's request for delegated authority to deviate from the leases, and stated he didn't see it in the recommendations report.

Mr. Jones replied that the information could be found in the packet he received. The information is provided in the draft Board Letter.

Jill Jones explained that the Board Letter sets a maximum amount and the Director cannot exceed the maximum.

Chair Lumian asked if there were copies available for the public's viewing.

Mr. Jones replied that if they were not they would be made available.

Chair Lumian expressed concern over the existing tenants' needing transition assistance during the construction and that they should have the opportunity to move back to the marina after construction.

Mr. Jones replied that it is the County's goal to accommodate all existing tenants and DBH will assist boat owners with the transition.

Chair Lumian commented that the Commission will continue discussing the issue that Commissioners Alfieri brought up regarding affordability at future meetings.

Commissioner Lesser motioned for approval of the recommendations to the Board of Supervisors; seconded by Vice Chair Alfieri, motion carried.

**Ayes: 3 – Chair Lumian, Vice Chair Alfieri, and Mr. Lesser
Noes: 1 – Mr. Rifkin**

Item 7b – Department of Beaches and Harbors Strategic Plan Update

Mr. Jones presented the staff report providing an overview of DBH's Strategic Plan, including a strong emphasis on the Marina and recreational boating.

Public Comment: Jon Nahhas expressed his concern about the limited goals for recreational boating in the Strategic Plan.

Sander Johnson spoke about his eviction from Anchorage 47 and asked how he can resume his agreement.

Mr. Jones replied that Mr. Johnson should provide staff with more details, and the matter will be investigated.

Mr. Lesser pointed out that the Strategic Plan report did state that DBH will be working on additional documents to back up and expand on each of the goals including the recreational boating plan.

Mr. Rifkin stated that the Strategic Plan needs to have measurable goals and looking forward to a future report. He further asked how staff develop the motto "Caring for your Coast".

Mr. Jones replied that the motto was in place before his involvement, but believes it came about as a result of a contest amongst staff. He added that the department has two sides of operation, one side manages the Los Angeles County-owned beaches and the other manages the County's assets in MdR.

Mr. Rifkin stated that he understands, however he agrees that there should be more on boating.

Chair Lumian stated that he's looking forward to hearing more on the Recreational Boating Plan and asked about a timeline on a possible draft.

Gary Jones reminded the Commissioners that a plan had been previously provided. Furthermore, Chair Lumian also provided a list of suggestions for recreational boating. Mr. Jones suggested providing a monthly progress report, beginning next month. He also stated that the commissioners are welcomed to add ideas to the plan.

Chair Lumian suggested an evening meeting for October. He further noted that he would like to invite organizations that provide recreational programs to attend the next SCHC meeting and speak to the public.

Item 8 – Staff Reports

Mr. Penn provided the staff reports on Ongoing Activities.

Public Comment: Jon Nahhas spoke about the Ralph M Brown Act and the importance of properly conducting business in front of the public during the SCHC meetings. He also requested current data and the displacement Plan for P47.

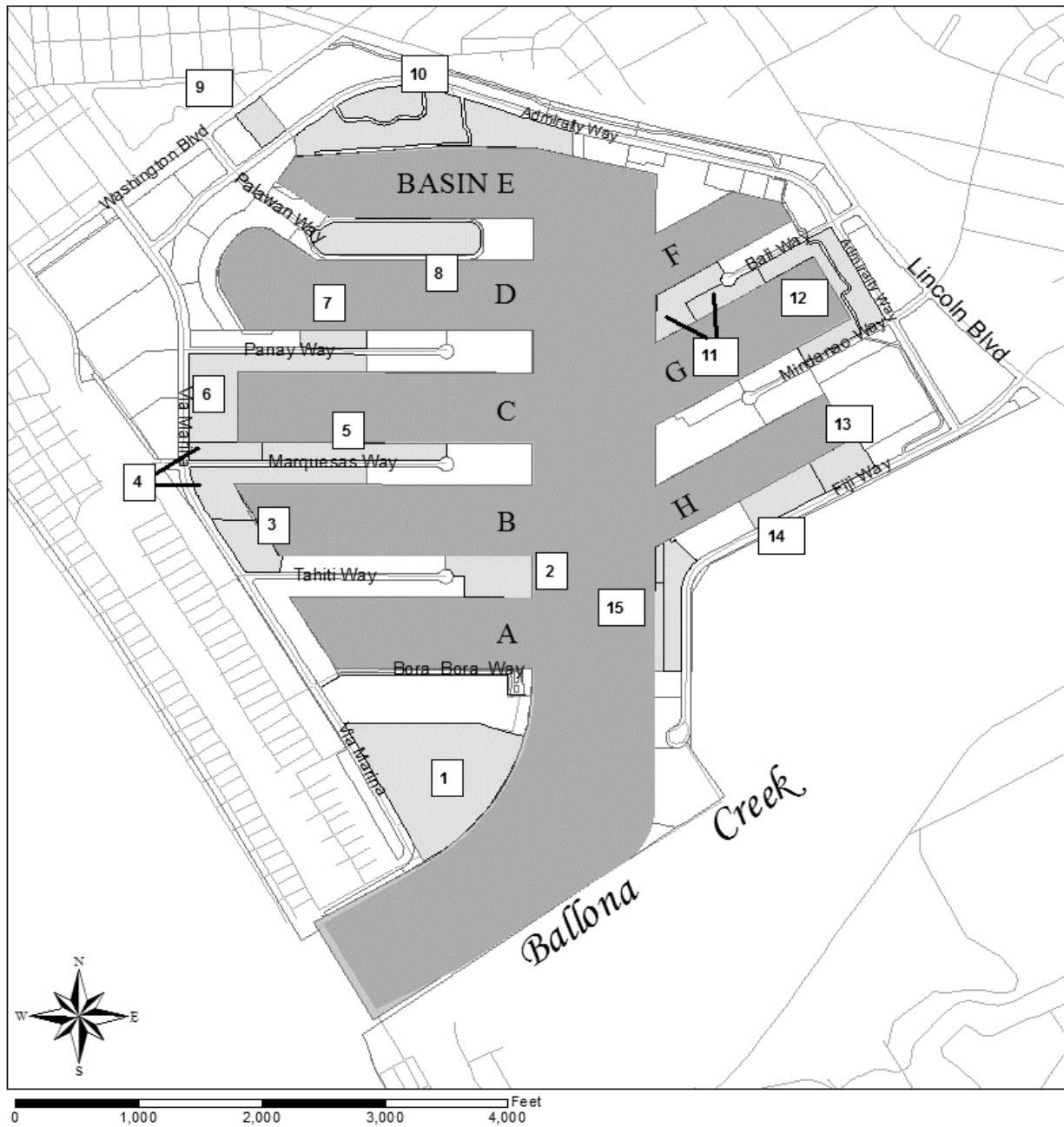
Adjournment

Chair Lumian adjourned the meeting at 12:38 p.m.

<div>1</div> <div>Marina del Rey Redevelopment Projects</div> <div>Descriptions and Status of Regulatory/Proprietary Approvals</div> <div>As of October 15, 2015</div>						
Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
2	9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 225'-high, 288-room hotel (152 hotel rooms and 136 timeshare suites). *Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. * 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 a modified 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 CCC found that the appeal raised a substantial issue. The CCC then approved a revised project (permit A-5-MDR-12-161). The redesigned hotel returned to DCB in January 2014. On 1/15/14, a new dual building hotel design project obtained conceptual approval by DCB. On July 22, 2015, the Regional Planning Commission approved the hotel project. The RPC's decision was appealed to the Board of Supervisors. On 10/6/15, the BOS denied the appeal, and approved the hotel project.	
3	10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 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. RPC filing on November 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. LCP Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/11/11; 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 took 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. On January 21, 2015, the final project design was approved by the Design Control Board.	
6	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Frank Hickman	* 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	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	Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for up to a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement. 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 10/17/11 determination and the approval was final. Final DCB approval granted on 4/18/12. Demolition began on February 10, 2014.	
9	43 -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	Massing -- Parking -- 163 Boater Parking spaces	Proprietary -- Term sheets initiated; 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. On 8/29/13 BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years at Parcel 42. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Regulatory -- 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. Dock replacement will be phased during a 5-year period beginning in 2015.	No Variance proposed. Parking Permit for reduced parking.
10	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,760 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	Massing -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 6' tall. 771.5 lineal feet view corridor proposed Parking -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- The lessee initialed a term sheet in May 2013 and initialed a revised Term Sheet on July 9, 2015. 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. DEIR filed with DRP in March 2014. The Notice of Completion and Availability for the DEIR was released on February 13, 2015. The public review period for the DEIR will last from February 13, 2015 to March 31, 2015. A hearing for the purpose of taking public testimony is scheduled before the Los Angeles County Hearing Examiner for March 4, 2015. The project was approved by the RPC on August 26, 2015. The RPC's decision was appealed to the Board of Supervisors. The BOS is expected to hear the appeal on November 10, 2015.	Shared Parking Agreement No Variance proposed
11	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 extension for 6 months approved on 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting. Regulatory -- DCB review continued on March 2007, project denied 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. A CDP for the waterside portion of the project was filed with the Coastal Commission in May of 2014. The waterside portion of the project was approved by the Coastal Commission on January 9, 2015.	Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
12	53 -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	Massing -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. Parking -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary -- On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. Regulatory -- DCB conceptual approval obtained on 8/21/13. The Regional Planning Commission approved the project CDP and adopted the MND at the March 25, 2015 hearing.	
13	55/56/WW -- 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. Lessee reconfiguring project. The lessee provided the SCHC with project updates at the March and May 2015 meetings. Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screen check DEIR in review. Lessee has indicated intent to submit a revised project. The Department of Regional Planning had considered a design concept, which would relocate the launch ramp to Fisherman's Village. In June 2014, Supervisor Knabe announced that moving the launch ramp would no longer be part of the visioning process.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
1	113 -- Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities	Massing -- Thirty existing buildings varying from 1 to 4 stories high Parking -- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary -- A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension. Regulatory -- EIR Scoping meeting held on 12/10/13. NOP for EIR public review from 11/19/13 through 12/19/13. On 3/26/14, DCB denied the conceptual design proposal and asked that the applicant return for review. A new EIR scoping meeting was held on 09/16/14 in Chace Park. The revised scope includes the environmental analysis for a CDP, to cover the removal of unoccupied nests, which occurred in November 2013.	
8	147 (OT) -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation 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 up to a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement. 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. The BOS approved the project on 06/12/12.	
Construction in Progress						
4	13 -- Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated commencing no later than 2029 * Improved pedestrian promenade and public amenities will be renovated.	Massing -- Four existing buildings up to 3 stories high Parking -- Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary -- The Lessee initialed the term sheet 6/1/12. On 8/1/12, the Board provided instruction to proceed with negotiations for an option agreement and revised lease document based on a term sheet initialed by lessee. At the 1/8/14 meeting, the SCHC endorsed DBH's recommendation to adopt the MND and grant an option and extension of the lease term, which was heard and approved by the Board on 2/4/14. Construction commenced on December 8, 2014. Completion of construction is currently anticipated in December 2016. Regulatory -- DCB conceptual approval obtained on 8/21/13. MND public review period from 12/19/13 through 1/20/14. On 2/4/14, the BOS adopted MND. On 6/18/14, the DCB approved the final design of the renovation project.	
5	15 -- AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-parking space garage	Massing -- Six buildings up to 5 stories and 70' high Parking -- All parking to be provided on site within new 1,271-space parking garage.	Proprietary -- The Board of Supervisors approved the assignment of the lease on December 17, 2013. The sale/assignment closed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018. Regulatory -- DCB conceptual approval on 2/17/00. On 12/6/00 project obtained CDP/CUP/Parking Permit/Variance No. 98-134 from DRP. On 2/13/01 CCC determined that appeal failed to raise substantial issue. On 10/9/01 the CCC issued permit No. 5-01-0143 for 241-slip marina. Original DCB approval on 2/21/02 and 3/21/02. On 2/19/14, DCB approved final redesign of project. On June 30, 2014, demolition of the site commenced.	
7	28 -- Mariners Bay	Cathleen Hayes	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation	Massing -- Seven buildings up to 3 stories high Parking -- Existing subterranean parking structure contains 947 parking spaces.	Proprietary -- The lessee initialed a term sheet in August 2013. The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Regulatory -- DCB conceptual approval obtained on 11/20/13. On June 3, 2015, Regional Planning approved the plot plan. On July 15, 2015, the DCB approved the final design of the project.	



Project Status Report - Key Map





Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 15, 2015

TO: Design Control Board

FROM: *for* Gary Jones, Director

SUBJECT: **AGENDA ITEM 7C – MARINA DEL REY SPECIAL EVENTS**

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 of Beaches and Harbors (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 AEROBICS CLASS

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey
Wednesdays
6:00 p.m. – 7:00 p.m.

The Department is offering FREE indoor group aerobics classes that combine rhythmic aerobic exercise with stretching and strength training routines, with the goal of improving all elements of fitness. Come get in shape with an experienced instructor at beautiful Burton Chace Park. This activity is limited to individuals ages 13 and up. Please RSVP by calling (310) 305-9595.

For more information: Call (310) 305-9595

MARINA DEL REY FARMERS' MARKET

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

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

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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES

13755 Fiji Way ♦ Marina del Rey

Sponsored by Pacific Ocean Management, LLC

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

Saturday, October 24th

Bob DeSena, playing Latin Jazz

Sunday, October 25th

2Azz1, playing Jazz Funk

Saturday, October 31st

Jimbo Ross and The Bodacious Blues Band, playing Blues

Sunday, November 1st

Michael Haggins & Friends, playing R&B

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

HISTORIC HARBOR TOURS

Fisherman's Village ♦ 13755 Fiji Way ♦ Marina del Rey

Ongoing through November 29, 2015

In celebration of Marina del Rey's 50th birthday in 2015, the Department is offering Historic Harbor Tours this fall. Explore the largest man-made small craft harbor in North America and enjoy a 45-minute informative narrated historic tour through the scenic waterways of Marina del Rey from the comfort of a beautiful, classic wooden yacht, operated by Hornblower Cruises & Events.

The fare is \$1.00 per guest and availability is on a first-come, first-serve basis.

Fridays:

1:00 p.m., 2:30 p.m., 4:00 p.m.

Saturdays & Sundays:

11:30 a.m., 1:00 p.m., 2:30 p.m., 4:00 p.m.

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

HALLOWEEN HAUNT

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey, CA 90292
Saturday, October 31, 2015
7:00 p.m. – 9:00 p.m.

On Halloween, the Department transforms Burton Chace Park into a spooky scene for "Halloween Haunt." Those who dare to enter the park will encounter pirates, zombies and other special characters that only come out on this haunting Halloween night. We will also be hosting an outdoor screening of *Maleficent* at 7:00 p.m. Halloween treats will be provided for trick-or-treaters!

For more information: Call Burton Chace Park at (310) 305-9595

MARINA DEL REY HOLIDAY BOAT PARADE

Saturday, December 12, 2015
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 lit and decorated boats will participate in the event, which is free to the public. The theme of this year's parade is "Adventures of the Sea". 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. This year's Grand Marshal is the famous actress and singer Florence Henderson.

For more information: Visit the event website at www.mdrboatparade.org

GJ:CM:te



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 15, 2015

TO: Design Control Board

FROM:  Gary Jones, Director

SUBJECT: ITEM 8 – COMMEMORATION OF HISTORIC FIGURES AND EVENTS

The Board has indicated a desire to adjourn each meeting in 2015 in honor of a historic figure, place, or event, to celebrate Marina del Rey's 50th Anniversary. The September meeting adjourned in remembrance of the development of Burton Chace Park. The historic event chosen to be honored for the month of October is the establishment of the Design Control Board.

On February 23, 1960, the Board of Supervisors adopted an order appointing a Design Control Board (DCB) "to assure conformity on the part of successful bidders who may construct improvements within the Small Craft Harbor." This was followed in 1961, with the Board of Supervisors approving and adopting the original Specifications and Minimum Standards of Architectural Treatment and Construction for Marina del Rey. In this document, the Design Control Board was defined as "the Board appointed by the Board of Supervisors to review and approve the architectural design and arrangement of facilities constructed in Marina del Rey." This document was revised again in 1971, and remains in use to this day.

The DCB has carried out its duty for over 50 years. Throughout its history, the DCB has reviewed projects ranging from new business signs, parking lots, and landscaping, to entire new shopping centers, hotels, and apartment complexes. Through its stewardship and guidance, the Design Control Board has helped to make Marina del Rey one of the most popular harbor destinations in California.

GJ:CM:te