MARINA DEL REY DESIGN CONTROL BOARD
AGENDA

Wednesday, May 18, 2016, 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 April 20, 2016 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. Parcel 44 – Pier 44 – Consideration of final site design for Pier 44 redevelopment – DCB # 08-015-B
      Attachment: Applicant Plans
   B. Marina del Rey Design Guidelines
      Attachment: Applicant Plans

6. New Business
   None.

7. Staff Reports
   A. Temporary Permits Issued by the Department

   B. Ongoing Activities Report
      • Board Actions on Items Relating to Marina del Rey
      • Regional Planning Commission Calendar
      • California Coastal Commission Calendar
      • Future Major DCB Items
      • Small Craft Harbor Commission
      • Redevelopment Project Status Report
      • Venice Dual Force Main Update
C. Marina del Rey Special Events

8. **Adjournment**

**PLEASE NOTE**

1. **ADA ACCOMMODATIONS:** 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](http://marinadelrey.lacounty.gov), or the **Design Control Board Archive** for more information.

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Si necesita asistencia para interpretar esta información, llame a este numero: 310-822-4639.
Location of May 18, 2016 DCB Items

New Business
5A – Parcel 44 – Pier 44

Parcel 44
DESIGN CONTROL BOARD MINUTES  
April 20, 2016

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

Members Absent: 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; Amy Caves, County Counsel

Guests Testifying: Autumn Thompson, Legacy Partners; Tony Bomkamp, Glenn Lukos Associates; Hannah Dewey, Department of Public Works (DPW); Khai Chung, DPW; Jack Hollander, Jack Hollander & Associates; Aaron Clark, Armbruster, Goldsmith, and Delvac; Kathleen Wishard, LRM Architects; Kathryn Toth, Lighting Design Alliance; Michael Pashaie, Pacific Ocean Management

1. Call to Order and Pledge of Allegiance
   Vice Chair Jubany called the meeting to order at 12:09 p.m.

   Vice Chair Jubany announced that Chair Phinney would be joining the Board later in the hearing.

   On a motion of Mr. Wong, seconded by Vice Chair Jubany, the absence of Mr. Pastucha was excused.

   Ayes: 3 –Vice Chair Jubany, Mr. Stanley and Mr. Wong

   Mr. Stanley led the Pledge of Allegiance.

2. Approval of February 17, 2016 Minutes

   On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved.

   Ayes: 3 – Vice Chair Jubany, Mr. Stanley and Mr. Wong

3. Public Comment
   Dan Gottlieb spoke about the possible banning of non-motorized vessels in Marina del Rey.

   Kathy Knight requested that the Board support recreational boating needs.

   J. Kurland submitted a letter for public comment.

4. Consent Agenda
   No Items

5. Old Business
   A. Parcel 9 – Wetland Park – Consideration of new signage, fencing, and lighting – DCB#16-002

      Mr. Evangelho presented the staff report.

      Autumn Thompson stated that she worked on the signage and lighting plan for the project.

      Aaron Clark stressed the importance of the project moving forward.

      Public Comment
Dan Gottlieb spoke against the project.

Ms. Knight spoke against the project and asked for clarification about the lighting.

Leslie Purcell expressed concern about the placement of a hotel near the wetland and about the water quality of the tidally-influenced wetland.

Marsha Santry, Tim Riley, and Patricia Younis spoke in favor of the project.

Vice Chair Jubany asked if the lighting would remain on during the evenings.

Mr. Evangelho replied that the lighting would operate from dusk to dawn.

**Board Comment**

Mr. Wong stated that the revised signage design had improved and inquired about the cost of the valet parking.

Mr. Finkel replied that the hotel was approved with a condition requiring the price of the valet spaces serving the park to be no more than the average price of other Marina del Rey public parking lots in the vicinity.

Ms. Jubany asked for clarification about the Coastal Commission’s project timeline.

Mr. Tripp stated that the Coastal Commission was reviewing a time extension for the wetland park and the hearing would likely be held in May. He added that the issuance of the Coastal Development Permit was contingent upon the DCB's approval of the project.

Mr. Finkel stated that the Marina Local Coastal Program (LCP) requires the wetland park to be a tidally-influenced salt marsh.

Mr. Wong stated that the wetland park and hotel were first reviewed as one project, then split into separate projects.

Mr. Stanley expressed that the project was attractive and struck a good balance between development and conservation.

Ms. Jubany agreed with Mr. Stanley’s comments.

On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted.  
Ayes: 3 – Vice Chair Jubany, Mr. Stanley, and Mr. Wong

B. Parcel NR – Parking Lot 9 – Consideration of final site design for a new water quality enhancement project – DCB#15-012-B

Mr. Evangelho presented the staff report.

Hannah Dewey, the project manager, spoke in support of the project.

**Public Comment**

Leslie Purcell inquired if the trash receptacles would have a recycling component.

Ms. Dewey replied that they would not have a recycling component.

**Board Comment**
Vice Chair Jubany inquired if the planters were irrigated.

Mr. Khai Chung, the project landscape architect, answered affirmatively.

**On a motion of Mr. Wong, seconded by Mr. Stanley this item was approved as submitted.**

* Ayes: 3 – Vice Chair Jubany, Mr. Stanley, and Mr. Wong

Vice Chair Jubany requested a 5-minute break.

Chair Phinney arrived and called the meeting back to order at 1:03 p.m.

C. **Parcel 44 – Pier 44 – Consideration of final site design for Pier 44 redevelopment – DCB#08-015-B**

Mr. Evangelho presented the staff report.

Mr. Wong inquired about the dry-stack storage and the loading and unloading of boats on the promenade.

Mr. Stanley asked if there were existing retail stores and restaurants at the site and asked for the reasoning behind the proposed development.

Mr. Evangelho stated that there were no restaurants, and that the site was developed with marine commercial and boat storage.

Aaron Clark stated that the project is consistent with the LCP and the County’s desire to improve the area.

Jack Hollander, the project architect, spoke about the project’s view corridors and explained why Building V (retail/restaurant) was not reoriented as requested. He added that he followed the DCB’s request to exploit design differences between each building and to change the design of the Trader Joe’s building.

Aaron Clark clarified that the orientation of Building V had not changed, however; the building was scaled down to allow a wider view corridor. He also stated that the project was in compliance with the tree and avian protection policies of the LCP, and added that the project would have a community room, available free of charge to the public.

Kathleen Wishard, the project landscape architect, stated that her approach was to make the Marina the primary focus and to use materials for a neutral palette.

Michael Pashaie, the project developer, provided the history leading to the current design of the site, the rationale for providing the types of buildings and uses proposed, and discussed financing concerns for the project. He also stated that he added more transient and dinghy docks to the project.

Kathryn Toth, the lighting consultant, stated that the lighting was designed to address safety and security, without impacts to boaters on the water.

**Public Comment**

Helen Coyne-Hoerle spoke against the project.

Dan Gottlieb spoke about the importance of the view corridors and keeping them from being obstructed.

Kathy Knight spoke against the project and expressed concern regarding traffic, bird safety related to the glass buildings, and the replacement of trees.
Marsh Santry and Tim Riley spoke in favor of the project.

Eric Peterson expressed concerns about the traffic.

Patricia Yunis spoke in favor of the project.

Leslie Purcell asked if the kayak rentals were going to be relocated and expressed concern about the glass buildings in regards to birds.

Aaron Clark and Michael Pashaie addressed the questions and concerns posed by the public.

**Board Comment**

Vice Chair Jubany requested the applicant make the following changes to the project and stated that she was willing to work with the architect to help simplify the design:

1. Buildings I & VII, simplify the design and remove the “44” that is incorporated into the façade.
2. Building II needs to be scaled down, including the tower. Try elements from the old design.
3. Building IV reduce the amount of glass, remove cabling under the butterfly roof, reduce the angle of the butterfly roof, lighten the slanted wall and don’t use wood siding from top to bottom.
4. Building VI needs to be changed so that it fits with the other buildings.

Chair Phinney requested the applicant make the following changes to the project:

1. Find a place for bicyclist restrooms located near bicycle parking.
2. Don’t use mechanical chair lifts. Find another way to address the issue, such as ramps or an interior elevator.
3. Use a wood trellis for the shaded seating and consider using vines.
4. Do not use a campus design, where all of the buildings are similar.
5. Buildings I & VII should have the sign reading “Boaters” above the roof removed.
6. Building II should be redesigned as a warm residential scale type of building.
7. Building III should have a wood façade.

Chair Phinney stated that he likes the design of Building VI, and suggested that the applicant concentrate on redesigning Building II (Trader Joe’s).

Mr. Wong inquired about the conflict between the bike path and the promenade to get to the Dry Stack Storage.

Aaron Clark stated that pedestrians could use Bali Way, therefore there is no conflict with the bike path.

Mr. Stanley stated that the docks and buildings need upgrading, and favored the dry stack storage component of the project, but opined that the project was not appropriate for the location, and questioned if the public would desire the proposed retailers at this location. He also expressed concerns with traffic.

Mr. Wong motioned to approve the project with conditions. Chair Phinney seconded the motion. The motion failed, with Chair Phinney and Mr. Wong voting in favor, and Vice Chair Jubany and Mr. Stanley voting against.

Michael Pashaie suggested that the commissioners approve the project with a condition that Chair Phinney, Vice Chair Jubany, and the architect meet, to redesign the Trader Joe’s building.

Chair Phinney motioned to approve the project with conditions, and offered himself and Vice Chair Jubany to meet with the architect to discuss how to resolve the design of the Trader Joe’s building.
Amy Caves stated that motion was problematic because they would be approving a portion of the project, with the other portion to be approved outside of a public hearing.

On a motion of Chair Phinney, seconded by Mr. Wong this item was continued to return next month.

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

Vice Chair Jubany left the meeting at 3:09pm.

6. **New Business**
   None.

7. **Staff Report**
   Mr. Evangelho presented the Temporary Permits report.

   Michael Tripp presented the Ongoing Activities report.

   Carol Baker presented the Marina del Rey Special Events report.

8. **Adjournment**
   Chair Phinney adjourned the meeting at 3:16 p.m.

Respectfully Submitted,

Yeni S. Maddox
Secretary for the Design Control Board
May 12, 2016

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 5A – PARCEL 44 – PIER 44 – DCB # 08-015-B – CONSIDERATION OF FINAL DESIGN FOR PIER 44 REDEVELOPMENT

Item 5A on your agenda is a submittal from Pacific Marina Ventures, LLC (Applicant), who is seeking approval of the final design for the Pier 44 redevelopment. The project is located at 4637 Admiralty Way (Parcel 44).

PROJECT OVERVIEW

Background
This project was last heard at the April 20, 2016 Design Control Board (DCB) meeting. The item was continued in order to address design concerns raised by the DCB. This report summarizes the DCB’s comments from that meeting, as well as the Applicant’s response. Full project details and staff analysis are contained in the April 20 DCB meeting staff report (attached).

SUMMARY OF CHANGES

Below is a summary of DCB comments followed by changes the Applicant has made to the project:

Overall Site Design
1. Find a place for bicyclist restrooms, located near bicycle parking.
2. Don’t use mechanical chair lifts; find an alternative such as ramps or an interior elevator.
3. Use a wood trellis for the shaded seating; consider using vines.
4. Improve the pedestrian access points at the corners of Admiralty Way.

A small addition was made to Building III (Boater Restrooms) in order to provide a new unisex public restroom. The project design also includes a public restroom at Building IV (West Marine), which is accessible from outside.

The mechanical lift near Building V (Restaurant/ Retail) was upgraded to a glass elevator. The other three mechanical lifts will remain.

The aluminum shade structure along the promenade would be changed to a synthetic wood trellis with vines.
The corners of the project site along Admiralty Way were redesigned to create a grand pedestrian entrance. The redesign features one large entry path with eggshell, rune, and graphite-colored pavers. The pathway is framed by palm trees with landscaping and a 1'-6" seat wall on one side. A future monument sign is proposed at each corner.

**Overall Building Design**
1. Revise the project to eliminate the campus design.
2. Building VI does not fit in with the other buildings.
3. Ensure that glass and windows on buildings are bird-safe.

The architecture of all the buildings, except Buildings VI and VIII, has been changed. Each building is now different enough to break up the campus design, while allowing Building VI to fit in better with the other buildings.

The applicant is working with the glass vendor Walker Textures in order to implement acid-etched windows at Pier 44. The etching would deter birds from flying into the windows, and would have a minimal impact to the visual appearance of the windows.

**Buildings I & VII (Boater Restrooms)**
1. Eliminate the "44" from the façade and simplify the design.
2. Remove the "Boaters" sign.

The roof-mounted sign that reads "Boaters" was removed from Buildings I & VII. To remove the "44", the façade materials were changed to engineered wood with a concrete base and plaster band. The parapet was incorporated into an angled roof.

**Building II (Trader Joe's)**
1. Reduce the scale of the building and the stepped-back tower. This should be a warm, residential scale type of building.
2. Incorporate architectural elements from the original concept design.

The architectural style of Building II was changed to be less contemporary. The Applicant removed the tower feature, removed the cantilevered awnings, and reduced the amount of glass. The new design includes a red tile roof, stone veneer walls, plaster columns and bands, and a tan concrete base. Dormers and columns would be used to break up the façade and wooden trellises would be used at the main entry and outdoor dining areas.

**Building III (Boater Restroom)**
1. Use a wood façade.

The façade of Building III was changed from plaster to engineered wood siding.

**Building IV (West Marine)**
1. Reduce the amount of glass.
2. Remove the cabling under the butterfly roof and reduce the angle of the roofline.  
3. The slanted wooden wall looks too heavy; change the material to lighten the look.

The Applicant removed the cabling under the butterfly roof, reduced the angle of the roofline, and reduced the amount of glass and wood on the façade. A window was added to the slanted wooden wall, however the material on this wall was not changed.

Building V (Retail and Restaurant)  
1. Remove the tower feature.

The Applicant removed the tower and modified the northernmost cantilevered awning into a large slanted architectural feature.

STAFF REVIEW
Staff finds that the proposed project is consistent with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies, and the Revised Permanent Sign Controls and Regulations.

Staff finds that the proposed Final Design satisfies the conditions of the DCB’s previous Conceptual Design approval, and satisfies the design comments raised during the April 20, 2016 DCB meeting, with the exception of the comment regarding the slanted wall of Building IV (West Marine).

Staff recommends APPROVAL of DCB #08-015-B, subject to the following conditions:

1) Any changes to the project require written approval from the Department of Beaches and Harbors Planning Division staff.

2) No substantial change shall be made to the approved design without the written consent of the Design Control Board.

GJ:BL:te
Mr. Gary Jones, Director  
Los Angeles County Department of  
Beaches & Harbors  
13837 Fiji Way,  
Marina Del Rey, CA 90292

Re: Pier 44  
Marina Del Rey, California

Dear Mr. Jones,

We are pleased to submit our application to the Design Control Board for review of the proposed improvements at Pier 44, Marina Del Rey California. The subject parcel comprises roughly 8.39 acres landside and 4.68 acres waterside. The landside portion of Pier 44 includes frontages on Admiralty Way, Mindanao Way and Bali Way. Enclosed please find 14 sets of drawings and computer files, which are part of the required package. They include the proposed site plan, floor plans and exterior elevations for building I, II, III, IV V and VII. We are also including replies to items raised by members of DCB at the previous DCB meeting. Pacific Marina Ventures, LLC is the applicant for Pier 44.

The following includes the Design Control Board comments regarding DCB #08-015-B consideration of final design of Pier 44 redevelopment. We have also indicated where you can find the changes and revisions.

1. Overall site design. See overall updated Site plan A-5.
   a. Find a place for bicyclist restrooms, located near bicycle parking.
      We have provided 2 locations for bicyclist restrooms. We have designed public toilets located on first floor at the north-west corner of building IV which can be used by bicyclists. We have also added bicyclist unisex toilet adjacent to building III as discussed at the meeting. See sheet A-7.
   b. Don’t do the mechanical chair lifts, find another way such as ramps or an interior elevator.
      We have designed a new glass handicap elevator which is located adjacent to the fountain at plaza area. See sheets A-23 and A-24. The elevator will include a glass canopy to protect visitors from rain while they wait for the elevator.
   c. Use a wood trellis for the shaded seating, consider using vines.
      The landscape architect has redesigned wood trellis at the benches areas. We have used a similar detail to provide shaded area over the eating area located adjacent to Trader Joe’s. See sheets A-10, A-12 and landscape.
2. Building Design  
   a. Do not do the campus design, where all buildings are similar.  
      The buildings are no longer similar  
   b. Building VI does not go with the other buildings  
      Since the project is no longer a campus design, the buildings would serve as a unique  
      expression of various architectural styles. We feel that this will provide continuous  
      points of interest at the site.  

3. Buildings I & VII (Boater Restrooms)  
   a. Eliminate the 44 from the façade and keep the design simple.  
      The 44 has been eliminated. See sheet A-6. The roof at the boater’s bathroom has  
      been simplified.  
   b. Remove the word “Boaters” above the roof.  
      The word “Boaters” has been eliminated. See sheet A-6.  

4. Building II (Trader Joe’s)  
   a. The building needs to be scaled down, including the stepped back tower, try elements  
      from the old design.  
      The glass tower was eliminated and elements of old design have been introduced. See  
   b. This should be a warm residential scale type of building  
      The exterior elevations have been revised and have been scaled down. The use of tile  
      roof, the addition of wood trellis and columns, the use of stone, the addition of  
      dormers and the glazing design, discussed at the meeting with DCB have helped  
      transform building II. It now looks different than the other buildings on the site. The  
      buildings relate to a more residential vernacular. See sheets A-10, A-11, A-12 and A- 
      13.  

5. Building III (Boater Restroom) make it a wood façade.  
   We have used a wood façade for this building. See sheet A-7.  

6. Building IV (West Marine)  
   a. Reduce the amount of glass.  
      The amount of glass has been reduced. See sheets A-17, A-18, A-19 and A-20.  
   b. Remove the cabling under the butterfly roof. Make the butterfly roof less angled.  
      Cabling has been removed. We also reduced the butterfly roof angle as requested, see  
      sheets A-17, A-18, A-19 and A-20  
   c. Lighten the slanted wall, don’t have wood from top to bottom, it is too heavy, change  
      the material.  
      We have prepared 2 schemes which have been discussed at the meeting with DCB  
      members. Scheme No. 1 shows the engineered wood stopping at the height of 12 ft.  
      above finish floor. Scheme No. 2 which was suggested as an alternative, is the one  
      we prefer. It shows that the reduction of engineered wood can be accomplished by

There was a discussion at the DCB meeting about the safety of birds flying into glass buildings. Bird collision is considered the major cause of bird mortality. We found a product by PPG working together with Walker Textures which can be used at Pier 44.

The Planning Department has requested that we redesign the pedestrian entrances at the corner intersection of Admiralty Way and Mindanao and Admiralty way and Bali Way. We have included the monument signs locations as they relate to the entries at both corner locations. The Landscape Architect significantly enhanced the landscaping design to further provide a sense of entry to the site. The revised design provides a grand pedestrian entrance that attracts visitors to the site at a diagonal from the corners. We feel that hopefully we have answered everyone’s concerns regarding this project, and are looking forward to the construction phase.

Sincerely,

Jack Hollander, AIA
Date: May 06, 2016
Project: Pier 44
Subject: Description of Changes to Landscape Design Package from April 2016 Presentation to the Design Control Board for Pier 44 Redevelopment
Prepared by: Kathy Wishard, LRM Landscape Architecture

This project was heard at the April 20, 206 Design Control Board (DCB) meeting. The following identifies changes to the landscape sheets since that meeting:

The landscape site plan (L.4) has been updated to show scored concrete at the southwest terminus of the promenade, revised corner entry designs, the addition of a biker bathroom at the south plaza and an elevator at the north plaza. The segmented headlight screen walls have been called out along the Admiralty Way frontage. Also the southwest parking lot added a parking spot, so a tree and lower level planting was removed at that location.

Plan Enlargements were added for the northeast and southeast corners (L.5, L.6). The enlargements show in detail the new design approach at each corner. The revised design includes an enlarged path/plaza with paver designs to match the larger project, a palm tree flanking each side of the plaza, integrated monument signage, a seatwall and attractive, drought tolerant plantings.

Plan enlargements for the plazas were updated to show recent changes (L.7, L.8). The north plaza shows the new glass elevator location in lieu of a lift. The south plaza shows the new biker rider bathroom facility.

The amenity plan (L.9) has been updated to show the additional planter pot locations, as well as the revised trellis design preferred by the board at the April meeting.

The overall tree plan (L.10) has been updated to reflect tree location changes based on the changes identified above.

The overall shrub plan (L.11) has been updated to reflect the changes above, as well as the removal of two species deemed invasive by County.

The plant images (L.12) was updated to remove the identified invasive species. These boards were also updated to include a vine for the landscape trellises.

The landscape material images (L.14) was updated to show views of the preferred trellis design.
May 12, 2016

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 5B – MARINA DEL REY DESIGN GUIDELINES

Item 5B on your agenda is a returning item from the Department of Beaches and Harbors (DBH), for the consideration of the draft Marina del Rey Design Guidelines.

PROJECT OVERVIEW

Background
In 2007, DBH contracted with RRM Design Group (RRM) to develop a set of guidelines that could be used to guide the design of all future private and public improvements in Marina del Rey. RRM’s initial assignment was to review a set of previously prepared guidelines that had not been adopted and to work with a subcommittee of the DCB in developing a process for drafting and approving a set of design guidelines.

The subcommittee of the DCB, composed of then Chair, Susan Cloke, and then Vice Chair, Peter Phinney, reviewed and approved the design principles that guided the preparation of the design guidelines and supported a process to appoint a task force to review and provide feedback on the guidelines.

The task force, comprised of seven members, was appointed on October 9, 2007, and met seven times over a period between November 2007 and May 2008 to review and comment upon the preparation of these design guidelines. The comments from the task force’s last meeting in May 2008, were used in developing the draft of the guidelines that was presented to the DCB on September 11, 2008, and a revised draft that was presented to the DCB on December 18, 2008. RRM worked on the draft guidelines until May 2009. The contract with the consultant was discontinued shortly thereafter.

Summary of Changes
DBH staff has since resumed work on the guidelines and has updated the document to be consistent with provisions of the 2012 Marina del Rey Local Coastal Program (LCP) Amendment, the 2014 Marina del Rey Visioning Statement, and various County sustainability initiatives. The document has also been substantially revised to remove inconsistencies and redundancies, to streamline it, and to make it more user-friendly. Staff has also incorporated comments from other County Departments such as the Department of Regional Planning. Additional changes are outlined below:
• Introduction. This chapter was streamlined and updated to reflect the outcome of the 2014 visioning process. A new map was added to illustrate the existing land uses in the Marina.

• Placemaking & Wayfinding. This chapter, which was formerly called "Gateways", was reorganized and expanded to include additional sections on placemaking and wayfinding devices, and a new section devoted entirely to Public Art.

• Streetscapes. The streetscape categories were reorganized and renamed to reflect current terminology used in the County. The former draft's five categories were reduced to three: Parkways, Mole Roads, and Waterfront Residential Roads.

• Public Promenade & Waterfront. This chapter, formerly called "Waterfront Walk", was renamed to reflect the terminology used by the Department and the Local Coastal Program. This chapter was also expanded to include additional sections referencing waterfront design guidelines that were previously located in the Parks chapter (e.g. WaterBus Landings, Overlooks, etc.).

• Signage. The content of this chapter was moved to the Site chapter, and updated to remove guidelines that conflict with the Marina del Rey Permanent Sign Controls. All wayfinding guidelines from this chapter were moved to the Placemaking & Wayfinding chapter.

• Site & Building. This chapter was split into two chapters, Site and Building. Two new sections, Boater Amenities and Mobility, were added to the Site chapter. Landscaping and lighting guidelines that were repeated throughout the document were moved to the Site chapter. Guidelines that were inconsistent with the LCP or other County regulations/policies were removed.

• Activity Districts. A new chapter was added with location-specific guidelines for the Marina Beach, Visitor's Row, and Boater's Way activity districts.

• Administration. The content of this chapter was moved to the Introduction chapter.

• Glossary. The glossary of terms within each chapter was updated, removed from their current locations, and combined into a new glossary chapter at the end of the document.

• Implementation Actions are highlighted throughout the document. These include the development of a new Marina del Rey civic art policy, gateway and wayfinding signage plans, a community-wide plant palette, etc.

• New sustainable- and clean marina-related guidelines were added and highlighted throughout the document.
- A new “Community-wide Guidelines” section was added to each chapter. Guidelines that were previously repeated throughout the subsections of each chapter were added to this section to reduce redundancy and inconsistency throughout the document.

- The page layout orientation of the guidelines was changed from portrait to landscape to create additional space for imagery.

- All maps in the document were updated and redesigned.

- A new numbering system was applied to each guideline for ease of reference.

- The “Reference Image” page was removed from each chapter. The images included on these pages were small and outdated in design. New images, reflecting a more contemporary design aesthetic were added throughout the document with the addition of subtitles. In addition to illustrating design principles from national and international development examples, local design influences were drawn from within Marina del Rey, and the Marina’s surrounding neighborhoods, such as Playa Vista and Santa Monica.

The table below illustrates changes in the chapters and organization of the new draft.

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<th>Gateways</th>
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<td>Gateway Parks</td>
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<th>Waterfront Walk</th>
<th>Public Promenade &amp; Waterfront</th>
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<tr>
<td>Residential Areas</td>
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Design Control Board  
May 12, 2016  
Item 5B  
Page 4

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<thead>
<tr>
<th>Chapter V</th>
<th>Site &amp; Buildings</th>
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<td>Commercial</td>
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<th>Parks &amp; Piers</th>
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<th>Signage</th>
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<th>Administration</th>
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| Chapter IX | Glossary |

STAFF REVIEW  
Staff recommends that the item be continued in order to provide adequate time for the public and your Board to review the document and provide comments to staff.

GJ:BL:mmt
May 12, 2016

TO: Design Control Board

FROM: 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 (Department) for temporary banners, signs and/or canopies. Since the April 2016 report, one temporary permit was issued by the Department:

- MarinaFest 2016 – Approval of four temporary banners measuring 6’ wide by 3’ tall that read “LA’s MarinaFest 2016, Saturday, June 4 & Sunday, June 5, Burton Chace park, Marina del Rey, www.lasmarinafest.com”. The banners are permitted from May 10, 2016 to June 6, 2016 and will be fastened to posts and staked into the ground at the following four locations:
  - Parcel 49 (Visitor Center), at the corner of Admiralty Way and Mindanao Way.
  - Parcel 51 (Fiji Gateway Park), at corner of Lincoln Boulevard and Fiji Way.
  - Parcel JS (Edgington Park), at the corner of Admiralty Way and Via Marina.
  - P150 (Parking lot next to future Permits Building), at the corner of Lincoln Boulevard and Ball Way.

GJ:BL:te

Attachment (1)
May 5, 2016

Russ Carrington
PO Box #12022
Marina del Rey, CA 90292

Temporary Signs for MarinaFest 2016 at Various Locations
(TP 16-006)

Dear Applicant,

By means of this letter, MarinaFest 2016 is permitted the following temporary signs.

- Four (4) temporary banners measuring 6’ wide by 3’ tall that read “LA’s Marinafest 2016, Saturday, June 4 & Sunday, June 5, Burton Chace park, Marina del Rey, www.lasmarinafest.com”. The banners will be fastened to posts and staked into the ground at the following four locations.
  - P49 The Visitor Center at the corner of Admiralty Way and Mindanao Way.
  - P51 Vacant land at corner of Lincoln Boulevard and Fiji Way.
  - PJS Edgington Park at the corner of Admiralty Way and Via Marina.
  - P150 at the corner of Lincoln Boulevard and Bali Way.

The temporary signs are permitted from May 10, 2016 to June 5, 2016. The signs must be removed by noon June 6, 2016. Should you have any further questions, please contact me at (310) 305-9533.

Regards,

Troy Evangelho
Planner, Beaches and Harbors
County of Los Angeles
Department of Beaches and Harbors

GJ:TE
May 12, 2016

TO: Design Control Board
FROM: Gary Jones, Director

SUBJECT: ITEM 7B - ONGOING ACTIVITIES REPORT

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY
No items relating to Marina del Rey were before the Board of Supervisor’s during their April 2016 meetings. On May 3, 2016 the Board received the countywide Parks Needs Assessment and passed a motion to report back with a draft parks and recreation funding measure that the Board will consider for placement on the November 8, 2016 ballot. For more information visit http://lacountyparkneeds.org.

REGIONAL PLANNING COMMISSION’S CALENDAR
On April 6, 2016 the RPC approved a Coastal Development Permit for a stormwater improvement project on parcel NR (Parking lot 9).

CALIFORNIA COASTAL COMMISSION CALENDAR
No items relating to Marina del Rey were on the Coastal Commission’s April 2016 agenda. The requested time extension for the Coastal Development Permit (CDP) to build a wetland park on the southern portion Marina del Rey Lease Parcel 9 (Parcel 9), and the appeal of a CDP to build a hotel on the northern portion of Parcel 9 is expected to be heard by the Coastal Commission on May 13th.

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

SMALL CRAFT HARBOR COMMISSION
The March 3, 2016, special night meeting minutes are pending approval.

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

VENICE DUAL FORCE MAIN PROJECT UPDATE
No updates on the Venice Dual Force Main Project since the April 2016 report.

GJ:BL:te
Attachments (1)
Marina del Rey Redevelopment Projects

### Building Replacement

Goldrich & Kest Industries

**Location**: On 11th Street between Western Avenue and Mabel Street

**Status**: Construction is complete. The new building is available for lease.

- **Proprietary**: Term sheet initial 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 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 arguments.

- **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 December 2014.

### Proposed Hotel

Legacy Partners

**Location**: On 101st Street between Western Avenue and Marine View Drive

**Status**: Construction is anticipated to begin in 2016.

- **Proprietary**: Term sheet initial in August 2013. The lessee initial an 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 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 MND.

- **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 December 2014.

### Bike Path Replacement

NCC

**Location**: On 101st Street between Western Avenue and Marine View Drive

**Status**: Construction is anticipated to begin in 2016.

- **Proprietary**: Term sheet initial 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 6/27/13. On 8/27/13, the BOS certified the EIR. The EIR was reviewed by the Board on 10/14/13. The approved project included a 15' wide pedestrian promenade, with 30 foot buffer zones on both sides.

- **Proprietary**: A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension.

- **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 BOS 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 BOS on May 17, 2011. Project was approved by the Board on 6/12/12.

### Boat Central

Boat Central

**Location**: On 101st Street between Western Avenue and Marine View Drive

**Status**: Construction is anticipated to begin in 2016.

- **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. The lease expired on 12/31/11.

- **Regulatory**: DCB conceptual approval on August 20, 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, 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 BOS on May 17, 2011. Project was approved by the Board on 6/12/12.

### Boat Central

Boat Central

**Location**: On 101st Street between Western Avenue and Marine View Drive

**Status**: Construction is anticipated to begin in 2016.

- **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. The lease expired on 12/31/11.

- **Regulatory**: DCB conceptual approval on August 20, 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, 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 BOS on May 17, 2011. Project was approved by the Board on 6/12/12.
May 12, 2016

TO: Design Control Board

FROM: 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

SUNSET SERIES SAILBOAT RACES 2016
Marina del Rey
Wednesdays through September 7, 2016
5:30 p.m. – 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 5:30 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information: Call (310) 823-4567
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. Ages 13 and up. Please RSVP by calling (310) 305-9595.

For more information: Call (310) 305-9595

"BEACH EATS" GOURMET FOOD TRUCKS IN MARINA DEL REY
Marina "Mother's" Beach ♦ 4101 Admiralty Way ♦ Marina del Rey
Thursdays through September 29, 2016
5:00 p.m. – 9:00 p.m.

The Department is sponsoring gourmet food trucks in Marina del Rey offering delectable dishes plus a chance to picnic on the beach. The “Beach Eats” gourmet food truck events are held from 5 p.m. to 9 p.m. The assortment of trucks varies week to week. Paid parking is available at the beach parking lot #10 for 25 cents for every 10 minutes.

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

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 Visitor 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 2:00 p.m. – 5:00 p.m.

**Saturday, May 21st**
Michael Haggins & Friends, playing R&B

**Sunday, May 22nd**
2Azz1, playing Jazz Funk

**Saturday, May 28th**
Upstream, playing Caribbean/Reggae, Calypso, Soca

**Sunday, May 30th**
Chazzy Green “The Funky Sax Man,” playing Jazz Funk

**Monday, May 30th**
Friends, playing R&B

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

**PARTY IN THE PARK**
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Friday, May 20, 2016 from 5:00 p.m. to 9:00 p.m.

NASA’s last remaining external fuel tank, called ET-94, will arrive by barge in Marina del Rey on May 18th, from NASA’s Kennedy Space Center in Florida!

The enormous orange tank is taller than a 15-story building and will be at Fisherman’s Village May 18-20, before making the 13-18 hour trek through Los Angeles to join the Endeavour Space Shuttle Exhibit at the California Science Center.

Join us for a #ETComesHome “Party in the Park” celebration on May 20th from 5:00 p.m. – 9:00 p.m., where we’ll have DJ, food trucks, space-themed carnival games and activities for the whole family, and science exhibits!

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

**BIRDWATCHING**
Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey
May 26, 2016, 4:00 p.m. – 6:00 p.m.
June 23, 2016, 9:00 a.m. – 11:00 a.m.
Design Control Board
May 12, 2016
Item 7C
Page 4

The Department is sponsoring a FREE two-hour excursion through the Ballona Wetlands, with visits to sites of the Great Blue Heron and Black-Crowned Night Heron. You will also get to visit the shoreline habitat to observe Sandpipers, Long-Billed Curlews, Willets, and Western Snowy Plovers. Don't miss this chance to get acquainted with the lives of our feathered friends who are an integral part of our wonderfully diverse coastal ecosystem! Please bring water, snacks, binoculars, a hat, comfortable clothes and shoes with traction. This activity is geared for adults, but may be attended by children who do not need a car seat or stroller, if accompanied by an adult. Space is limited, so please pre-register by calling (310) 322-6951.

A County van is available to pick up participants ½ hour before the program start time:

- Dockweiler Youth Center Lobby: 12505 Vista del Mar, Los Angeles, CA 90245
- Dockweiler RV Park Office: 12001 Vista del Mar, Playa del Rey, CA 90293

For more information: Call (310) 322-6951

BEACH SHUTTLE
May 27 – September 25, 2016
Fridays and Saturdays from 10:00 a.m. – 10:00 p.m.
Sundays and Holidays from 10:00 a.m. – 8:00 p.m.

Catch a free ride on the Beach Shuttle to and from Playa Vista, Marina del Rey and Venice, and enjoy the surf, sand and the surroundings of Marina del Rey in a hassle-free and relaxing way. The Beach Shuttle operates weekends, holidays, and during the Thursday Marina del Rey Summer Concerts, which begin July 7th.

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

KAHANAMOKU KLASSIC
Marina “Mother’s” Beach ♦ 4101 Admiralty Way ♦ Marina del Rey
June 4, 2016
8:00 a.m. – 4:30 p.m.

Spectators can enjoy the action as competitive paddlers race on outriggers through the Marina’s main channel. Parking is available in Los Angeles County lots #10, #11 and #12 for a reasonable fee.

For more information: Visit www.marinoutrigger.org
LA'S MARINAFEST
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Saturday, June 4, 2016 from 11:00 a.m. to 6:00 p.m.
Sunday, June 6, 2016 from 10:00 a.m. to 5:00 p.m.

Come celebrate Marina del Rey with an in-water boat show, boat parade, land exhibitors, classic cars, wine and beer garden, tall ship tours and day sails, live music, food trucks, vendors of all sorts and fun activities for children.

For more information: Visit www.marinadelreymarinafest.com

MARINA DEL REY WATERBUS
June 16 - September 5, 2016

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine, and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets are allowed. The fare is $1.00 per person, for a one-way ticket. Ample parking is available at nearby Los Angeles County lots for a reasonable fee.

WaterBus Schedule:
Thursday – Saturday: 11:00 a.m. – midnight
Sundays: 11:00 a.m. – 9:00 p.m.

Holiday Schedule
July 4th: 11:00 a.m. – midnight
Labor Day: 11:00 a.m. – 9:00 p.m.

For more information: Visit marinawaterbus.com or call the Marina del Rey Information Center at (310) 628-3219

MARINA DEL REY FOURTH OF JULY FIREWORKS
Monday, July 4, 2016
9:00 p.m.

The twenty-minute traditional fireworks extravaganza over the main channel in Marina del Rey will be presented on Monday evening, July 4, starting promptly at 9:00 p.m. This event is sponsored by the Department and the fireworks will be choreographed to patriotic music, which will be relayed over loudspeakers in Burton Chace Park.
Parking is available in County lots for a reasonable fee. Premiere viewing locations for the fireworks are Fisherman’s Village and Burton Chace Park.

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

**THE MARINA DEL REY SUMMER CONCERT SERIES 2016**
Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey
July 7 – August 27, 2016
7:00 p.m.

**Symphonic Thursdays**

**July 7**
Opera at the Shore
Marina del Rey Summer Symphony
Frank Fetta, Music Director and Conductor

**July 21**
Megan Hilty

**August 4**
Ballet Folklórico de Los Angeles
Performing tango and other Latin dances
Marina del Rey Summer Symphony

**August 18**
*Madame Butterfly*
Staged production
Marina del Rey Summer Symphony

**Pop Saturdays**

**July 16**
Marilyn McCoo & Billy Davis, Jr.
Pop/R&B

**July 30**
Brian McKnight
R&B/Urban Soul

**August 13**
Ra Ra Riot
Indie Rock

**August 27**
Eddie Palmieri Salsa Orchestra
Salsa/Latin Jazz

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

**FREE MARINA MOVIE NIGHTS**
Burton Chace Park ◆ 13650 Mindanao Way ◆ Marina del Rey
July 9 – August 20, 2016
Movie start time: 8:00 p.m.

The Department presents the return of Free Marina Movie Nights in Burton Chace Park. This summer pack your picnic baskets and bring the family out to the park on Thursday and Saturday nights to enjoy our outdoor movie screening under the stars.
Movie Lineup:

July 9    *Pan*
July 23   *Earth to Echo*
August 6  *The SpongeBob Movie: Sponge Out of Water*
August 20 *My Fair Lady*

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

**OLD FASHIONED DAY IN THE PARK**
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Sunday, July 24, 2016
10:00 a.m. – 3:00 p.m.

Old Fashioned Day in the Park is sponsored by the Classic Yacht Association. This annual event offers vintage yachts to tour and restored classic cars to view. The event is free and open to the public.

For more information: Call (310) 429-3028 or the Marina del Rey Visitor Center at (310) 305-9545

GJ:BL:te