



Caring for Our Coast

♦ ♦ ♦

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, April 21, 2021, 1:30 p.m.

### NOTICE

Following Governor Newsom's executive orders prohibiting the convening of public agency meetings in light of the COVID-19 pandemic, all regularly scheduled Marina del Rey Design Control Board meetings will convene as virtual (online) meetings and by teleconference until further notice.

#### OBSERVING THE MEETING

To observe the meeting, go to <http://beaches.lacounty.gov/watch-dcb-meeting> (Zoom Meeting ID: 913 7426 1482) or dial (408) 638-0968 or (669) 900-6833.

#### PROVIDING VERBAL PUBLIC COMMENT

To provide verbal public comment for the record during the meeting, go to <http://beaches.lacounty.gov/watch-dcb-meeting> (Zoom Meeting ID: 913 7426 1482) and staff will assist you via the Zoom chat feature.

If you are calling in to the meeting, send an email to [DBHPlanner@bh.lacounty.gov](mailto:DBHPlanner@bh.lacounty.gov) with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

#### PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to [DBHPlanner@bh.lacounty.gov](mailto:DBHPlanner@bh.lacounty.gov) with your comment, the agenda item number, your first name and last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written comments submitted prior to 5 p.m. on the day before the meeting will be provided to the Design Control Board. Written public comments submitted after 5 p.m. on the day before the meeting will not be provided to the Design Control Board, but will be added to the public record.



1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the January 20, 2020 Minutes**
3. **Consent Agenda**  
*The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.*
4. **Old Business**  
None
5. **New Business**  
A. Parcel 42 – Marina del Rey Hotel / Tesla Motors Inc. – DCB # 21-001 – Consideration of Tesla Supercharging station
6. **Staff Reports**  
A. Ongoing Activities Report
  - Board of Supervisors Actions on Items Relating to Marina del Rey
  - Regional Planning Commission's Calendar
  - Coastal Commission's Calendar
  - Future Major DCB Agenda Items
  - Small Craft Harbor Commission Minutes
  - Redevelopment Project Status Report  
B. Marina del Rey Special Events
7. **Public Comment**  
*This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.*
8. **Adjournment**

**PLEASE NOTE**

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (424) 526-7752 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at [rstassi@bh.lacounty.gov](mailto:rstassi@bh.lacounty.gov).
2. The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles Code (Ord. 93-0031 ~ 2 (part), 1993), relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that he/she is familiar with the requirements of this ordinance. A copy of the ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.
3. Si necesita asistencia para interpretar esta información, llame a este numero: 424-526-7777.
4. All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at <https://beaches.lacounty.gov/design-control-board/>. The Department of

Beaches and Harbors website also provides all reports and audio files from current and past meetings. Electronic copies of project submittals for Business Items referred to in this agenda will be available online for a two week period from the date of this agenda.





## Location of April 21, 2021 DCB Items



Old Business

None

New Business

5A – Parcel 42 – Marina del Rey Hotel



## **DESIGN CONTROL BOARD MINUTES**

### **January 20, 2021**

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

**Members Absent:** None

**Department Staff Present:** Amy Caves, Deputy Director; Michael Tripp, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Tor-Ree Jones-Freeman, Secretary

**County Staff Present:** Joseph Abdelkerim, County Counsel; Rob Glaser, Supervising Regional Planner; Clark Taylor, Regional Planner

**Guests Testifying:** Aaron Clark, Armbruster Goldsmith & Delvac LLP; Daniel Taban, Pacific Ocean Management; Dean Gayon, ACRM Architects & Interiors; Sandy Chung, TCA Architects; Kathy Wishard, LRM

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

Chair Cho called the meeting to order at 1:36 p.m. and led the Pledge of Allegiance.

#### **2. Approval of the December 16, 2020 Minutes**

**Moved by Vice Chair Wong, seconded by Ms. Coffee. The December 16, 2020 minutes were approved.**

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

**Nays: 0**

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

None

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

A. Parcel 9 – Marriott Courtyard and Residence Inn – DCB # 04-015-H – Consideration of dock gate

Ms. White presented the staff report.

#### **Public Comment**

None

#### **Board Comment**

Vice Chair Wong asked if there were different styles of dock gates located along the promenade, as the gate presented appeared to be different from other gates.

Ms. White responded saying yes.

Vice Chair Wong asked if there were any requirements for this type of gate.

Ms. Tashjian responded that there are no standards for gate designs.

Ms. Coffee asked if the dock gate would only be available to guests of the hotel or if the gate would be open to the public. She also inquired if the gate would be continuously open or if a key would be needed to open it.

Ms. White responded that the gate would be connected to the public transient docks and would be available to the public, and that there would be a locking mechanism for the gate. She deferred to the applicant to provide more information.

Chair Cho inquired about the location of the public docks.

Ms. White responded that the transient docks front the hotel.

Chair Cho inquired about the number of boats that could be accommodated by the transient docks.

Ms. White responded that the transient docks consist of four dock fingers and the number of boats able to use the docks at one time could vary.

Ms. Coffee inquired about the purpose of transient docks.

Ms. White explained that transient docks can be used by the public for an established amount of time.

Ms. Coffee asked if transient docks are similar to boat parking spaces.

Ms. Tashjian agreed and reiterated that the docks would be used like short-term parking for boats.

Ms. Coffee asked for further explanation from the applicant about how the public would utilize the gate.

Ms. Tashjian noted that two applicants were present, Dean Gayon and Aaron Clark.

Mr. Clark introduced the project and explained why the transient docks were created, indicating that the docks were part of a Coastal Commission condition of approval for the development of the adjacent Neptune Marina Apartments. He further explained that in addition to the docks, a portion of Parcel 9U would need to be developed as a public wetland park, which was almost complete. He also noted that there would be no unfettered access through the proposed dock gate from the landside due to safety considerations. The hotel would work with the County to manage the logistics of the dock operations, so there would be control over the vessels using them. Mr. Clark explained that the hotel concierge would serve as the dock master over the anchorage and that the hotel operator was working with the County to develop a public dock management agreement.

Ms. Coffee thanked Mr. Clark for his response.

Vice Chair Wong asked Mr. Clark if a hotel contact would be provided for people who needed to gain access to the docks through the gate.

Mr. Clark responded saying yes. Mr. Clark noted that normally the County would operate the public docks, however, a management agreement was being created between the County and the hotel operator, for the hotel operator to manage the docks. He believed that the docks would play nicely into the experience of the hotel whereby people could utilize the docks, enjoy al fresco dining along the promenade, have access to the wetland park, or go down to the Silver Strand.

Chair Cho asked if there would be an intercom system associated with the docks.

Mr. Clark responded that those details were being worked out and would be resolved before the docks opened to the public. He mentioned that the Department of Beaches and Harbors Asset Management Division was working with the lessee to establish clear protocols for use of the docks.

Vice Chair Wong asked if the design of the gate from the seaside would allow people to exit onto the promenade in case of emergencies.

Mr. Clark responded that the public would be able to get out of the gate and noted that the intent of the gate was to ensure controlled access for people who have reservations to use the docks. Mr. Clark detailed a scenario regarding people that loiter around transient docks in other areas of the Marina, which was why security in the area would be important. He also noted that the adjacent Neptune Marina and Tahiti Marina anchorages were privately sold and there would need to be coordination with all the parties to make sure the transient docks function smoothly.

Vice Chair Wong noted that he worked on a gate design in the Marina where similar discussions occurred.

Ms. Tashjian noted that Mr. Gayon wrote a message indicating he was sorry he has no microphone connection and that Mr. Clark's description was consistent with his understanding of how the gate access would work.

**Vice Chair Wong moved to approve the DCB # 04-015-H, seconded by Chair Cho. There was a delay in roll call for the vote due to technical difficulties. Ms. Tashjian asked for a few minutes to allow Ms. Coffee to return. Ms. Coffee rejoined by phone.**

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

**The motion was carried.**

B. Parcel 95 & LLS – Marina West Shopping Center – DCB # 20-002-B Consideration of modifications to conceptual design for site redevelopment.

Ms. White presented the staff report.



**Public Comment**

None

**Board Comment**

Chair Cho asked if there were any applicants present for this project.

Ms. Tashjian responded that there were four applicants from the project team: Aaron Clark, Kathy Wishard, Daniel Taban, and Sandy Chung.

Mr. Clark introduced the project team. He noted that discovering new easements on the property were a blessing because the team was able to design a variety of enhancements for the project. He thanked staff for their work on the project and asked Mr. Taban to address the Board.

Mr. Taban introduced himself and thanked the Department for working with his team. He stated that the team was aware of two prior easements that bisected the site, but was recently made aware of an unrecorded Los Angeles Department of Water and Power (LADWP) easement. He then explained conversations the project team had with LADWP and how additional opportunities were identified in regards to the easements. He noted that the site no longer had a limitation to providing a parkway along Via Dolce and as such the team expanded the public space previously on the west side of Building 3 and moved it more towards the west between Buildings 1 and 2. He also noted that Building 3 was also shifted slightly to the west to also open up the gateway park on Via Marina and Washington Boulevard. Mr. Taban stated that the proposed park design was the fourth design iteration and what was presented at the meeting was a culmination of thoughtful design effort and due diligence, which he believed created an overall better project for the community.

Ms. Wishard thanked the team and Ms. White for summarizing the major changes. She agreed that a lot of effort had gone into the corner park design. She noted that there was a placeholder within the corner planter of the gateway park for a park identification sign, and therefore, the planter may need to be adjusted in the future. Ms. Wishard expressed that enlarging the patio of the building adjacent to the park was a nice addition that was incorporated due to the building shift. She stated that before this change, there was an anemic patio space, which now looked like an appropriate scale, allowing more interactions and seating along the park. Ms. Wishard felt that the project team incorporated the majority of comments received regarding the park. Ms. Wishard explained the design intent behind certain elements within the proposed park and the newly proposed mid-block plaza. She explained that the design of the mid-block plaza was similar to the design of the corner park, on a more intimate scale. She noted that there was also a building overhang within the space which would be used as a public patio. Ms. Wishard explained that for Via Dolce, the project team was able to include a parkway with trees along the curb edge while meeting the City of Los Angeles' standards. She also noted that the changes made along Via Dolce allowed the project team to open up the corner and include a larger tented patio space.

Mr. Taban commented that the project team felt that it was appropriate to increase the height of the building floors by approximately one foot, which increased each of the building heights. He explained that the project was still significantly below the 140-foot height limit, but the team was looking to allow more light into the units to make them more enjoyable for residents as they would most likely be spending more time in the units. He also noted other changes that were required due to the building being shifted to the west.

Ms. Coffee commented that the park design looked great, and she appreciated the Applicant's willingness to work with the County on improving the design. She agreed that the current design was stronger and addressed the public in a much more complete way. Ms. Coffee also appreciated the way the project team repeated some of the design vocabulary from the gateway park in the mid-block open space.

Chair Cho responded that the corner park looked very good and incorporating a mid-block plaza instead of the originally proposed driveway improved the project design. Chair Cho noted that Washington Boulevard was a large thoroughfare for bicycles. He then asked the Applicant if the project would have bike parking.

Ms. Wishard responded that the project team anticipated adding more bike parking along the project frontage, along Washington Boulevard. She also stated that the project team intended to scatter bicycle parking near various retail shops so patrons would have immediate bicycle parking in addition to the spaces that were specific to the plazas.

Mr. Clark asked Ms. Chung to comment on how the project team intended to meet code requirements for long-term and short-term bicycle parking.

Ms. Chung indicated that all long-term parking is located within the buildings and short-term parking would be located along the sidewalks.

Mr. Clark asked Ms. Chung to comment on how many short-term bicycle parking spaces versus long-term spaces would be at the site.

Ms. Chung responded that 35 short-term spaces and 88 long-term spaces would be provided, which would include an additional 14 spaces above requirements since the project team would request a 5% reduction in commercial parking.

**Vice Chair Wong moved to approve DCB # 20-002-B, seconded by Ms. Coffee.**

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

**The motion was carried.**

**5. New Business**

None

**6. Staff Reports**

All reports were received and filed.

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

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

**7. Public Comment**

None

**8. Adjournment**

**Chair Cho adjourned the meeting at 2:27 p.m.**

Respectfully Submitted,

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





Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

April 21, 2021

TO: Design Control Board

FROM: Gary Jones, Director 

**SUBJECT: ITEM 5A – PARCEL 42 – MARINA DEL REY HOTEL / TESLA MOTORS, INC. – DCB # 21-001 – CONSIDERATION OF TESLA SUPERCHARGING STATION**

Item 5A on your agenda is a submittal from Tesla Motors, Inc. (Applicant), seeking approval for a series of Tesla electric vehicle Supercharger stations and associated improvements at the Marina del Rey Hotel. The project is located at 13534 Bali Way.

## **PROJECT OVERVIEW**

### Existing Conditions

The property is developed with a three-story hotel consisting of 154 rooms, a restaurant and bar, offices for management, and a variety of guest amenities. East of the hotel building is an attached one-story conference center building and a vacant one-story circular building. A smaller building located on the southeast portion of the property contains the marina manager's office. Uses in all of the buildings and an anchorage are served by an adjoining surface parking lot with 322 parking spaces.

### Proposed Project

The applicant proposes to install eight electric vehicle charging stations and associated equipment in the parking lot of the Marina del Rey Hotel.

## **SITE DESIGN**

### Electric Vehicle Chargers

The Applicant proposes to install a Tesla Supercharger facility, which would consist of eight charging posts, two electrical cabinets, one master controller box, one main switchgear, and one utility transformer, all located in the existing hotel valet parking lot.

Charging posts would be 3' wide by 5½' tall, with a depth of 1', and rectangular shaped with a hollow center. The posts would be solid white with the Tesla logo and an interior return color of dark red. The interior of the charging posts would also contain task light LEDs.



The switchgear, site master controller box, and two cabinets would be installed in an existing area of the property adjacent to and within an existing walled trash enclosure, resulting in no parking stall loss. Each electrical cabinet would be 4' wide by 7' tall, with a depth of 3'. The onsite switchgear would be 7' wide by 8' tall, with a depth of 3' and the master controller would be 2' wide by 3' tall, with a depth of 1'. The transformer would be 8' wide by 5' tall, with a depth of 10'. Yellow colored concrete barrier bollards would be installed around the transformer, switchgear, and electrical cabinets. A vinyl art wrap depicting docked boats in the Marina would be applied to the utility transformer.

The Applicant also proposes to paint a 4" wide white transverse stripping pattern on the ground at the existing accessible passenger loading zone, near the entrance of the hotel. In addition, a 6" concrete curb would be installed adjacent to the charger posts as shown on Page C-3A of the Applicant's plans. New wheel stops would be installed at the head of each parking stall associated with the charger stations.

#### Landscaping

The transformer and associated concrete pad would be installed in an existing landscape island. As a result, two approximately 12' tall *Magnolia Grandiflora* trees would be removed and relocated within the parking lot. *Dietes Flavida* Wood *Iris* perennials would be planted surrounding the proposed transformer and switchgear. *Trachelospermum Jasmoide* *Star Jasmine* would be installed as groundcover adjacent to the switchgear concrete pad.

### **SIGNAGE**

#### Informational Signs

The Applicant proposes to install eight non illuminated pole mounted parking signs that would read "Tesla Vehicle Charging Only" in white font, with a Tesla logo. The signs would measure 1' wide by 1'-6" tall and would be installed approximately 6' above grade. All sign faces would be composed of aluminum panels with a red reflective vinyl and Tesla logos would be composed of reflective white vinyl. The 8" diameter sign posts would be powder coated in a medium to dark gray color.

### **STAFF REVIEW**

Staff finds that the proposed project is generally consistent with the Marina del Rey Design Guidelines (DG) and the Revised Permanent Sign Controls and Regulations.

The Applicant notes that where applicable, parking information signs would be mounted to light poles in lieu of posts. Staff recommends that all signs should be mounted to identical sign posts, as described in the project staff report, for design consistency.

Furthermore, DG. 188 notes that projects should screen and buffer antennas and on-site transformers from any public street views. The transformer proposed along Bali Way would be visible from street view. Due to required utility clearances, it is not possible to completely screen the equipment. Staff recommended that the Applicant consider screening the transformer with a camouflage art wrap. The Applicant proposes to install



low level landscaping around the utility and an art wrap design that complies with DG. 21, as the design incorporates nautical, marine, and water themes to complement the Marina's waterfront setting.

**Staff recommends APPROVAL of DCB #21-001, subject to the following conditions:**

- 1) The Applicant shall obtain approval from the Department of Regional Planning.**
- 2) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 3) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.**

GJ:MT:pw



# TESLA

**CHARGING STATION**  
13534 BALI WAY (TESLA STATION)  
MARINA DEL REY, CA 90292



3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 681-5000



520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

GPD PROJECT NUMBER:	2018241.57
DRAWN BY:	GMV
CHECKED BY:	RP/KMD
INSTALLATION MANAGER:	NADIR HOSSAIN

0	03.24.21	REVISED PER AHJ
D	03.17.21	REVISED PER AHJ
C	03.13.20	REVISED PER AHJ
B	01.03.20	SIGNED AND SEALED
A	10.21.19	ISSUED FOR 100% REVIEW
REV	DATE	DESCRIPTION



IT IS A VIOLATION OF THE LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER, TO  
ALTER THIS DOCUMENT.

13534 BALI WAY  
(TESLA STATION)  
MARINA DEL REY, CA 90292

SHEET TITLE

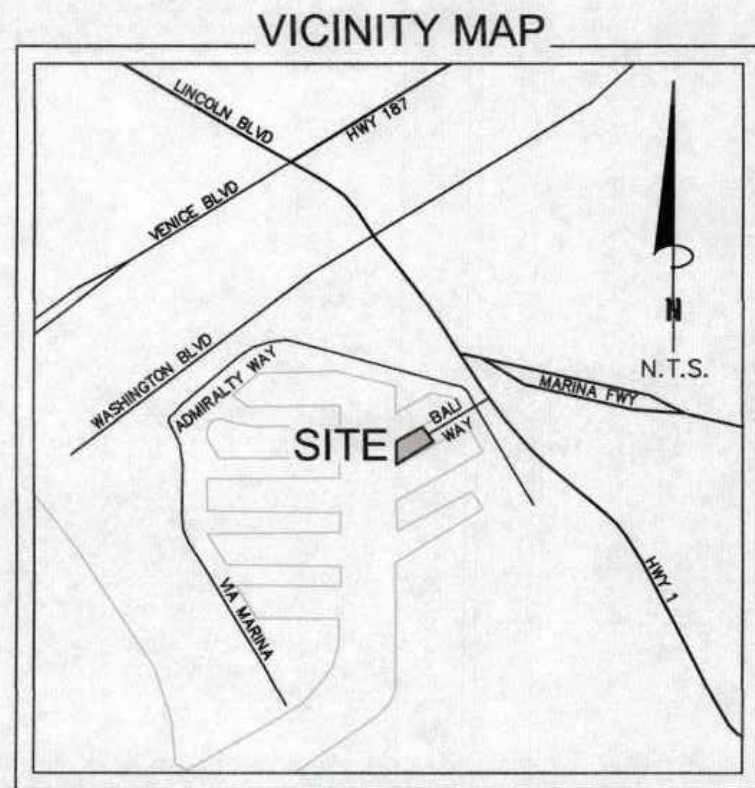
TITLE SHEET &  
PROJECT DATA

SHEET NUMBER

T-1

[illegible]





LEGEND	
	SITE BENCHMARK
	SANITARY MANHOLE
	SANITARY CLEANOUT
	GREASE TRAP
	STORM MANHOLE
	STORM INLET (RECTANGLE)
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION CONTROL VALVE
	FIRE DEPARTMENT CONNECTION
	LIGHT POLE
	ELECTRIC TRANSFORMER
	ELECTRIC BOX
	ELECTRIC VAULT
	FIBEROPTIC PEDESTAL
	FIBEROPTIC VAULT
	TELEPHONE VAULT
	GAS METER
	GAS VALVE
	HANDICAP PARKING
	PALM TREE
	SHRUB
	LANDSCAPED AREA
	BOLLARD
	SIGN
	STORM LINE (UNDERGROUND)
	SANITARY LINE (UNDERGROUND)
	WATER LINE (UNDERGROUND)
	GAS LINE (UNDERGROUND)
	ELECTRIC LINE (UNDERGROUND)
	FIBEROPTIC LINE (UNDERGROUND)
	IRON FENCE
	CONCRETE AREA

FOR REFERENCE ONLY  
NOT TO SCALE

#### PROPERTY DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A LEASEHOLD ESTATE CREATED BY THAT CERTAIN UNRECORDED AMENDED AND RESTATED LEASE AGREEMENT PARCEL 42 - MARINA DEL REY, EXECUTED BY THE COUNTY OF LOS ANGELES, AS LESSOR AND IWF MDR HOTEL, L.P., A CALIFORNIA LIMITED PARTNERSHIP, AS LESSEE AS DISCLOSED BY A "MEMORANDUM OF AMENDED AND RESTATED LEASE AGREEMENT PARCEL 42-MARINA DEL REY" (RECORDING CONCURRENTLY HERewith).

PARCEL A: (HOTEL PROPERTY)

PARCELS 718 AND 720, AS SHOWN ON LOS ANGELES COUNTY ASSESSOR'S MAP NO. 88, FILED IN BOOK 1, PAGES 53 THROUGH 70, INCLUSIVE, OF ASSESSOR'S MAPS, IN THE OFFICE OF THE REGISTRAR RECORDER/COUNTY CLERK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

Per that Second Modification to Deed of Trust, recorded as Document No. 20131284460 on September 3, 2013 in the Official Public Records of the City and County of Los Angeles.

#### SCHEDULE B2 EXCEPTIONS:

Item No.

- COVENANT AND AGREEMENT REGARDING THE MAINTENANCE OF LOW IMPACT DEVELOPMENT (LID) FEATURES June 19, 2013 DOCUMENT NO. 20130913760  
-AFFECTS SURVEY AREA, BLANKET IN NATURE.
- RECIPROCAL EASEMENT AGREEMENT September 03, 2013 DOCUMENT NO. 20131284459  
-AFFECTS SURVEY AREA, SHOWN HEREON.
- FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT December 30, 2014 DOCUMENT NO. 20141422165  
-AFFECTS SURVEY AREA, BLANKET IN NATURE.

Items not listed above are determined non-survey related items and are not plotted hereon.

#### NOTES:

- This is a topographic map. This is not a boundary survey and is only intended to depict those topographic features or improvements shown. The property lines shown are record lines only and are shown for graphical reference only.
- Any underground utilities shown have been located from field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 06037C1752F effective date 9/26/2008, indicates this parcel of land is located in Zone X ((Shaded) Areas of 0.2% annual chance flood plain) and Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Search Report, prepared by Pacific Corporate and Title Services with an order number of RC1981529, dated February 28, 2018.
- Elevations are based on NAVD 88 datum.
- BENCHMARK: Rim of Sanitary Manhole, as shown. Elevation: 8.85' (NAVD 88).
- BASIS OF BEARINGS: Bearings are relative to those shown upon Los Angeles County Assessor's Map No. 88, filed in Book 1, Pages 53 through 70 of the Official Public Records of Los Angeles County, California, if rotated 00°11'55" counter-clockwise.
- Field work for this survey was completed on March 8, 2018.
- This site is zoned "Playa Del Rey" per City and County of Los Angeles Planning Department.  
Building Setbacks:  
Front: 10'  
Side: 10'  
Rear: 10'

#### SURVEYOR'S STATEMENT:

On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of California and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

Trent J. Keenan  
California Professional Land Surveyor No. 8396  
For and on behalf of Clark Land Surveying, Inc.



#### TOPOGRAPHIC SURVEY

A PORTION OF PARCELS 718 AND 720 OF  
LOS ANGELES COUNTY ASSESSOR'S MAP NO. 88  
CITY AND COUNTY OF LOS ANGELES, CALIFORNIA.

Project No. 180228  
Drawn By: CME  
Checked By: TJK  
Date: 3/15/2018  
Sheet 1 of 1

SITE NAME:  
13534 Bali Way  
Marina Del Rey, CA

#### Revisions

No.	Description	By	Date

Clark Land Surveying  
Surveying & Mapping  
177 S. Tiffany Dr., Unit 1 • Pueblo West CO 81007 • 719.582.1270  
www.clarkls.com



EASEMENT LEGEND

EXISTING 10' BUILDING SETBACK

EXISTING 11' UTILITY EASEMENT

EXISTING EXCLUSION FROM PARKING AND CONSTRUCTION EASEMENT

EXISTING PARKING AND CONSTRUCTION EASEMENT (WIDTH VARIES)

NOTES:

1. AERIAL IMAGERY FROM GOOGLE EARTH DATED ON 03/14/2018. THIS PLAN IS FOR REFERENCE ONLY.

MAP DATA: GOOGLE, LANDSAT, COPERNICUS

2. PROPERTY LINE AND RIGHT-OF-WAY BOUNDARIES ARE SHOWN FOR REFERENCE ONLY. REFER TO SURVEY BY OTHERS FOR EXACT LOCATION.



3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 681-5000

520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

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INSTALLATION MANAGER:	NADIR HOSSAIN

REV	DATE	DESCRIPTION
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03/24/2021

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

13534 BALI WAY  
(TESLA STATION)  
MARINA DEL REY, CA 90292

SHEET TITLE  
OVERALL SITE  
PLAN

SHEET NUMBER  
C-1A

FULL SIZE

0' 20' 40'

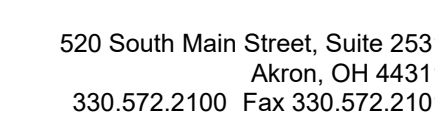
SCALE: 1"=20'

HALF SIZE

0' 20' 40'

SCALE: 1"=40'





GPD PROJECT NUMBER:	2018241.57
DRAWN BY:	GMYY
CHECKED BY:	RP/KMD
INSTALLATION MANAGER:	NADIR HOSSAIN

0	03.24.21	REVISED PER AHJ
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C	03.13.20	REVISED PER AHJ
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A	10.21.19	ISSUED FOR 100% REVIEW
REV	DATE	DESCRIPTION



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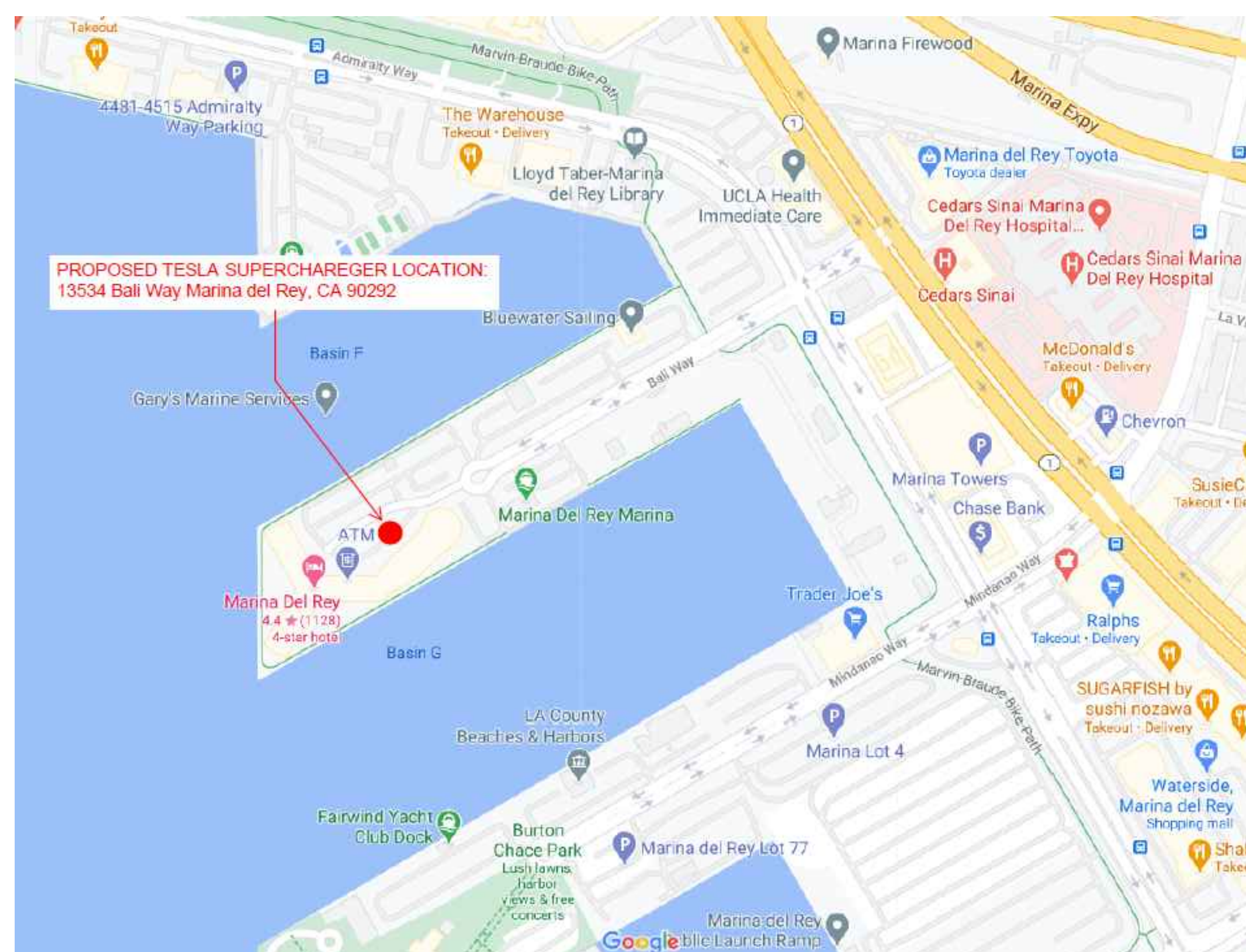
13534 BALI WAY  
(TESLA STATION)  
MARINA DEL REY, CA 90292

SHEET TITLE

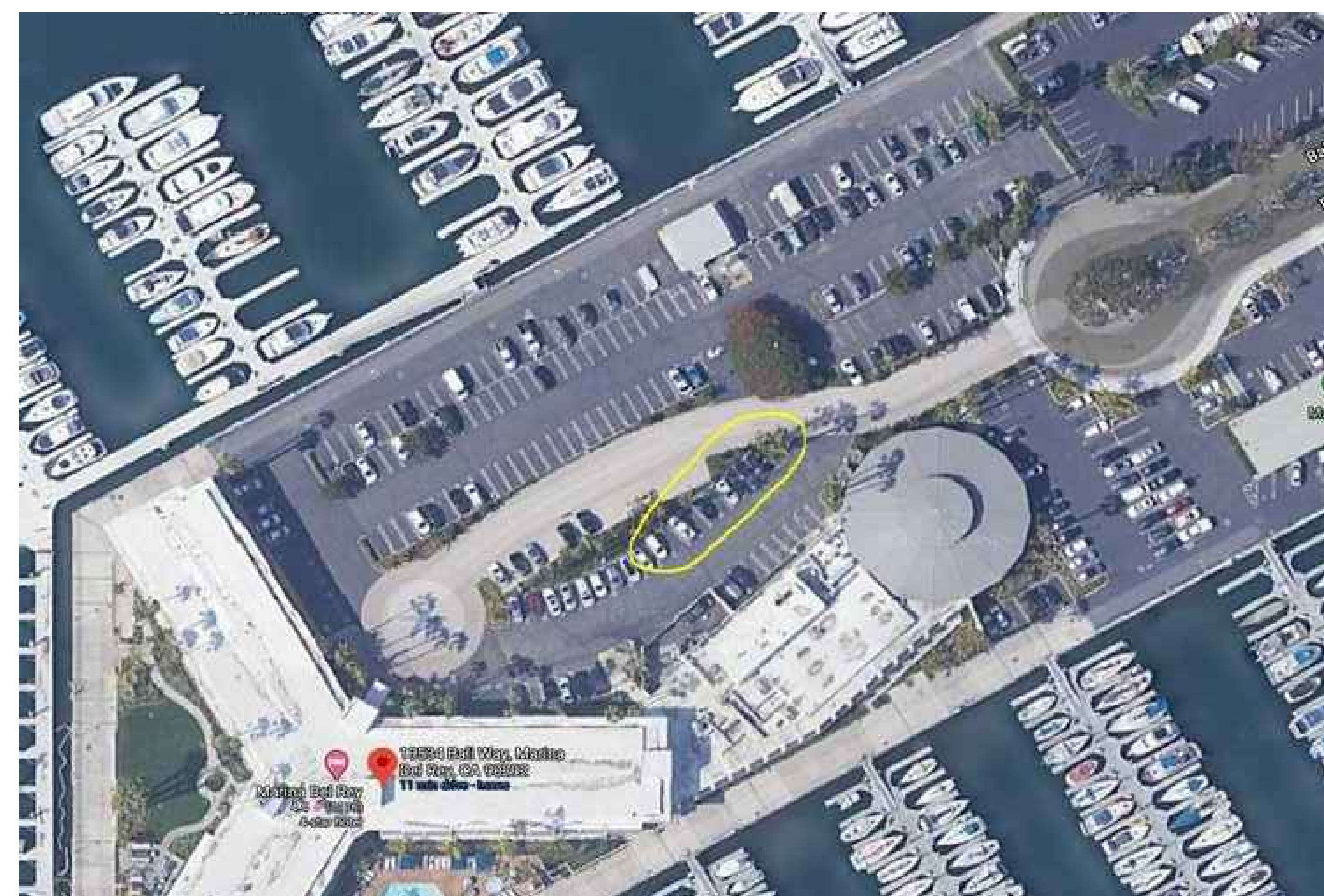
OVERALL SITE  
PLAN

SHEET NUMBER

C-1B



PROJECT NARRATIVE SITE MAP 1



PROJECT NARRATIVE SITE MAP 2

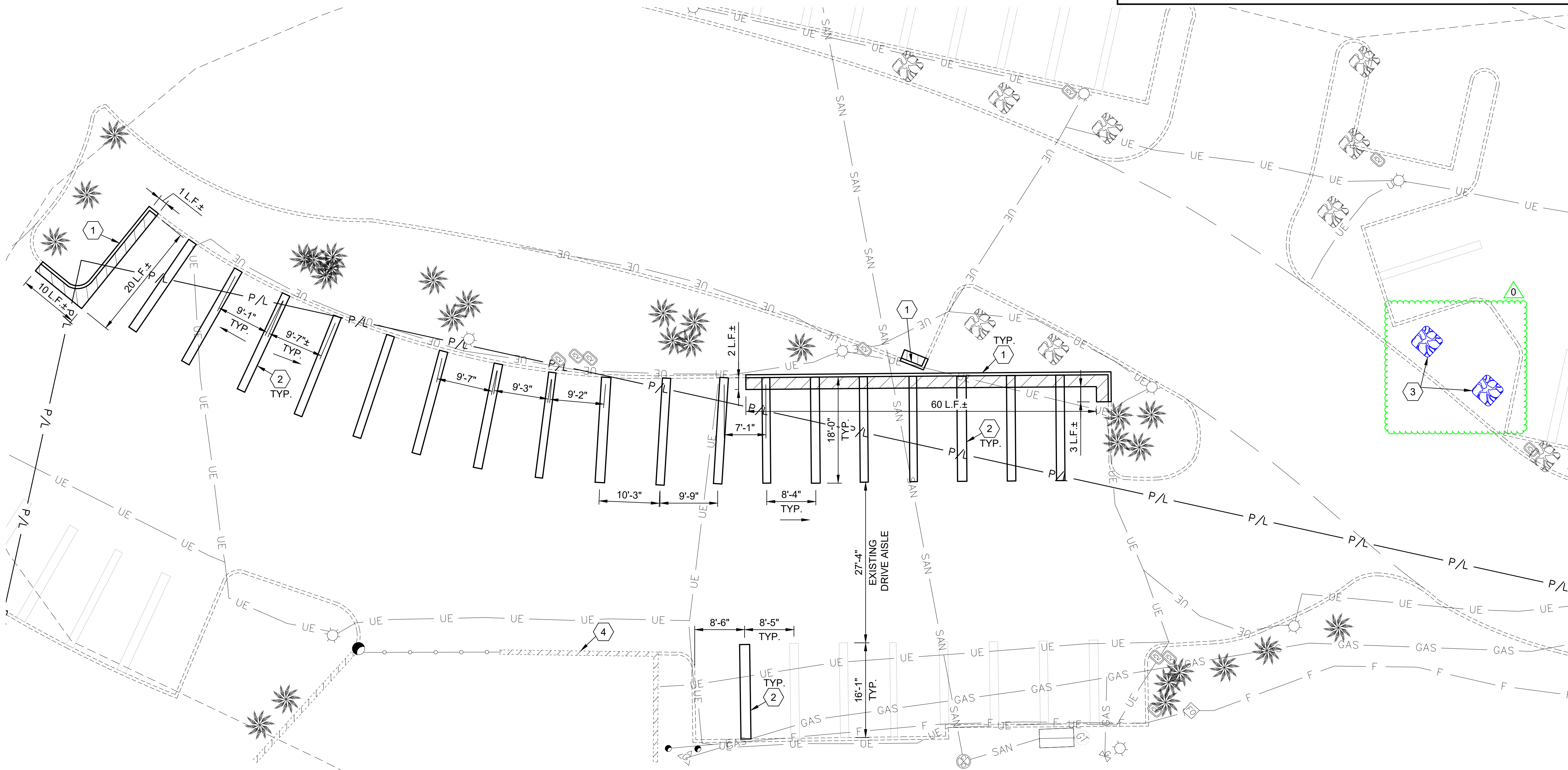
OVERALL SITE PLAN



NOTE:  
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- GENERAL SHEET NOTES
1. CONTRACTOR SHALL REMOVE EXISTING PAVEMENT AND/OR CURB USING CLEAN SAWCUTS TO INSTALL PROPOSED UNDERGROUND CONDUITS AND REPLACE PAVEMENT AND/OR CURB AFTER CONDUITS HAVE BEEN INSTALLED. SEE ELECTRICAL SHEETS FOR CONDUIT ROUTING. APPROXIMATE CONDUIT RUN LENGTHS AND TRENCH DETAIL. CONTRACTOR SHALL MEET OR EXCEED EXISTING PAVEMENT SPECIFICATIONS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.
  2. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.
  3. FOR TRAFFIC CONTROL PROCEDURES (IF APPLICABLE), SEE TRAFFIC CONTROL NOTES ON SHEET GN-1.
  4. EXISTING LANDSCAPING AREA REMOVED FOR PROPOSED CONSTRUCTION: 190 SQ.FT.

- DEMOLITION KEYNOTES AND LEGEND #
1. EXISTING CURB TO BE REMOVED.
  2. EXISTING PAVEMENT MARKINGS TO BE REMOVED. CONTRACTOR SHALL REMOVE MARKINGS WITH SMALL HANDHELD GRINDERS, SCARIFIERS, BEAD BLASTING OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER OF RECORD. TAKE CARE DURING MARKING REMOVAL TO NOT SCAR, DISCOLOR, OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. DO NOT OVER PAINT OR USE OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL.
  3. EXISTING MAGNOLIA GRANDIFLORA TREE TO BE RELOCATED (APPROXIMATELY 12'-0" HEIGHT, TYPICAL OF 2). SEE SHEET C-3B FOR PROPOSED LOCATION.
  4. EXISTING MASONRY WALL TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- XX L.F.±
- EXISTING ASPHALT TO BE REMOVED  
TRENCHING NOT INCLUDED
- DENOTES LIMITS OF SAWCUT



**TESLA**

3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 681-5000

**GPD GROUP, INC.**

520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

GPD PROJECT NUMBER:	2018241.57
DRAWN BY:	GMV
CHECKED BY:	RP/KMD
INSTALLATION MANAGER:	NADIR HOSSAIN

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REGISTERED PROFESSIONAL ENGINEER  
JOHN N. KABAK  
77119  
CIVIL  
STATE OF CALIFORNIA  
Expires: 12/31/2022  
03/24/2021

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13534 BALI WAY  
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MARINA DEL REY, CA 90292

SHEET TITLE  
DEMOLITION PLAN

SHEET NUMBER  
C-2

FULL SIZE	0' 10' 20'	SCALE: 1"=10'
HALF SIZE	0' 10' 20'	SCALE: 1"=20'

DEMOLITION PLAN



CHARGING POST CIRCUIT SCHEDULE		
CHARGING CABINET	CHARGE POST	DEDICATED/ENABLED
1	1A	DEDICATED
	1B	DEDICATED
	1C	DEDICATED
	1D	DEDICATED
2	2A	DEDICATED
	2B	DEDICATED
	2C	DEDICATED
	2D	DEDICATED

V3 (250kW) TESLA OUTDOOR EQUIPMENT SCHEDULE			
TESLA EQUIPMENT	DESCRIPTION	PART NUMBER	QUANTITY
CHARGING CABINET	VERSION 3	1450758-00-D	2
CHARGING POST	VERSION 3	1088585-00-D	8
SITE MASTER CONTROLLER	INDUSTRIAL SITE CONTROLLER	1137202-02-C	1
CHARGING POST FOUNDATION	UNIVERSAL PRECAST	1478598-00-A	8
CHARGING CABINET BASE TEMPLATE	ASY CONST. TEMPLATE SC3	1521279-00-A	2

PARKING STALL SCHEDULE	
EXISTING STANDARD STALLS UTILIZED AS A RESULT OF THIS PROJECT	21
PROPOSED TESLA STALLS	8
PROPOSED STANDARD STALLS	13
NET STALL COUNT	0

NOTE:  
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CONSTRUCTION KEYNOTES AND LEGEND #

1. PROPOSED EQUIPMENT CLEAR SPACE (TYPICAL).

2. PROPOSED ELECTRIC METER MOUNTED TO SWITCHGEAR PER ELECTRIC COMPANY SPECIFICATIONS AND DETAILS ON ELECTRICAL SHEETS.

3. PROPOSED SWITCHGEAR ASSEMBLY PER ELECTRICAL DRAWINGS. SEE SHEET C-7 FOR ANCHORAGE DETAIL.

4. PROPOSED TESLA CHARGE POST WITH INDIVIDUAL PRECAST CONCRETE FOUNDATION (TYPICAL OF 8). SEE DETAILS ON SHEET C-6.

5. PROPOSED TESLA NON-ILLUMINATED PARKING SIGN (TYPICAL OF 8). SEE DETAILS ON SHEET C-6. SEE CHARGING POST SCHEDULE THIS SHEET FOR SIGN TYPE. WHERE APPLICABLE, CONTRACTOR SHALL MOUNT SIGN TO LIGHT POLE IN LIEU OF POST.

6. PROPOSED TESLA CHARGING CABINET WITH CONCRETE FOUNDATION (TYPICAL OF 2). SEE DETAILS ON SHEETS C-6 & C-7.

7. PROPOSED MASTER CONTROLLER MOUNTED TO H-FRAME. SEE ELECTRICAL SHEETS.

8. PROPOSED CONCRETE PAD. SEE DETAIL ON SHEET C-7.

9. PROPOSED PAINTED DOUBLE WIDE SOLID WHITE STRIPE TO MATCH EXISTING SITE CONDITIONS.

10. PROPOSED PAINTED 4" WIDE WHITE TRANSVERSE STRIPING. STRIPING SHALL BE 3'-0" O.C. SEE DETAIL ON SHEET C-7.

11. PROPOSED 6" CONCRETE CURB. SEE DETAIL ON SHEET C-7.

12. PROPOSED 4" YELLOW CONCRETE BOLLARD (TYPICAL OF 10). SEE DETAIL ON SHEET C-6.

13. PROPOSED WHEELSTOPS (TYPICAL OF 8). SEE DETAIL ON SHEET C-7.

14. ALL AREAS NOT TO BE PAVED SHALL BE MULCHED PER LANDSCAPE/IRRIGATION NOTES ON SHEET GN-2.

15. PROPOSED LANDSCAPE: PERENNIAL. (8) TOTAL DIETES FLAVIDA, WOOD IRIS. TO BE PLANTED 1.5' O/C, NO. 2 CONTAINER SIZE. SEE LANDSCAPE NOTES ON SHEET GN-2. PLANTING DETAIL ON SHEET C-8.

PROPOSED ASPHALT PAVEMENT TO MATCH EXISTING IN TYPE AND DEPTH. INCLUDE ENGINEERED COMPACTED BACKFILL BELOW PAVEMENT SECTION. TRENCHING NOT INCLUDED

PROPOSED GROUNDCOVER: TRACHELOSPERMUM JASMOIDES, STAR JASMINE. (12) TOTAL QUANTITY, SPACED 1.5' O/C, TRIANGULAR SPACING. SEE PLANTING DETAIL ON SHEET C-9

GENERAL SHEET NOTES

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2. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT AND WHERE PROPOSED ASPHALT MEETS EXISTING, INCLUDING SAW CUT JOINTS.

3. FOR TRAFFIC CONTROL PROCEDURES (IF APPLICABLE), SEE TRAFFIC CONTROL NOTES ON SHEET GN-1.

SITE PLAN

FULL SIZE	0' 10' 20'	SCALE: 1"=10'
HALF SIZE	0' 10' 20'	SCALE: 1"=20'

TESLA

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13534 BALI WAY  
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MARINA DEL REY, CA 90292

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
C-3A



GENERAL SHEET NOTES

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CONSTRUCTION KEYNOTES AND LEGEND #

1. PROPOSED PAD MOUNTED ELECTRICAL UTILITY TRANSFORMER (BY UTILITY). CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY SPECIFICATIONS. COORDINATE FINAL LOCATION WITH UTILITY. SEE ELECTRICAL PLANS FOR PROPOSED ROUTING.
2. PROPOSED EQUIPMENT CLEAR SPACE (TYPICAL).
3. PROPOSED REMOVABLE UTILITY BARRIER POST PER SCE STANDARDS (TYP. OF 2). SEE DETAIL ON ELECTRICAL SHEETS. BOLLARDS SHALL BE COLORED YELLOW UNLESS SPECIFIED OTHERWISE BY THE UTILITY COMPANY.
4. PROPOSED FIXED UTILITY BARRIER POST PER SCE STANDARDS (TYP. OF 5). SEE DETAIL ON ELECTRICAL SHEETS. BOLLARDS SHALL BE COLORED YELLOW UNLESS SPECIFIED OTHERWISE BY THE UTILITY COMPANY.
5. PROPOSED LOCATION FOR EXISTING MAGNOLIA GRANDIFLORA TREE (APPROXIMATELY 12'-0" HEIGHT, TYPICAL OF 2). SEE RELOCATION NOTES AND PLANTING DETAIL ON SHEET C-8.
6. PROPOSED LANDSCAPE: PERENNIAL. (17) TOTAL DIETES FLAVIDA, WOOD IRIS. TO BE PLANTED 1.5' O/C, NO. 2 CONTAINER SIZE. SEE LANDSCAPE NOTES ON SHEET GN-2. PLANTING DETAIL ON SHEET C-8.



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INSTALLATION MANAGER: NADIR HOSSAIN

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SHEET TITLE

SITE PLAN

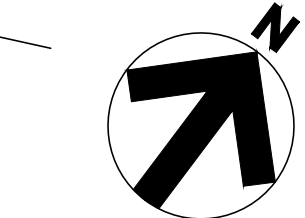
SHEET NUMBER

C-3B



EXISTING CONDITIONS PHOTO

EXISTING VAULT



SCALE: 1"=10'

SCALE: 1"=20'

SITE PLAN



GENERAL SHEET NOTES

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CONSTRUCTION KEYNOTES AND LEGEND #

1. PROPOSED PAINTED 4" WIDE WHITE TRANSVERSE STRIPING. STRIPING SHALL BE 3'-0" O.C. SEE DETAIL ON SHEET C-7.



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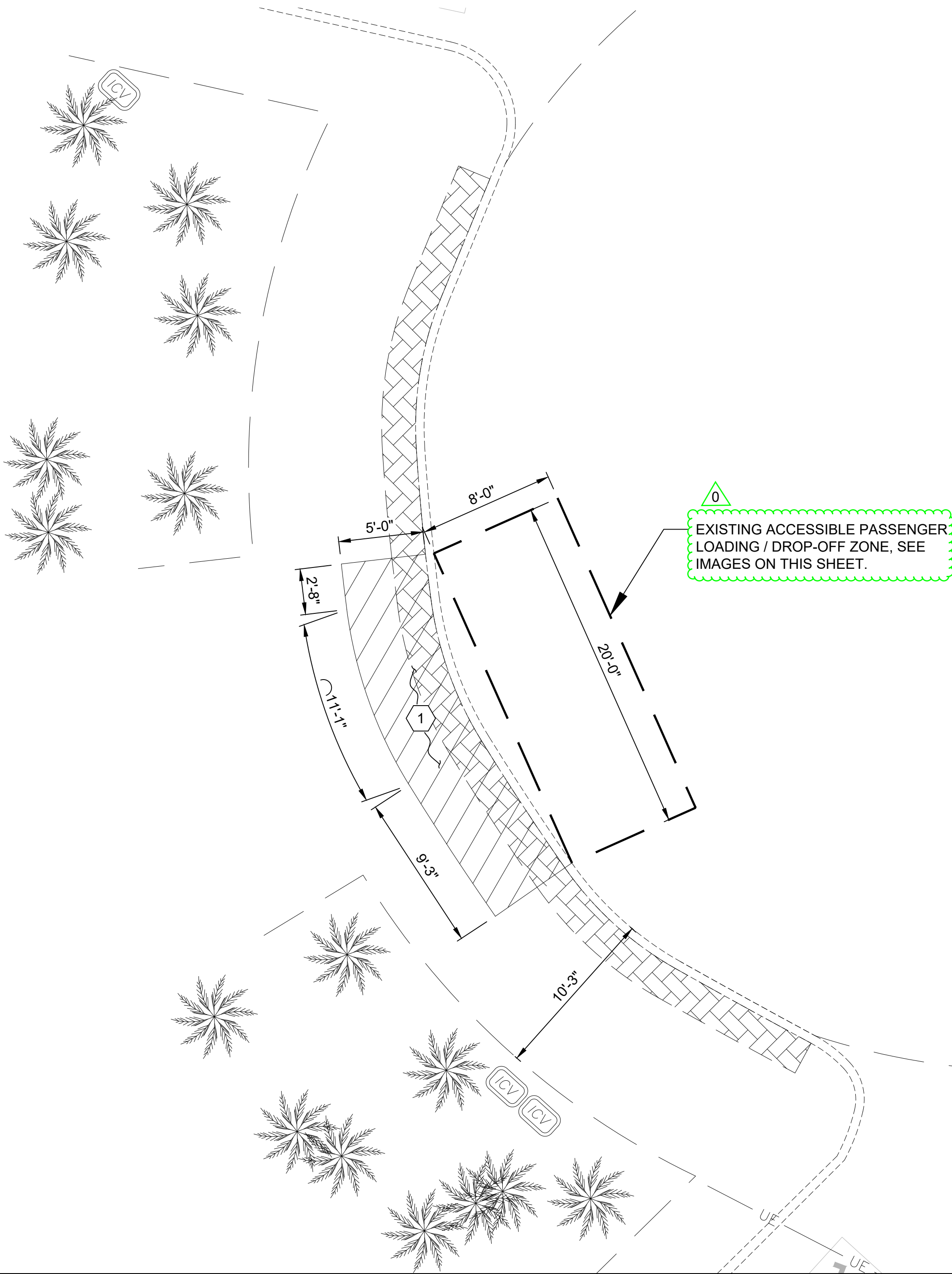


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SHEET TITLE  
SITE PLAN

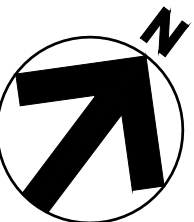
SHEET NUMBER  
C-3C



EXISTING CONDITIONS PHOTO 1



EXISTING CONDITIONS PHOTO 2



FULL SIZE	0' 5' 10'	SCALE: 1"=5'
HALF SIZE	0' 5' 10'	SCALE: 1"=10'



GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELEVATIONS PRIOR TO CONSTRUCTION. FINAL GRADES IN THE SUPERCHARGING EQUIPMENT AREA SHALL BE DETERMINED IN FIELD BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TOWARDS THE NEAREST EXISTING DRAINAGE STRUCTURE AND ENSURE NO PONDING OCCURS ON SITE.
3. THE FINAL SLOPES OF THE SUPERCHARGING EQUIPMENT AREA SHALL NOT EXCEED THE MAXIMUM ALLOWABLE SLOPES AS NOTED ON THE PLANS.

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GRADING LEGEND

	EXISTING ELEVATION
	PROPOSED ELEVATION AT FINISHED GROUND ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED BOTTOM OF CURB/FINISHED PAVEMENT ELEVATION
	PROPOSED TOP OF PAD ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED DRAINAGE SLOPE AND DIRECTION

BENCHMARK

SEE CLARK SURVEY FOR ALL APPLICABLE BENCHMARKS.

TRANSFORMER ENLARGEMENT DETAIL

HALF SIZE: 1"=10'  
FULL SIZE: 1"=5'

SEE TRANSFORMER ENLARGEMENT  
DETAIL ON THIS SHEET.

SUPERCHARGING EQUIPMENT  
AREA, SEE GRADING NOTES ON  
THIS SHEET.

EQUIPMENT ENLARGEMENT DETAIL

HALF SIZE: 1"=10'  
FULL SIZE: 1"=5'

CONTRACTOR TO ENSURE PROTECTION  
OF GAS METER AND UNDERGROUND  
GAS-LINE DURING CONSTRUCTION

SEE EQUIPMENT ENLARGEMENT  
DETAIL ON THIS SHEET.

GRADING PLAN

FULL SIZE		SCALE: 1"=10'
HALF SIZE		SCALE: 1"=20'



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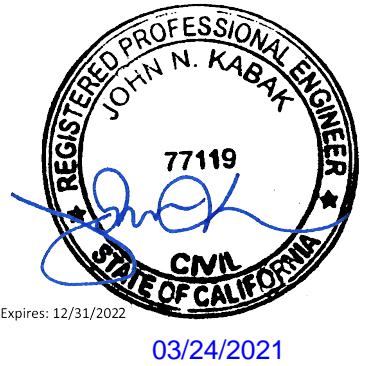
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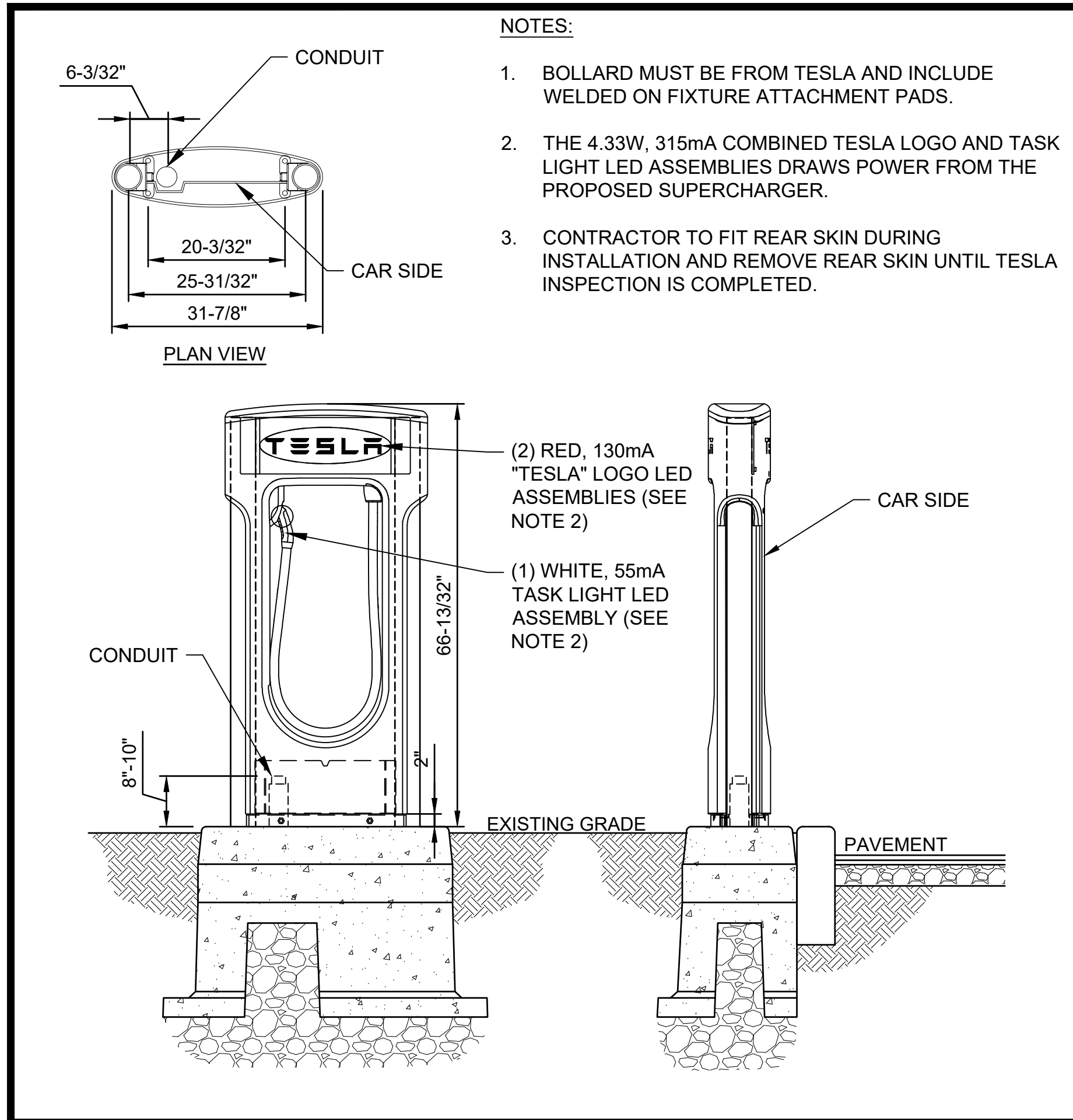
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SHEET TITLE  
GRADING PLAN

SHEET NUMBER  
C-4A

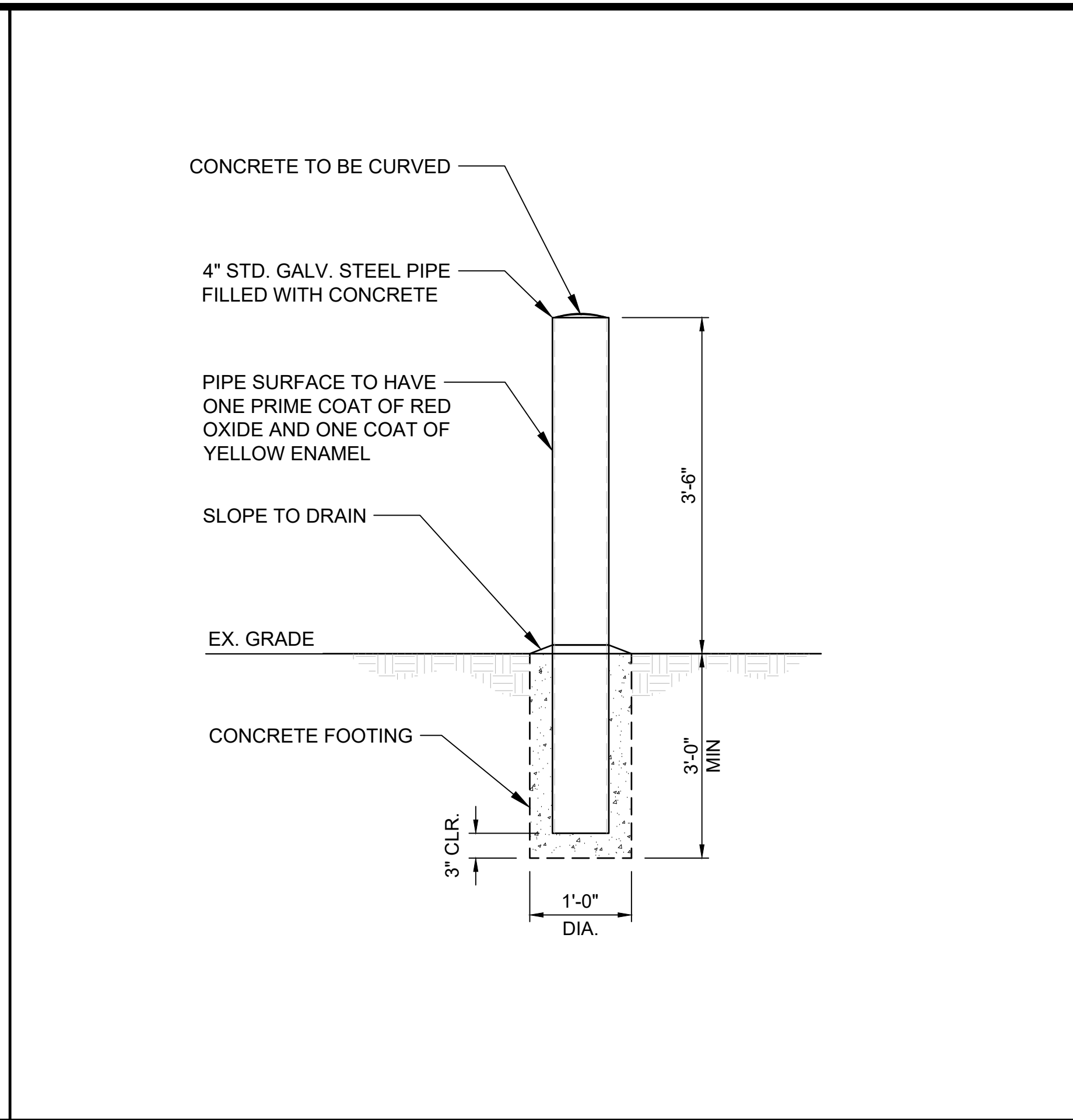




CHARGING POST ELEVATION

N.T.S

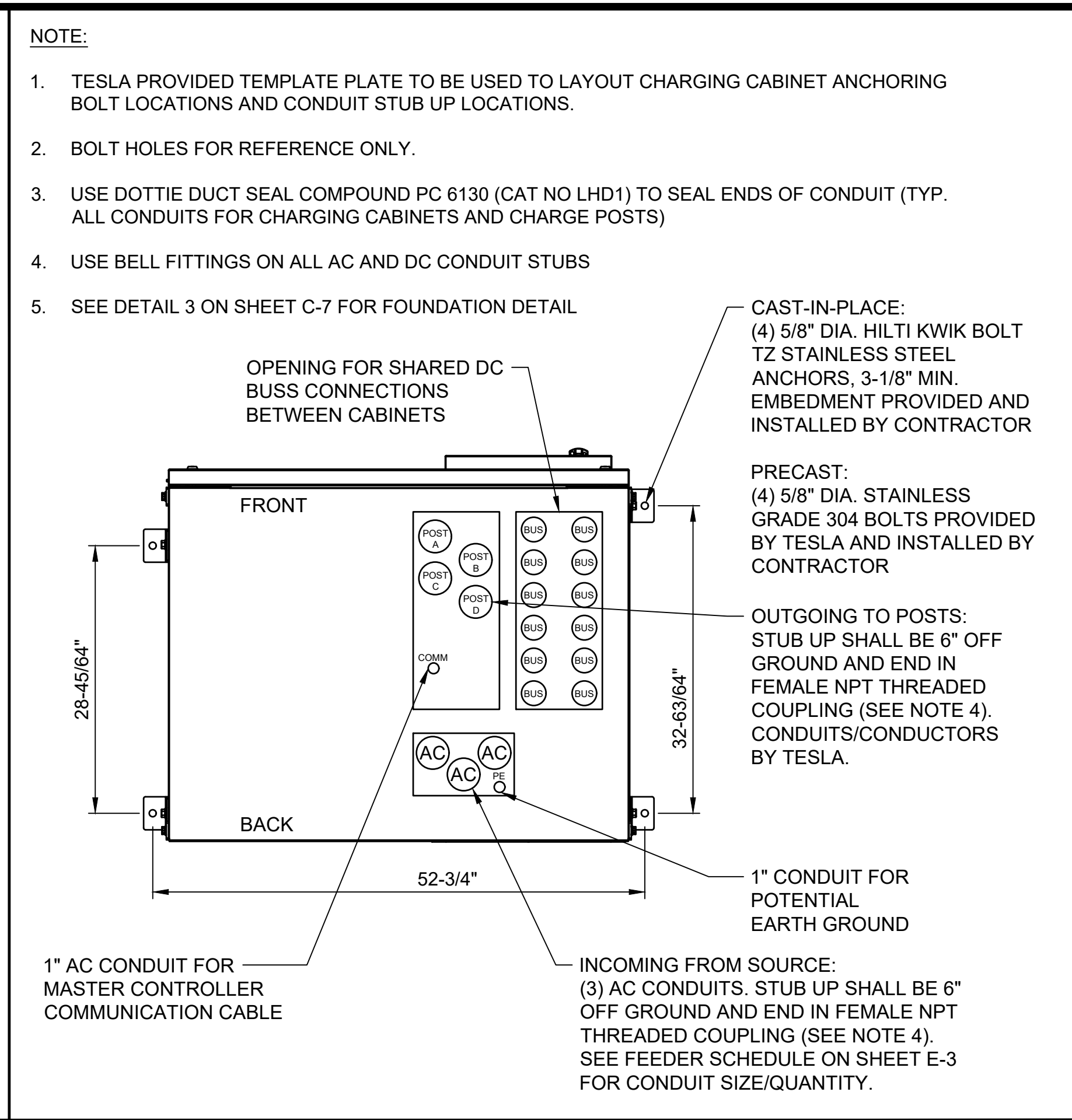
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BOLLARD DETAIL

N.T.S

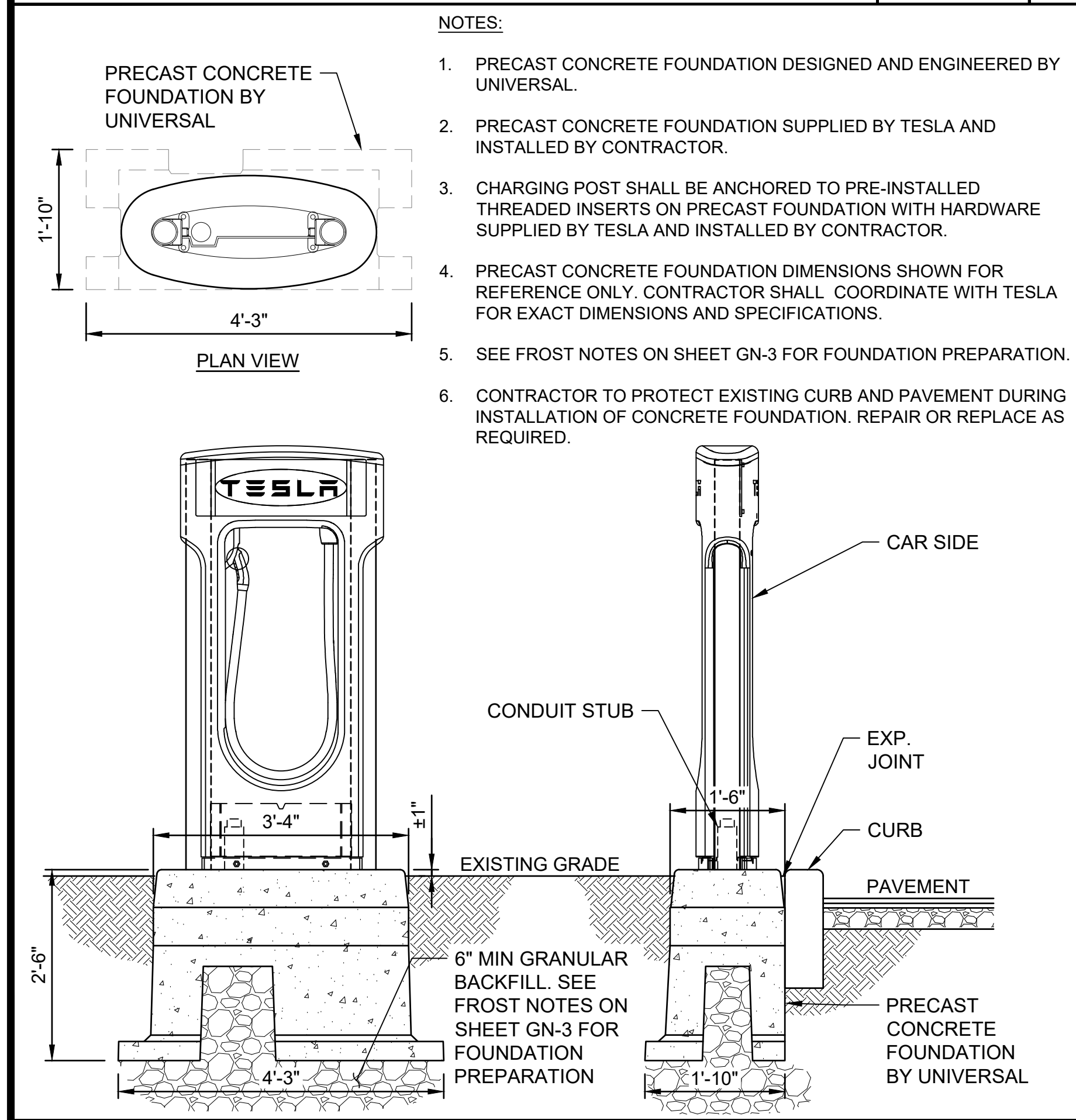
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TESLA CHARGING CABINET ANCHOR BOLT PLAN

N.T.S

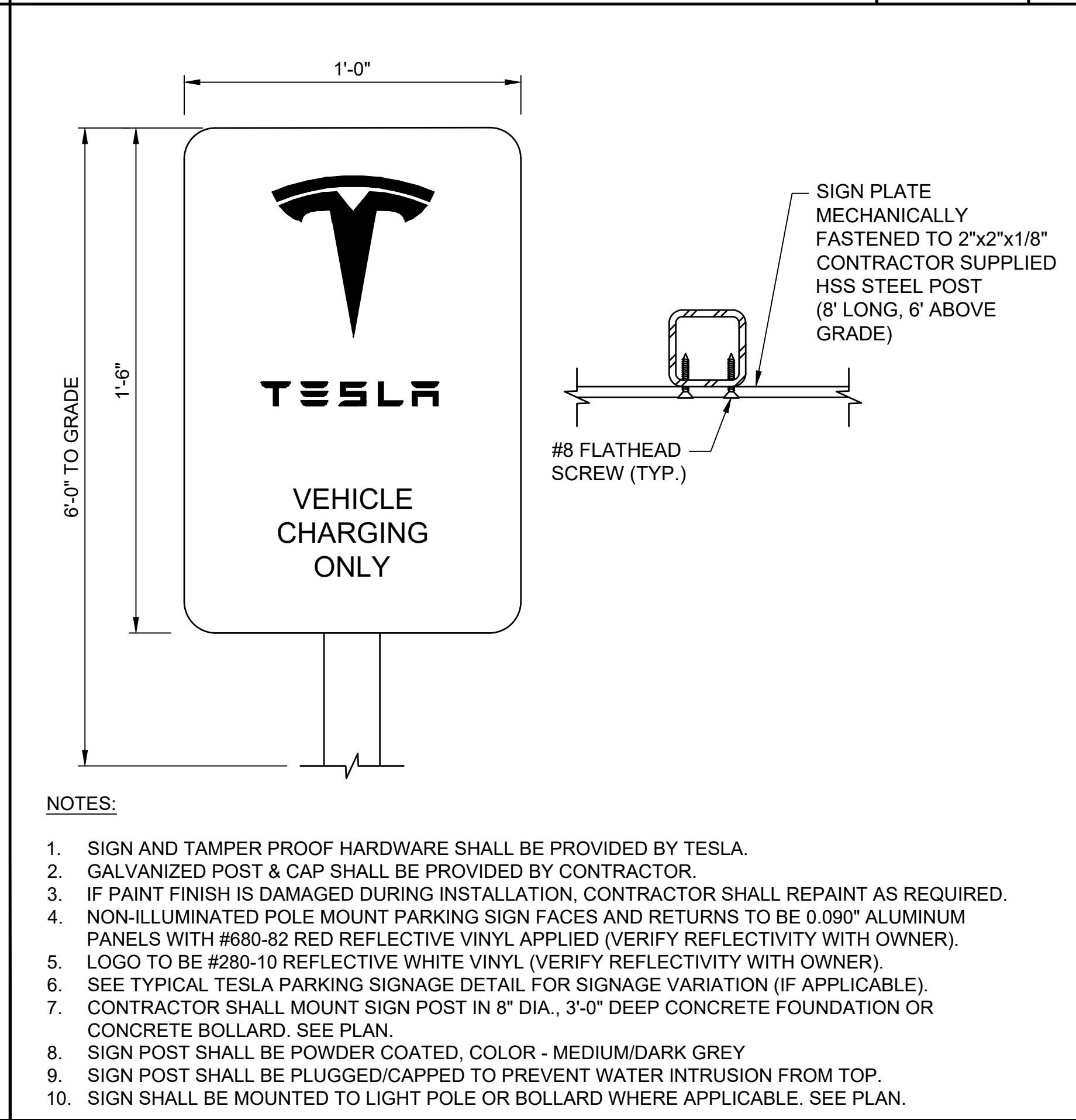
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CHARGING POST CONCRETE FOUNDATION

N.T.S

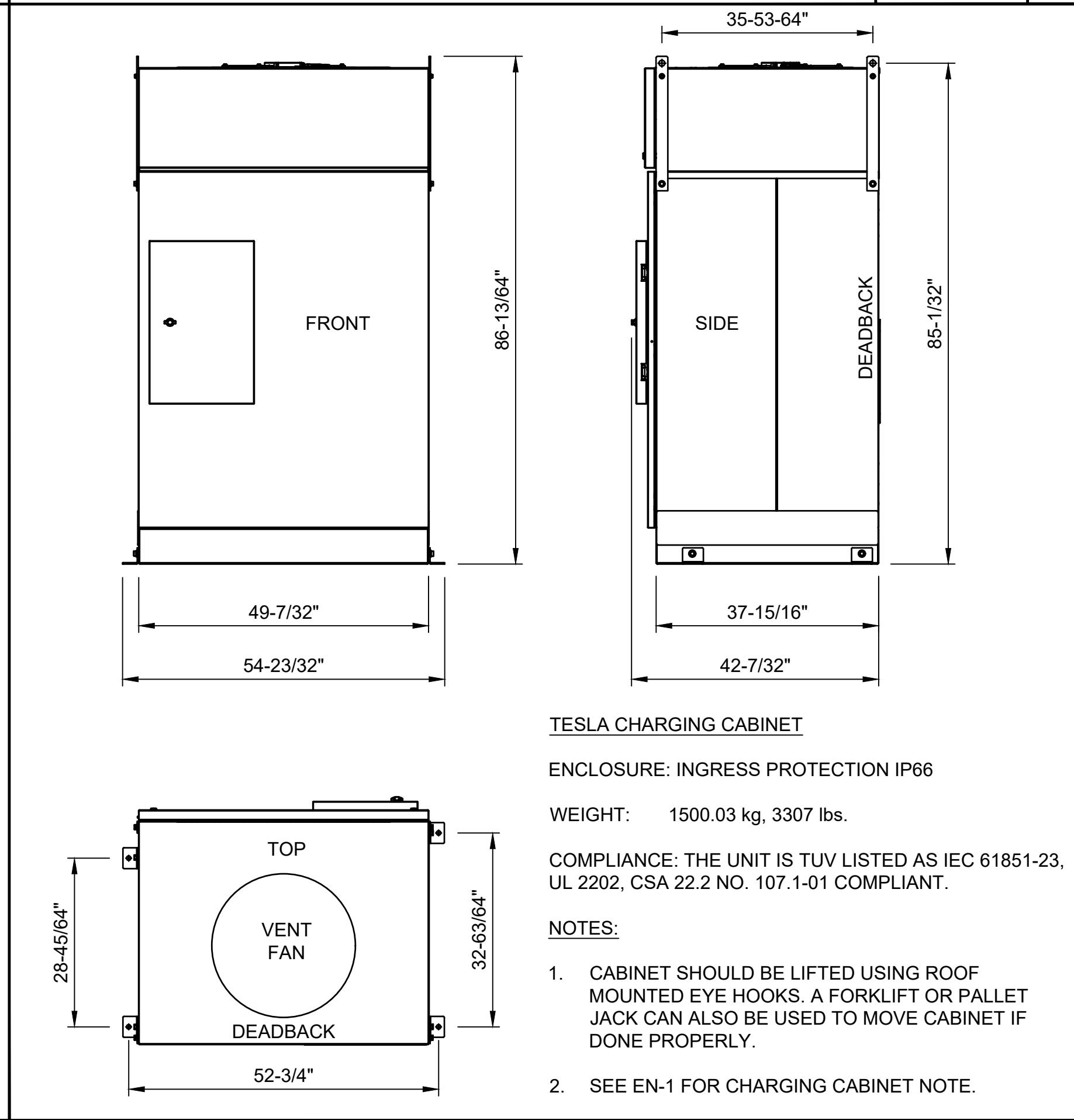
6



TESLA DEDICATED NON-ILLUMINATED PARKING SIGN DETAIL

N.T.S

4



TESLA CHARGING CABINET DETAIL

N.T.S

2

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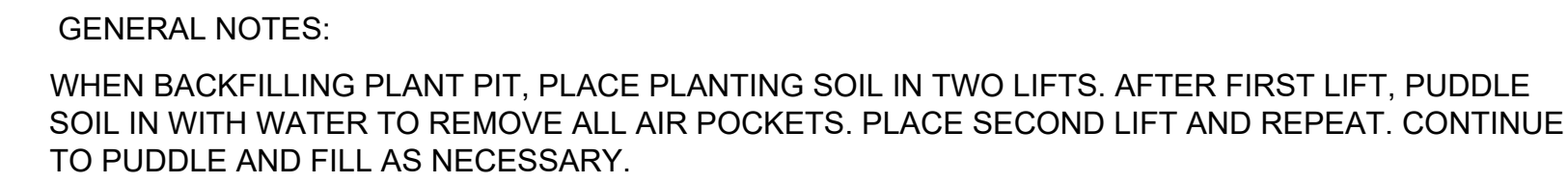
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SHEET TITLE  
CIVIL DETAILS

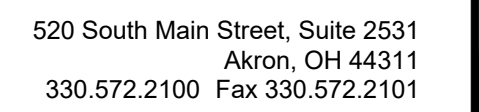
SHEET NUMBER  
C-6



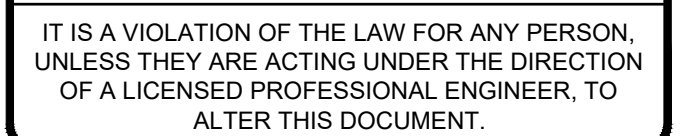
1. PRIOR TO MOVING RELOCATED TREES, CONTRACTOR SHALL DIG APPROPRIATE HOLES FOR TREES IN THE PROPOSED LOCATION PER THE PLAN.
2. SOAK THE ROOT BALL OF THE EXISTING TREES PRIOR TO MOVING TO REDUCE STRESS ON THE TREES. ALLOW SOIL TO REMAIN TOGETHER DURING THE DIGGING PROCESS.
3. TREES SHALL BE DUG AND PREPARED FOR MOVING IN A MANNER THAT WILL NOT CAUSE DAMAGE TO BRANCHES, SHAPE, ROOT SYSTEM, AND DEVELOPMENT. BALL SIZES SHALL BE AS RECOMMENDED IN ANSI Z60.1.
4. TREES SHALL BE REPLANTED IN THE PROPOSED LOCATION ON THE SAME DAY THEY ARE DUG AND NOT ALLOWED TO DRY OUT.
5. RELOCATED TREES SHALL BE PLANTED AND MULCHED ACCORDING TO THE TREE PLANTING DETAIL ON SHEET C-8.
6. CONTINUE WATERING AND CARING FOR RELOCATED MATERIAL ACCORDING TO THE LANDSCAPE SPECIFICATIONS AND DETAILS DESCRIBED FOR NEW MATERIAL.



WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.



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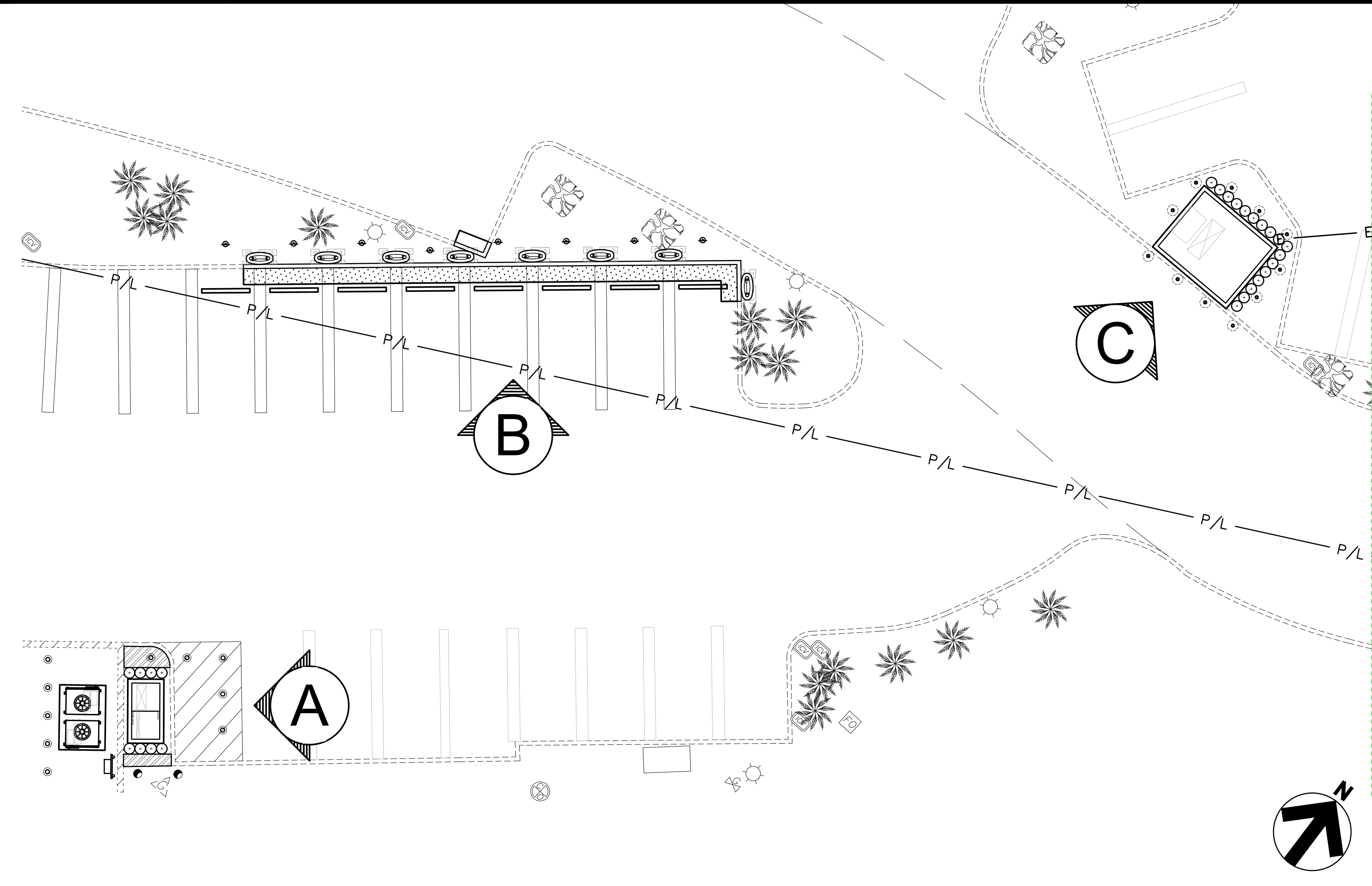


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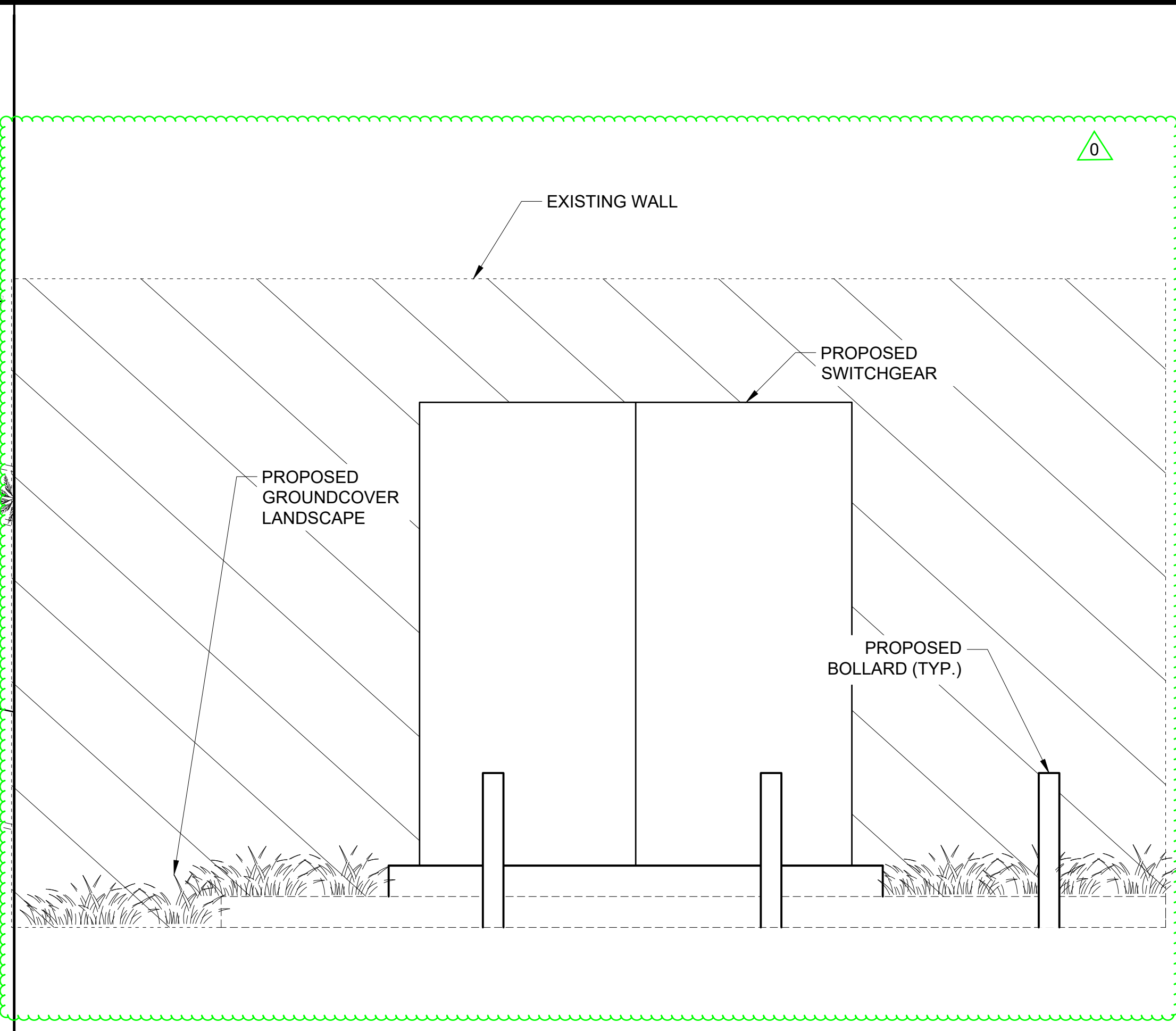
C-8



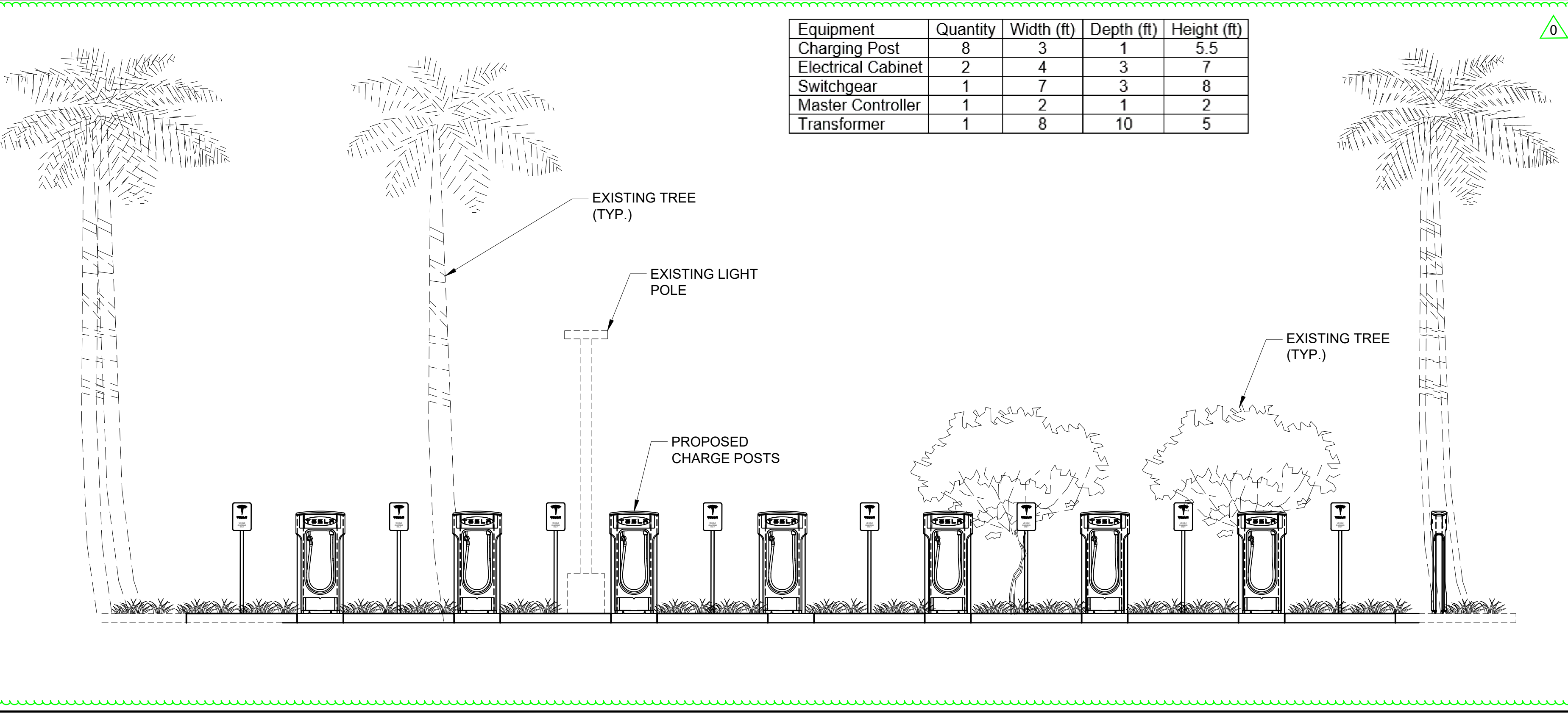




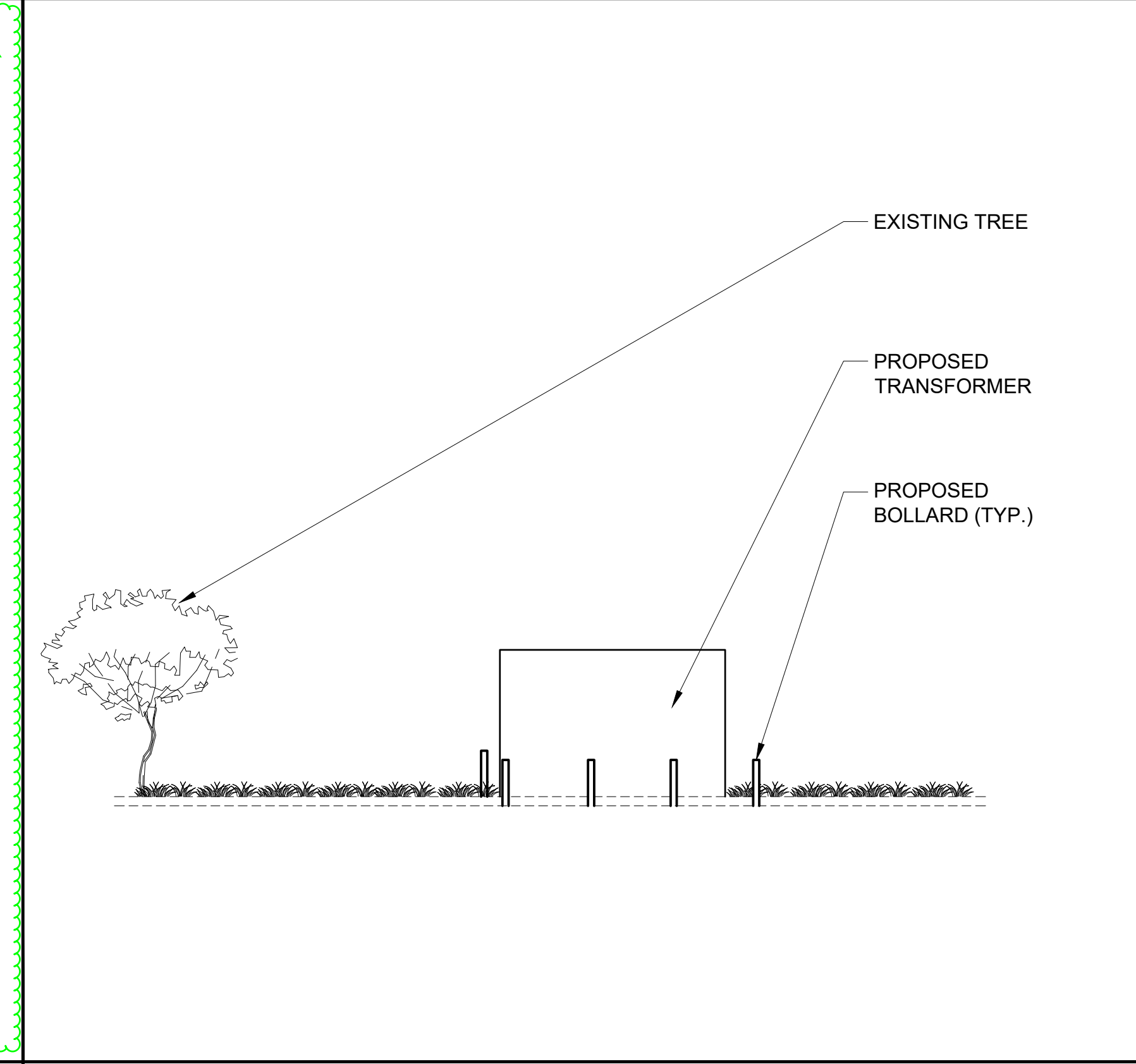
EQUIPMENT PLAN VIEW - 1" = 20'



ELEVATION - A - NTS



ELEVATION - B - NTS



ELEVATION - C - NTS

3500 DEER CREEK RD  
PALO ALTO, CA 94304  
(650) 681-5000

520 South Main Street, Suite 2531  
Akron, OH 44311  
330.572.2100 Fax 330.572.2101

GPD PROJECT NUMBER:	2018241.57
DRAWN BY:	GMV
CHECKED BY:	RP/KMD
INSTALLATION MANAGER:	NADIR HOSSAIN

REV	DATE	DESCRIPTION
0	03.24.21	REVISED PER AHJ
D	03.17.21	REVISED PER AHJ
C	03.13.20	REVISED PER AHJ
B	01.03.20	SIGNED AND SEALED
A	10.21.19	ISSUED FOR 100% REVIEW

03/24/2021

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

13534 BALI WAY  
(TESLA STATION)  
MARINA DEL REY, CA 90292

SHEET TITLE  
EQUIPMENT  
ELEVATIONS

SHEET NUMBER  
C-10





proposed

existing



## TESLA SUPERCHARGER STATION

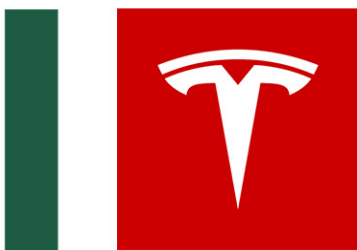
Marina Del Rey, CA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.



Glaus, Pyle, Schomer, Burns & DeHaven, Inc.  
1.800.955.4731  
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# TESLA SUPERCHARGER STATION

Marina Del Rey, CA

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.







proposed

existing



## TESLA SUPERCHARGER STATION

Marina Del Rey, CA

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proposed


existing



## TESLA SUPERCHARGER STATION

Marina Del Rey, CA

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**GPD GROUP®**  
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1.800.955.4731  
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proposed

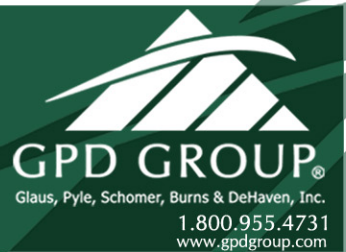
existing



## TESLA SUPERCHARGER STATION

Marina Del Rey, CA

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Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

April 21, 2021

TO: Design Control Board

FROM: Gary Jones, Director

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

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

On February 9, 2021, the Board of Supervisors (BOS) consented to the assignment of a lease for Parcel 41 in Marina del Rey, Catalina Yacht Anchorage, to CAH Marina I, LLC. The BOS instructed the Chair to sign the lease amendment set to expire on May 31, 2022 and extend the term by five years through May 31, 2027.

On February 23, 2021, the BOS authorized the Director of Beaches and Harbors (Director) to continue the current economic protections in effect for the County's lessees in Marina del Rey (Marina Lessees). Protections include the ability to continue to defer rent pursuant to the Countywide eviction moratorium, implementation of additional economic relief through May 31, 2021, and providing assistance to Marina Lessees who operate hotels or restaurants in mitigating the impacts of the COVID-19 pandemic and the related business shutdowns. Measures may include waivers of minimum rent (and payment of percentage rent only) for the period beginning April 1, 2020 and ending, at the latest, May 31, 2021. The Director at his discretion may also waive all payments of County rent owed by operators of County beach concessions for the period from April 1, 2020 through June 30, 2020 and thereafter, but no later than May 31, 2021.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items related to Marina del Rey were on the January, February, or March 2021 Regional Planning Commission agenda.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

No items related to Marina del Rey were on the January, February, or March 2021 California Coastal Commission agenda.

**FUTURE MAJOR DESIGN CONTROL BOARD ITEMS**

The Department (DBH) is planning to conduct a periodic review and update of the Marina del Rey Design Guidelines, which can be found at DBH's website at the following link: [http://file.lacounty.gov/SDSInter/dbh/docs/1017705\\_MdR\\_DesignGuidelines.pdf](http://file.lacounty.gov/SDSInter/dbh/docs/1017705_MdR_DesignGuidelines.pdf). The



Design Control Board  
April 21, 2021  
Item 6A  
Page 2

document was approved by your Board on October 20, 2016. A draft of the updated guidelines will be presented to the Board at a future date.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The December 2020 and January 2021 Small Craft Harbor Commission meeting minutes are attached. The February 10, 2021 meeting minutes are pending approval.

**REDEVELOPMENT PROJECT STATUS REPORT**

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

GJ:MT:tjf  
Attachments (3)

**SMALL CRAFT HARBOR COMMISSION MINUTES**  
**SPECIAL VIRTUAL MEETING**  
**December 17, 2020**

**Commissioners:** David Lumian, Chair; Nathan Salazar, Vice Chair; Richard Montgomery

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

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

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

Chair Lumian called the virtual meeting to order at 10:01 a.m., followed by the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

**Item 2 - Approval of Minutes**

Motion to approve November 18, 2020 Special Meeting Minutes by Mr. Montgomery, seconded by Vice Chair Salazar, unanimously approved.

Walter Lamb requested certain revisions to his comments on the meeting minutes.

Chair Lumian stated that the minutes were accurate and should be approved as they are.

**Ayes: 3 – Chair Lumian, Vice Chair Salazar, and Mr. Montgomery**

**Item 3 – Communication from the Public**

Pam Gore provided a brief update on the formation of the yacht charter association and announced their name, Charter Boat Operators of Marina del Rey California Association. She further explained that they are currently working on the bylaws.

Captain Alex Balian asked if the commissioners received a copy of the letter he submitted regarding the violation of the health order.

Chair Lumian answered affirmatively.

**Item 4 – Communication with the Commissioners**

Mr. Montgomery disclosed his communication from DBH staff.

Vice Chair Salazar disclosed his communication from DBH staff and congratulated Supervisor Hilda Solis on becoming the Chair of the Board of Supervisors (BOS).

Chair Lumian disclosed his communication with Steve Cho, Ken Johnson, Greg Schem, Aaron Clark, and Mollie Perlman.

**Item 5a – Marina Sheriff**

Sergeant Carlson reported on the Crime Stats report and noted that the burglaries are down.

Mr. Montgomery expressed his gratitude towards the Sheriff's Department and staff.

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

Catrina Love reported that the programming is limited due to COVID-19; however, it's being tailored to implement physical distancing guidelines to keep the members of the public safe. She added that the Farmer's Market, the afternoon sailing classes, the youth sailing classes, and winter sailing classes are ongoing. Lastly she provided the participant numbers from the current year's sailing classes per the commission's request.

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

Michael Blenk reported that Anchorage 47 has two 34 feet, two 27 feet, five 24 feet, and two 22 feet vacant slips. Parcel 77 power boat storage is completely full, and Mast-Up storage has 41 spaces available.

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

Jose Bedolla announced the annual tree trimming is almost complete, the expansion of Lot 4's entrance, and the wash-down machines are all operational.

**Item 6a – How to Legally Operate a Boat Charter Business in Marina del Rey**

Amir Tadros presented the staff report.

Gary Gilpin inquired about the County or business license that wasn't mentioned in the presentation. He also inquired about the Dock 55 operator's licenses to provide food.

Rob Kessler expressed concerned about the illegal charters and lack of enforcement.

Mr. Montgomery deferred Mr. Kessler's questions to staff.

Vice Chair Salazar and Chair Lumian inquired about the enforcement of illegal charters.

Amir Tadros replied that the enforcement is handled by DBH code enforcement, Sheriff and Harbor Master.

Sergeant Carlson stated that commercial vessel is handled by the US Coast Guard. He further explained the difficulties with enforcement of illegal charters.

Mark Sentryz spoke about illegal charters, safety concerns and read a letter from Robert Hamilton regarding his rescue by Mr. Sentryz's crew.

Pam Gore spoke about the lack of enforcement and response.

Chair Lumian asked staff and sheriff for continued monitoring of this situation.



Vince agreed with two previous speakers and expressed concerns about the increasing safety issues.

Sergeant Carlson gave out the sheriff department's phone number (310-482-6000), to report illegal boat charters.

**Item 7a – Public Health Order Update**

Steve Penn presented the staff report.

Mr. Montgomery expressed his gratitude to staff for the update.

Vice Chair Salazar updated everyone on the numbers for COVID-19 cases and urged everyone to follow the rules.

Chair Lumian inquired as to what businesses and water based businesses does the Public Health Order effect.

Steve Penn referred Chair Lumian to the Department of Public Health's website to view the essential and non-essential businesses allowed to operate along with the protocols in place.

Captain Alex Balian suggested everyone use the website as well as the wait time via phone call is approximately two hours. He also spoke about the importance of the Public Health Order and it's violations.

**Item 7b – Commission Letter in Support of Allowing Outdoor Equipment Rentals in Marina del Rey**

Janet Zaldua presented the staff report.

Jennifer Vaughan spoke about her company's safety procedures and read a positive yelp review from a customer.

Mark Sentryz spoke about his business's closing and re-opening due to the Public Health Order and his company's efforts to comply with it.

Vice Chair Salazar inquired if they had contacted Public Health about this issue.

Janet Zaldua replied that she sent an e-mail to a representative at the Department of Public Health and Dr. Ferrer with no response yet.

Mr. Montgomery suggested following-up due to Public Health's busy schedule and to inform the BOS of the situation.

Chair Lumian stated that he agrees that boat rentals are a great way and safe recreational activities during the pandemic and should not be closed down. He suggested sending a letter to the BOS and Public Health requesting the change. He also inquired if CVB is going to request from Public Health the re-opening of outdoor dining.



Janet Zaldua responded that there hasn't been a discussion nor a request submitted; however, she isn't opposed to making a request.

**Motion to send a letter in support of allowing outdoor equipment rentals in Marina del Rey by Mr. Montgomery, seconded by Vice Chair Salazar, unanimously approved.**

**Ayes: 3 – Chair Lumian, Vice Chair Salazar, and Mr. Montgomery**

**Item 7c – Election of Marina del Rey Convention and Visitor's Bureau (CVB) Representative**

Walter Lamb spoke about the lack of transparency and accountability from Beaches and Harbors and expressed concern about the County's voting rights.

Chair Lumian and Vice Chair Salazar asked that county counsel answer the voting rights question.

Joseph Abdelkerim advised that the non-profit corporation's code requires voting rights to be a director. He added that the CVB bylaws are vague and offered to meet with the commission's elected representative to give further legal opinion.

Chair Lumian stated that he doesn't recall having any voting rights when he served as the elected representative.

Joseph Abdelkerim stated that the bylaws mentioned the appointee of commissioner's representative to the CVB makes that person a director.

**Motion to appoint Chair Lumian to be the CVB representative by Mr. Montgomery, seconded by Vice Chair Salazar, unanimously approved.**

**Ayes: 3 – Chair Lumian, Vice Chair Salazar, and Mr. Montgomery**

**Motion to appoint Vice Chair Salazar as the alternate CVB representative by Mr. Montgomery, seconded by Vice Chair Salazar, unanimously approved.**

**Ayes: 3 – Chair Lumian, Vice Chair Salazar, and Mr. Montgomery**

**Item 8 – Staff Reports**

Steve Penn presented the staff report.

Captain Alex Balian expressed concern about the Fisherman's Village plan and requested an update.

Mr. Montgomery expressed his gratitude to staff.

**Adjournment**

Chair Lumian adjourned the meeting at 11:37 a.m.

**SMALL CRAFT HARBOR COMMISSION MINUTES**  
**VIRTUAL MEETING**  
**January 13, 2021**

**Commissioners:** Richard Montgomery, Chair; David Lumian, Vice Chair; Allyn Rifkin, Nathan Salazar

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

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

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

Chair Montgomery called the virtual meeting to order at 10:00 a.m., followed by the Pledge of Allegiance led by Sergeant Carlson. Chair Montgomery read the virtual meeting procedures.

**Item 2 - Approval of Minutes**

Motion to approve December 17, 2020 Special Meeting Minutes by Vice Chair Lumian, seconded by Mr. Salazar. Mr. Rifkin abstained due to his absence from the meeting.

**Ayes: 3 – Chair Montgomery, Vice Chair Lumian, and Mr. Salazar**

**Item 3 – Communication from the Public**

Pam Gore provided a brief update on the formation of the Charter Boat Operators of Marina del Rey California Association and mentioned that the bylaws were approved. She requested that an ongoing legal charters item be placed on the agenda and spoke in favor of scattering ashes at sea.

Captain Alex Balian spoke about issues with docking for yacht charters and Pier 44's docks available for sailing schools only.

Vice Chair Lumian pointed out that there is an illegal charter enforcement item under agenda number eight.

**Item 4 – Communication with the Commissioners**

Mr. Salazar disclosed his communication from DBH staff.

Vice Chair Lumian disclosed his attendance at the Convention and Visitors Bureau and communication with Chris Robertson, Greg Schem, Elliot Zimmerman, Amy Deft, and Janet Zaldua.

Chair Montgomery disclosed his communication from DBH staff, Caruso Company, Captain Alex Balian, and Janet Zaldua.

**Item 5a – Marina Sheriff**

Sergeant Carlson reported on the Crime Stats report and noted the comparisons between 2019 and 2020.

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

Carol Baker reported that the programing is limited due to COVID-19; however, drawing and painting classes on Zoom are ongoing. She noted that the Farmer's Market has had their best year ever and the youth sailing program is also ongoing. Lastly, she stated that they are currently working on safe and compliant programing.

Vice Chair Lumian inquired about the attendance at the Farmer's Market.

Carol Baker replied that approximately 1,100 to 1,200 patrons have been attending the Farmer's Market each weekend.

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

Michael Blenk reported that Anchorage 47 has two 38-feet, two 34-feet, one 27-feet, five 24-feet, and three 22-feet vacant slips. Parcel 77 power boat storage is completely full, and Mast-Up storage has 43 spaces available.

Vice Chair Lumian inquired about Parcel 77 power boat storage status, specifically the number of power boats and sail boats.

Michael Blenk replied that it is predominantly sail boat storage, power boats are remaining on the waitlist.

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

Jose Bedolla stated that there are no items to report at this meeting.

**Item 7a – Parcel 41 (Catalina Yacht Anchorage) Proposed Lease Assignment and Five-Year Lease Extension**

Kristal Ghil presented the staff report.

Elliot Zimmerman spoke about his tenancy at Parcel 41 and expressed his concern about the County's view on mixing recreational versus commercial use of slips. He also spoke of the displacement of his business and lack of parking.

Greg Schem noted the rarity of a marine commercial parcel with an anchorage becoming available in Marina del Rey. He further explained that the boating industry has shifted on how people access boating. He added that it has become more collaborative boating uses such as boat clubs, multiple owner vessels, rentals, and charters which are not being addressed. He stated that he would like this issue addressed in Marina del Rey.

Elliot Zimmerman pointed out that Parcel 41 is in a marine commercial zone which is not retail or visitor serving, they specialize to serve boaters. He stated that the marine commercial community needs access to commercial slips.

Bryce Ross, with Caruso, explained that they don't have any immediate plans. He further stated that they are familiarizing themselves with the community and interested in public input to meet the community's needs.

Vice Chair Lumian inquired if Caruso has any other properties with anchorages.

Bryce Ross responded that they don't, however, Rick Caruso has experience with boats and marinas. He added that there are experts on the team and staff from Catalina to ensure a smooth transition.

Vice Chair Lumian inquired if they intend to change the zoning designation on Parcel 41.

Bryce Ross replied that their goal is to have public input to learn their desires before making any plans.

Mr. Salazar stated that he looks forward to community serving design with plenty of boating slips.

Chair Montgomery requested staff to explain the purpose of the five-year lease extension.

Steve Penn explained that the five-year extension allows both parties to plan ahead.

Chair Montgomery inquired if a five-year extension has been done before.

Steve Penn replied that it has been done before with Parcel 61 (Whiskey Reds), and Parcel 22 (Cheese Cake Factory).

Vice Chair Lumian expressed concern for Parcel 41 and hopes it remains marine commercial. He also expressed concern about Caruso's lack of expertise regarding Parcel 41. He asked if the item can be delayed to allow him to meet with Caruso's staff to learn the specifics.

Chair Montgomery asked staff about the urgency of the item.

Steve Penn explained that the urgency is with the timely preparation for an expiring ground lease for County's interest. County needs to start planning for future development of the leasehold by engaging with a qualified developer. He stated that staff would like to request the Commission's endorsement today.

Chair Montgomery asked that Bryce Ross address concerns about the elimination of marine commercial zoning and their lack of expertise.



Bryce Ross explained that Caruso is committed to excellence in all that they do. He stated that experts and a transition team from the Catalina Yacht Anchorage will be part of the team. He added that they are committed to the property's long term use of the marina and anchorage.

Mr. Rifkin asked staff if they can add a set amount of public input meetings to be a requirement as a condition of their endorsement.

Steve Penn explained that the commission can add the suggestion and staff will present it to the Board of Supervisors. He added that this endorsement is only the beginning. The project will be presented before the commission through its long process, allowing the opportunity for the commission to give suggestions and recommendations.

Bryce Ross assured Mr. Rifkin that they are committed to community outreach.

Amy Caves stated that its already a part of the negotiating lease amendment with Caruso which is in the process of being finalized. She explained that there will be continuous input throughout the process which includes community outreach and engagement.

Mr. Salazar explained that the extension is to allow the County to move forward on planning redevelopment of the leasehold.

Mr. Rifkin accepted Caruso's community outreach commitments and withdrew his suggestions.

**Motion to approve Parcel 41 (Catalina Yacht Anchorage) Proposed Lease Assignment and Five-Year Lease Extension by Vice Chair Lumian, seconded by Mr. Rifkin, unanimously approved.**

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

#### **Item 8 – Staff Reports**

Steve Penn presented the staff report.

Chair Montgomery inquired about the ash scattering at sea.

Steve Penn replied that the matter was posed to the Department of Public Health and they replied that it is not currently allowed due to the rising cases of COVID-19 and ICU capacity is at 0%. He stated that staff will remain in contact with DPH in relation to this subject.

Gary Jones gave an update on the letter from the commission regarding the recreational boating rentals. Public Health Services is reviewing the issue. He explained that they have no current plans to change the health order but have instructed the rental companies to contact their guidance office for further clarification.

Pam Gore requested that legal charters or commercial boating operation items be added to the agenda.

Kathe Bass introduced herself as the vice commodore of Santa Monica Windjammers Yacht Club and inquired about the health order and how it pertains to sailing and the club.

Steve Penn stated that staff will reach out to her because the answers are different for each specific activity.

Mr. Salazar requested the contact person at Public Health Services and suggested a legal charters presentation.

Chair Montgomery agreed on the legal charters presentation especially during the pandemic.

Steve Penn stated that legal charters will be included in the annual evening event. The event will be schedule based on the commissioners' availability.

Vice Chair Lumian expressed concern regarding Fisherman's Village and also suggested a legal charters presentation. He inquired about the advertisement of the March annual evening meeting.

Steve Penn replied that the same advertisement campaign from the previous meetings will be used.

Mr. Rifkin requested that staff provide a chart or map of the Marina during the meetings so that the public can identify the location of the items being considered.

Steve Penn stated that staff will send the commissioners the latest version of the Marina's leasehold map and use the chat box feature for the public to access the map.

Mr. Montgomery inquired about Pier 44 as it related to Captain Alex Balian's question.

Steve Penn replied that he believes the design has guest docks but that should not exclude anyone. He stated that staff will look into it and reach out to Captain Alex Balian and report back on the results.

Gary Jones suggested that the commission receive updates on docks adjacent to the new Marriott Hotel and Wetland Park because they have a component of those docks that will facilitate some limited charter use. He explained that DBH is currently in negotiations with the hotel operator.

Chair Montgomery asked if the items would return before the commission.

Gary replied affirmatively.

### **Adjournment**

Chair Montgomery adjourned the meeting at 11:20 a.m.



Caring for Our Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**Amy M. Caves**  
Deputy Director

April 21, 2021

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

**BURTON CHACE PARK CARDIO CLASSES**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Jumpstart your cardio workout by incorporating dance into the mix! Join instructor Luly Rivas Michell for multi-week, full-body cardio classes that are filled with fun. Fun & Fit classes are offered for Preschoolers, and Cardio Dance for adults. Class size is limited to 15 people, and registration is required on a first-come, first served basis. Please pre-register for each class by emailing [lulyrivasmitchell@gmail.com](mailto:lulyrivasmitchell@gmail.com).

**Cardio Dance**

Mondays and Wednesdays 9:30 a.m. – 10:30 a.m.

Ages: Adult

Fee: \$15 per class

**Fun & Fit**

Fridays 9:00 a.m. – 9:45 a.m.

Ages: 3 - 5 years old

Fee: \$10 per class

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

**DRAWING & PAINTING CLASS**

Online class via Zoom

Tuesdays

6:30 p.m. – 7:30 p.m.



The Los Angeles County Department of Beaches and Harbors (Department) is offering a FREE drawing and watercolor art class for beginners ages 14 years or older. Registration is required on a first-come, first served basis. Please pre-register for each class by emailing [chacepark@bh.lacounty.gov](mailto:chacepark@bh.lacounty.gov).

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

**BURTON CHACE PARK ZUMBA**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Wednesdays and Fridays  
3:45 p.m. – 4:45 p.m.

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

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

**MARINA DEL REY FARMERS' MARKET**

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Saturdays  
Senior Hour: 8:00 a.m. – 9:00 a.m.  
Regular Market Hours: 9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Saturdays. The Marina del Rey Farmers' Market offers fresh, locally grown organic and conventionally grown fruits and veggies. Also available are prepackaged foods and much more! Paid parking is available for 25 cents for every 10 minutes. A face cover and 6-foot physical distancing from others is required.

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

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

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Los Angeles County Lifeguards will instruct the Department's sailing courses that teaches students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Students will learn to sail on 14-foot Capri sailboats (with main sail and jib) and Laser sailboats. In the final days of the session, students may get experience on Catalina 275 Sport.



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

**2021 Afternoon Sessions:**

All Levels: April 19 – 23; April 26 – 30; May 3 – 7; May 10 – 14; May 17– 21;  
May 24 – 28; May 31 – June 4; and June 7 – June 11

Ages: 11 - 17 years old

Time: 1:00 p.m. – 5:00 p.m.

Class Size: 6 – 10 students with 3 Lifeguard instructors

Level: All levels

Fee: \$250 for 5-day session

**2021 Summer Session:**

Beginning: June 14 – June 18; July 5 – July 9; July 26 – July 30; and August 16 – 20

Beginning/Intermediate: June 21– June 25; July 12 – July 16; August 2 – August 6; and  
August 23 – August 27

Intermediate/Advance: June 28 – July 2; July 19 – July 23; August 9 – August 13; and  
August 30 – September 3

Time: 10:00 a.m. – 4:00 p.m.

Ages: 11 - 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

Level: All levels

Fee: \$355 for 5-day session

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

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

**BEACH EATS TO GO - GOURMET FOOD TRUCK EVENT**

14101 Panay Way ♦ Marina del Rey

Thursdays starting May 13, 2021

5:00 p.m. – 9:00 p.m.

The Los Angeles County Department of Beaches and Harbors (Department) hosts a “to go” gourmet food truck event in Marina del Rey that offers a variety of delectable savory foods. Order online at [bestfoodtrucks.com/beacheatstogo](http://bestfoodtrucks.com/beacheatstogo) and then pick up your delicious food “to go” from Parking Lot #11 at 14101 Panay Way. A face cover and

Design Control Board  
April 21, 2021  
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physical distancing of at least 6 feet from others are required. The weekly assortment of food trucks will vary along with menu options, such as gourmet burgers, hot dogs, tacos, lobster rolls, and more.

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

**SUNSET SERIES REGATTAS 2021**

Marina del Rey  
Wednesdays, May 26 - September 8, 2021\*  
6:00 p.m. - 8:00 p.m.

Spectators can enjoy these races from the comfort of one of the water-view restaurants on Wednesday evenings between 6:00 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

\*No racing August 11, 2021

For more information: Call (310) 823-4567

GJ:CB:da



**Marina del Rey Redevelopment Projects Report  
As of April 7, 2021**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>9</b> -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>*New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p><b>Massing</b> -- One six-story, 72' high hotel and one five-story 61' high hotel.</p> <p><b>Parking</b> -- 231 parking spaces serving the hotel and wetland park.</p>	<p><b>Proprietary</b> -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017</p> <p><b>Regulatory</b> -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP. On July 11, 2016, work began on the wetland park. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017, and anticipated completion is expected in early 2021.</p>
<b>10/14 (FF)</b> -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p><b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p><b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p><b>Proprietary</b> -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16.</p> <p><b>Regulatory</b> -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project. Project completion is expected in early 2021.</p>

**Marina del Rey Redevelopment Projects Report  
As of April 7, 2021**

<b>Parcel No. Project Name</b>	<b>Representative</b>	<b>Redevelopment Proposed</b>	<b>Massing and Parking</b>	<b>Status</b>
<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> <li>* Build 5 new visitor serving commercial and dry storage buildings</li> <li>* 82,652 s.f. visitor serving commercial space</li> <li>* 141 slips + 5 end ties and 57 dry storage spaces</li> </ul>	<p><b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed.</p> <p><b>Parking</b> -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p><b>Proprietary</b> -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. The Grant of Option was approved by the BOS in October 2016. Amended and restated lease was executed on August 24, 2017. Construction began on September 11, 2017. Trader Joe's opened on 4/18/19. Project completion is expected in early 2021.</p> <p><b>Regulatory</b> -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p><b>Regulatory Matter:</b> Shared Parking Agreement.</p>
<b>113</b> -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> <li>* Renovation of 981 apartments</li> <li>* Improvements to promenade</li> <li>*</li> </ul>	<p><b>Massing</b> -- Existing buildings to remain.</p> <p><b>Parking</b> -- Existing parking to remain.</p>	<p><b>Proprietary</b> -- Item opened on 9/23/2013. On October 30, 2018, the Los Angeles County Board of Supervisors approved an option for an amended at restated lease. The revised project will include 20% affordable units.</p> <p><b>Regulatory</b> -- The Regional Planning Commission approved an after-the-fact Coastal Development Permit (CDP) for the previous removal of waterbird nests. The appeal of that CDP is expected to be heard by the Coastal Commission in early 2021.</p>
<b>15</b> -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> <li>* Demolish existing facilities and build 585 apartments</li> <li>* New 8,000 s.f. commercial space</li> <li>* New 241 boat slip marina</li> <li>* New 1,271-Parking space garage</li> </ul>	<p><b>Massing</b> -- Six buildings up to 5 stories and 70' high</p> <p><b>Parking</b> -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p><b>Proprietary</b> -- The lease was executed on 1/30/14. Construction commenced on August 4, 2014.</p> <p><b>Regulatory</b> -- June 30, 2014, demolition of the site commenced. August 2014 --Construction of project is underway. Project completion is expected in early 2021.</p>