



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

LaTayvius R. Alberty
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, May 15, 2024, 1:30 p.m.

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

1.  **Call to Order, Land Acknowledgement, and Pledge of Allegiance**

2. **Approval of the February 21, 2024 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**

A. Parcel 62 – County of Los Angeles Sheriff's Department – DCB #22-005-B – Consideration of a new aboveground fuel storage tank

5.  **New Business**

A. Parcel 15 – AMLI Residential / Blockhouse Coffee – DCB #24-004 – Consideration of exterior improvements and signage

B. Parcel 50 – Caruso / Bacio di Latte – DCB #24-005 – Consideration of new signage and awning

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.

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

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

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

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

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

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

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

DESIGN CONTROL BOARD MINUTES

February 21, 2024

Members Present: Meg Rushing Coffee, Chair (First District); Steven Cho, Member (Fourth District); Harold Suetsugu, Member (Fifth District)

Members Absent: Genelle Brooks-Petty, Vice Chair (Second District)

Department Staff Present: LaTayvius Alberty, Deputy Director; Warren Ontiveros, Planning Division Chief; Maral Tashjian, Planning Specialist; Porsche Nauls, Departmental Facilities Planner II; Tamika Simmons, Planner; Lola Reyna, Secretary

County Staff Present: Sevanna Hartonians, County Counsel; Nathan Merrick, Department of Regional Planning

Guests Testifying: Ali Nourmohamdian, County of Los Angeles Internal Services Department (ISD); Michael Colangelo, PowerFlex

1. Call to Order and Pledge of Allegiance

Chair Coffee called the meeting to order at 1:34 pm.

Chair Coffee read the Land Acknowledgement and introduced the Pledge of Allegiance.

2. Approval of the October 18, 2023 Minutes

Board Member Suetsugu moved to approve the October 18, 2023 minutes, seconded by Board Member Cho.

Ayes: 3 – Chair Coffee, Mr. Cho, Mr. Suetsugu

Nays: 0

3. Consent Agenda

Board Member Cho moved that items 5A and 5B be added to the consent agenda, Seconded by Chair Coffee.

Ayes: 3 – Chair Coffee, Mr. Cho, Mr. Suetsugu

Nays: 0

Board Member Suetsugu moved that items 5A and 5B be approved, seconded by Board Member Cho.

Ayes: 3 – Chair Coffee, Mr. Cho, Mr. Suetsugu

Nays: 0

4. Old Business

A. Parcel 28 – Wayfarer Apartments – DCB #23-009-B – Consideration of exterior repainting

Ms. Simmons presented the staff report.

Board Comment

Chair Coffee asked if there were any questions from the Board.

Board Member Cho asked for clarification on the Option 1 color scheme.

Chair Coffee asked if there were applicants present and if the Board had any questions for the applicants. There were no questions from the Board for the applicants.

Public Comment

None

Board Member Suetsugu moved to approve DCB #23-009-B with the staff recommended Option 1 color scheme, seconded by Vice Chair Coffee.

Ayes: 3 – Chair Coffee, Mr. Cho, Mr. Suetsugu

Nays: 0

5. New Business

A. 2024 Design Control Board Meeting Schedule

Approved under Consent Agenda

B. Parcel 44 – Pacific Ocean Management, LLC / South Coast Corinthian Yacht Club – DCB #24-001 – Consideration of new storage shed

Approved under Consent Agenda

C. Parcel 97 – Pacific Ocean Management, LLC / Marina Beach Shopping Center – DCB #24-002 – Consideration of new signage

Ms. Simmons presented the staff report.

Board Comment

Chair Coffee asked if the Board had any questions for staff.

Board Member Suetsugu asked if the signage color for the liquor store and the cleaners would be the same turquoise color, to which Ms. Simmons replied yes.

Chair Coffee asked if the Board had the flexibility to approve a sign of slightly larger proportions than the established sign program, to which Ms. Simmons replied yes.

Board Member Cho moved to approve DCB #24-002, seconded by Board Member Suetsugu.

Ayes: 3 – Chair Coffee, Mr. Cho, Mr. Suetsugu

Nays: 0

D. Parcel UR – Marina del Rey Parking Lot 5 – DCB #24-003 – Consideration of electric vehicle charging stations

Ms. Simmons presented the staff report.

Board Comment

Chair Coffee asked if the Board had any questions for staff.

Board Member Suetsugu asked if the color of the electric vehicle (EV) charging pedestals would be green or if the color could be blue to complement the Marina.

Ms. Simmons deferred the question to the applicant.

Mr. Nourmohamdian, a Project Manager with ISD, introduced himself and said yes, the color of the pedestals can be adjusted.

Board Member Suetsugu asked if the charging cables for the stations needed to be as long as proposed and expressed that a shorter cable may be more manageable.

Mr. Colangelo, a Project Manager with PowerFlex, introduced himself and informed the Board that the charging cables proposed would be 15' long.

Mr. Nourmohamdian stated that the concept of the longer cable is so vehicles are able to access the charging stations from any parking position.

Board Member Cho inquired about the size of the proposed transformer and screening.

Mr. Nourmohamdian explained that the sizes of transformers can vary and would therefore impact the dimensions of screening wraps that would be utilized.

Chair Coffee asked if the pedestals would be wrapped.

Mr. Colangelo confirmed that the pedestals would not be wrapped.

Board Member Cho had further questions regarding the equipment to be screened.

Ms. Nauls mentioned that it is a Marina del Rey Design Guideline to wrap utility equipment that is visible from the street and discussed types of screening that could be used.

Board Member Cho asked if there were any permeable surfaces around the utility equipment pads where landscaping could be added to screen the utilities.

Mr. Ontiveros explained that there was a landscape planter along Bali Way and the utility equipment would be installed where bike lockers currently exist. He also noted that the bike lockers would be relocated to a different parcel.

Board Member Cho asked for clarification on the positioning of the utility equipment.

Mr. Colangelo provided the requested clarification.

Board Member Cho asked if the parking spaces would be EV exclusive.

Mr. Ontiveros stated that the spaces would be EV optional for the foreseeable future.

Board Member Cho recommended that the Applicant increase the density of the landscaping around the utility equipment, without the use of vinyl wraps.

Board Member Cho moved to approve DCB #24-003, with a condition that the Applicant shall add landscaping to screen the proposed equipment, instead of using vinyl wraps. The Applicant shall also remove the “EV Charging Only” signs from the plans and provide renderings showing the charging pedestals in a blue color. The motion was amended by Chair Coffee, with a condition that the Applicant provide elevations of the equipment to be placed along Bali Way, and identify the specific locations, dimensions, and proposed colors of each piece of equipment. Final project clearance would be provided by Chair Coffee. Board Member Suetsugu seconded the amended motion.

**Ayes: 3 – Chair Coffee, Mr. Cho, Mr. Suetsugu
Nays: 0**

6. Staff Reports

All reports were received and filed.

Moved by Board Member Cho, seconded by Board Member Suetsugu.

**Ayes: 3 – Chair Coffee, Mr. Cho, Mr. Suetsugu
Nays: 0**

7. Public Comment

None

8. Adjournment

Moved by Board Member Cho, seconded by Chair Coffee.

**Ayes: 3 – Chair Coffee, Mr. Cho, Mr. Suetsugu
Nays: 0**

Chair Coffee adjourned the meeting at 2:20 p.m.

Respectfully Submitted,

Lola Reyna
Secretary for the Design Control Board



Location of May 15, 2024 DCB Items





Caring for Our Coast

♦ ♦ ♦

Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

LaTayvius R. Alberty
Deputy Director

May 15, 2024

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 4A – PARCEL 62 – COUNTY OF LOS ANGELES SHERIFF'S DEPARTMENT – DCB # 22-005-B – CONSIDERATION OF A NEW ABOVEGROUND FUEL STORAGE TANK

Item 4A on your agenda is a submittal from the County of Los Angeles Sheriff's Department (Applicant), seeking approval for the installation of an aboveground fuel storage tank (AST) and screening enclosure within a parking lot adjacent to the United States Coast Guard building. The project is located at 13871 Fiji Way.

PROJECT OVERVIEW

Background

On June 15, 2022, your Board reviewed a request by the Applicant to replace an existing underground fuel storage tank (UST) with an AST in the parking lot of Parcel 62. At the meeting, your Board approved the project and requested that the Applicant screen the new fuel tank with a three-sided, 8' tall, black vinyl coated chain link fence covered with a decorative screen. At the request of your Board, the Applicant has returned with design options for the proposed fence enclosure screening to satisfy the conditions of approval, along with a new request to relocate the aboveground storage tank from the previously approved location.

Existing Conditions

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

Proposed Project

The Applicant proposes a change to the approved location of the new AST and the addition of a decorative screen to be placed along the fence enclosure.



SITE DESIGN

Exterior Improvements

Your Board previously approved the replacement of an existing UST with a new AST, including two new dispensers, a concrete tank pad, and all associated piping and electrical systems. The approved AST would be located in an existing landscape planter and would remove one parking space. The concrete and asphalt pavement that currently exists over the UST would be removed and replaced, and the parking lot would be restriped. All work would be performed within the parking lot and no changes would be made to the existing building. Yellow colored barrier bollards would be installed around the replacement tank.

The Applicant proposes to relocate the AST slightly to allow the existing landscape planter to remain in place. As a result, two parking spaces will be removed and one mature Chinese Juniper (*Juniperus chinensis*) tree would be retained.

Screening

The Applicant proposes to screen the new storage tank with a black vinyl coated chain link fence that contains a decorative screen. The 8' tall fence would be installed with one panel facing the waterfront, one panel facing Fiji Way, and another panel facing the neighboring apartment complex. The Applicant has provided two options for the vinyl design, which consist of views in the Marina.

STAFF REVIEW

Staff finds that the proposed project is generally consistent with the Marina del Rey Design Guidelines. Specifically, the project would adhere to DG.19, which notes that public art, including vinyl designs for utility screening, should incorporate nautical, marine, and/or water themes to complement the Marina's waterfront setting. The project would also adhere to DG.184 as the height of the fence would sufficiently screen the AST.

Staff recommends APPROVAL of DCB #22-005-B, 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 without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 3) No substantial change shall be made to the approved design without the written consent of the Design Control Board.**

GJ:WO:ts

SHERIFF'S MARINE DOCK UST REMOVAL & AST INSTALLATION

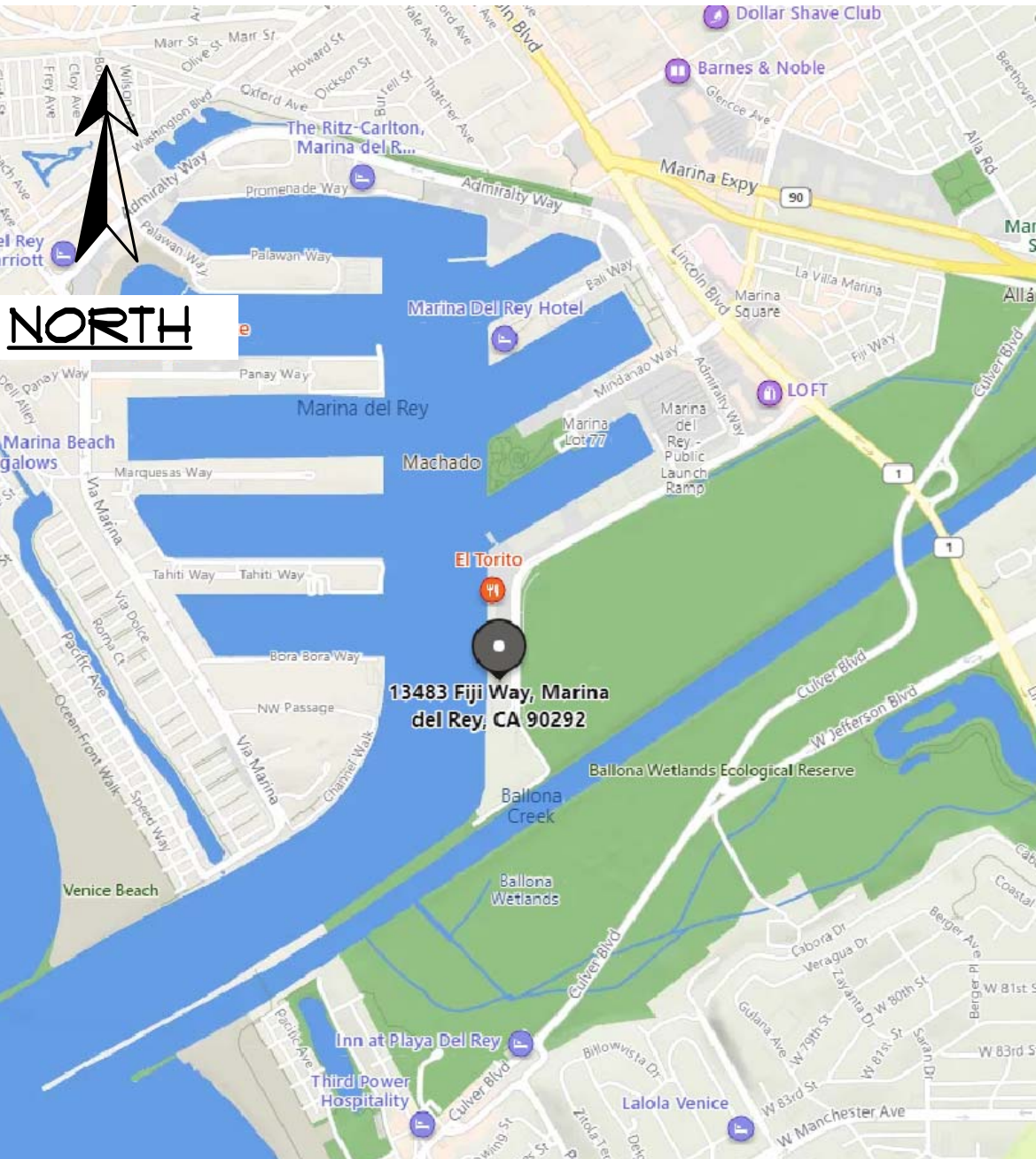
13851 FIJI WAY
MARINA DEL REY, CA 90292

LIST OF DRAWINGS

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



SITE LOCATION



VICINITY MAP

GENERAL SCOPE OF WORK

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

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

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

ONE (1) NEW 4,000 GALLON (2K/2K SPLIT) DIESEL/GASOLINE UL 2005 AST.
TWO (2) NEW DISPENSERS.
CONCRETE TANK PAD.
ALL ASSOCIATED PIPING & ELECTRICAL SYSTEMS

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

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

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



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

APPLICABLE CODES

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

- CBC 2019
- CFC 2019, CH. 23 & 51
- CEC 2019
- CCR TITLE 23, DIV. 3, CH. 16
- NFPA 30 2018
- NFPA 30A 2018

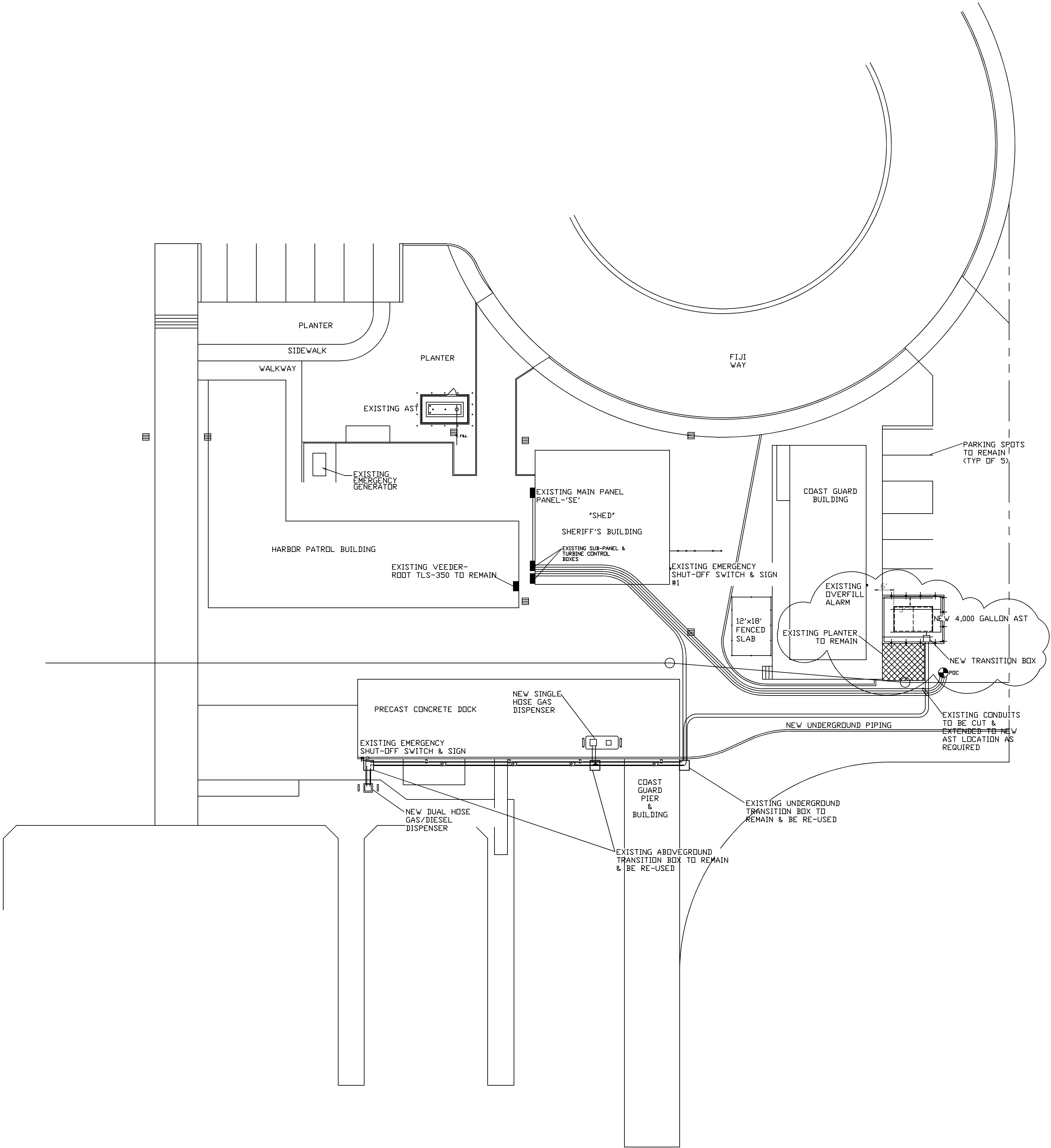
DATE 11-15-21		SHEET 1 OF 1		SCALE		NOTED	
CLIENT		PROJECT		PROJECT		PROJECT	
EFS WEST 28472 CONSTELLATION RD SANTA CLARITA, CA 91355		MARINA DEL REY SHERIFF'S MARINE DOCK 13951 FUJI WAY MARINA DEL REY, CA 90232		UST REMOVAL & AST INSTALLATION		UST REMOVAL & AST INSTALLATION	
CHECKED		B. DUREE		B. DUARETE		B. DUARETE	
DRAWN/DESIGNED		B. DUARETE		B. DUARETE		B. DUARETE	
JOB NO.		799122		799122		799122	
PE STAMP		PE STAMP		PE STAMP		PE STAMP	
701 N. Parkcenter Dr. Santa Ana, CA 92705 p: 7145608222 f: 7149782615 www.tait.com		701 N. Parkcenter Dr. Santa Ana, CA 92705 p: 7145608222 f: 7149782615 www.tait.com		701 N. Parkcenter Dr. Santa Ana, CA 92705 p: 7145608222 f: 7149782615 www.tait.com		701 N. Parkcenter Dr. Santa Ana, CA 92705 p: 7145608222 f: 7149782615 www.tait.com	
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DATE		DATE		DATE		DATE	
12.9.21		12.9.21		12.9.21		12.9.21	
DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
ISSUED FOR CLIENT REVIEW & APPROVAL		ISSUED FOR CLIENT REVIEW & APPROVAL		ISSUED FOR CLIENT REVIEW & APPROVAL		ISSUED FOR CLIENT REVIEW & APPROVAL	



NORTH

0 10 20

1"= 20'-0"



OVERALL PROJECT SITE PLAN

1"= 20'-0"

GENERAL NOTES

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

BLDC220417000552



Approval for revision to tank location only

*shifted thank location tree to remain in place

DATE		11-15-21		CHECKED		B. DUREE		TAIT JOB NO.		TS9122		PE STAMP		REVISIONS					
SHEET 2		OF 6		DRAWN/DESIGNED BY		DUARTE		CLIENT		EFS WEST 28472 CONSISTATION RD SANTA CLARITA, CA 91355		701 N. Parkcenter Dr. Santa Ana, CA 92705 p: 714/560/8222 f: 714/978/2615 www.tait.com		NO.		DATE		DESCRIPTION	
A-1				PROJECT				PROJECT ADDRESS		OVERALL PROJECT SITE PLAN		Los Angeles Ontario Boke Sacramento Dallas		1		12-9-21		ISSUED FOR CLIENT REVIEW & APPROVAL	
1				UST REMOVAL & AST INSTALLATION				MARINA DEL REY SHERIFF'S MARINE DOCK 13851 FIJI WAY MARINA DEL REY, CA 90292				Since 1964		1		130-22		REVISED PER CLIENT COMMENTS	
SCALE		NOTED										Los Angeles Ontario Boke Phoenix							

FIJI
WAY



COAST GUARD
BUILDING

PARKING SPOTS
TYP 3 + 1 HANDICAP

EXISTING
OVERFILL
ALARM

12'x18'
FENCED
SLAB

NEW 4,000 GALLON AST

EXISTING PLANTER
WITH TREE TO REMAIN

NEW UNDERGROUND PIPING

Leighton Consulting
260740 Avenue Hall
SANTA CLARITA, CA 91355



DRAWN BY:
JPB
CHECKED BY:
IC

DWG. DATE
05/09/24
PROJECT NUMBER:
13729.014

LOS ANGELES COUNTY MARINA DEL REY
SHERIFF'S STATION

13851 FIJI WAY
MARINA DEL REY, CA 90292

PARKING &
LANDSCAPING

FIGURE
1



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

Looking West into the driveway.

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

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



Landscape area is approx. 7'x13'.

Tree will remain and tank will be placed directly adjacent to the planter.

Screening will be placed on 3 sides of the tank. The side facing the water, the side facing Fiji way, and the other facing the apartments next door.

A screening element will be inside of the protective bollards and may encroach into the adjacent parking space and drive aisle. See Parking Fig.

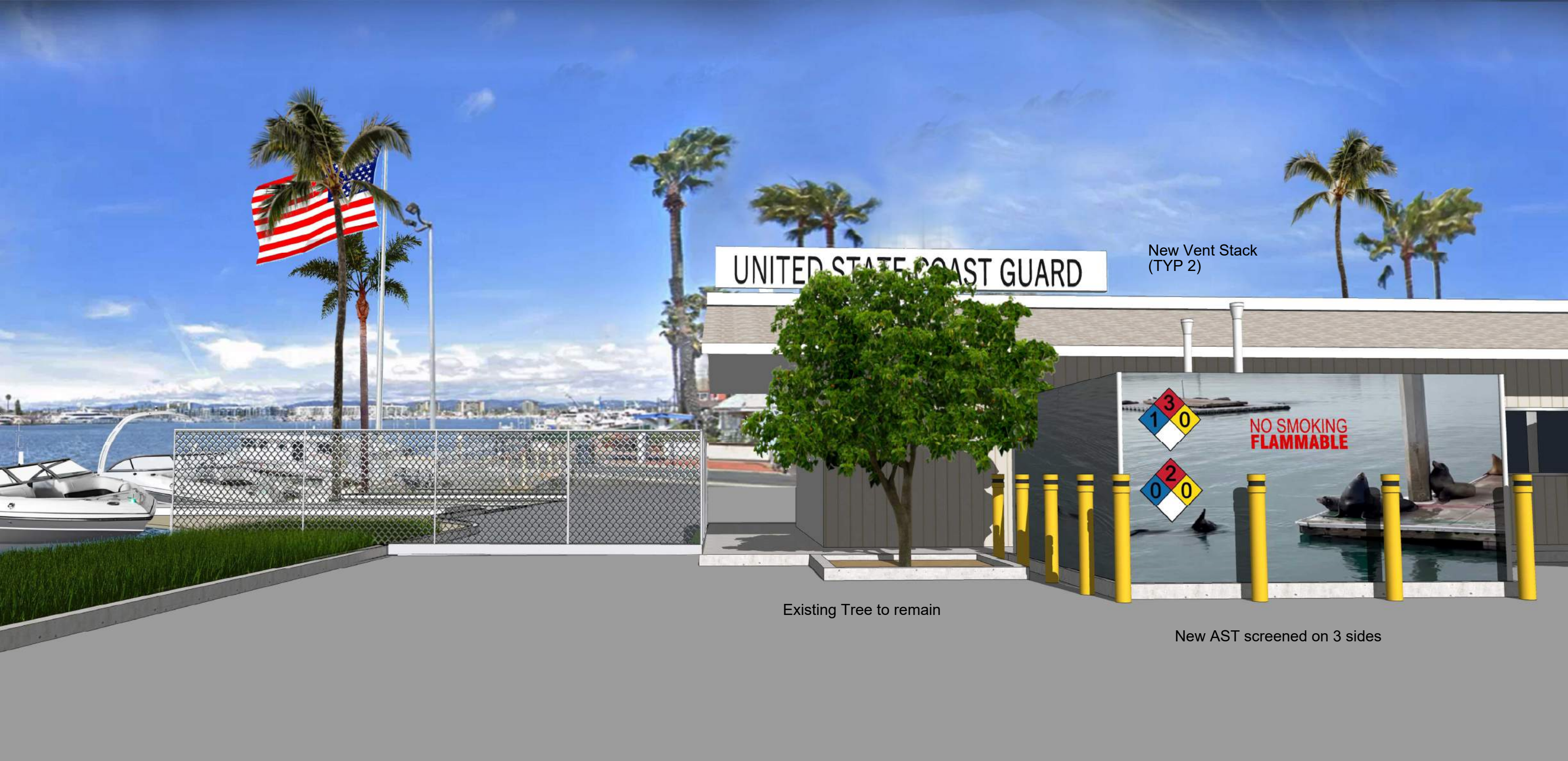


UNITED STATES COAST GUARD

New Vent Stack
(TYP 2)

Existing Tree to remain

New AST screened on 3 sides



UNITED STATES COAST GUARD

New Vent Stack
(TYP 2)

Existing Tree to remain

New AST screened on 3 sides



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

LaTayvius R. Alberty
Deputy Director

May 15, 2024

TO: Design Control Board

FROM: Gary Jones, Director

**SUBJECT: ITEM 5A – PARCEL 15 – AMLI RESIDENTIAL / BLOCKHOUSE COFFEE
– DCB #24-004 – CONSIDERATION OF EXTERIOR IMPROVEMENTS
AND NEW SIGNAGE**

Item 5A on your agenda is a submittal from Blockhouse Coffee, LLC (Applicant), seeking approval for exterior site improvements and new signage. The project is located at 4242 Via Marina.

PROJECT OVERVIEW

Existing Conditions

Parcel 15 is developed with a 585-unit apartment and anchorage development consisting of six buildings, 241 boat slips, and approximately 8,000 square feet of visitor-serving commercial space. Blockhouse Coffee is a 1,607 square foot coffee shop located on the ground level of Building 5, facing the public promenade and Basin C.

Proposed Project

The Applicant proposes to improve the existing outdoor patio and modify the building façade to include a service window system.

BUILDING DESIGN

Building Façade

The Applicant proposes to redesign the storefront entrance by replacing the existing entrance doors and canopy at the left of the storefront, with a new service window system that would include the installation of two fixed windows measuring approximately 3'-11½" wide by 5'-10½" tall alongside one self-closing service window that would measure approximately 1'-3¾" wide by 2'-3¼" tall. All new windows would be installed approximately 2'-10" above grade and would be painted *Medium Bronze 38/60014*, to match the entrance doors that would remain at the site.



The building façade, below the new service window, would feature a cream-colored *Taj Mahal Quartzite* stone counter slab over vertically oriented porcelain clay tiles in a gradated brown color to complement the existing façade. The Applicant also proposes to install a heating, ventilation, and air conditioning louver on the east side of the building, that would match the color of the window frames.

Outdoor Patio

The Applicant proposes to enhance the existing outdoor patio space by installing fixed natural wood bench seating, wood framed chairs with cushions, wood end tables, white metal tabletops with fabric umbrellas, and Corten steel firepits. No changes would be made to the existing hardscape and landscape materials found at the site.

SIGNAGE

Building Façade

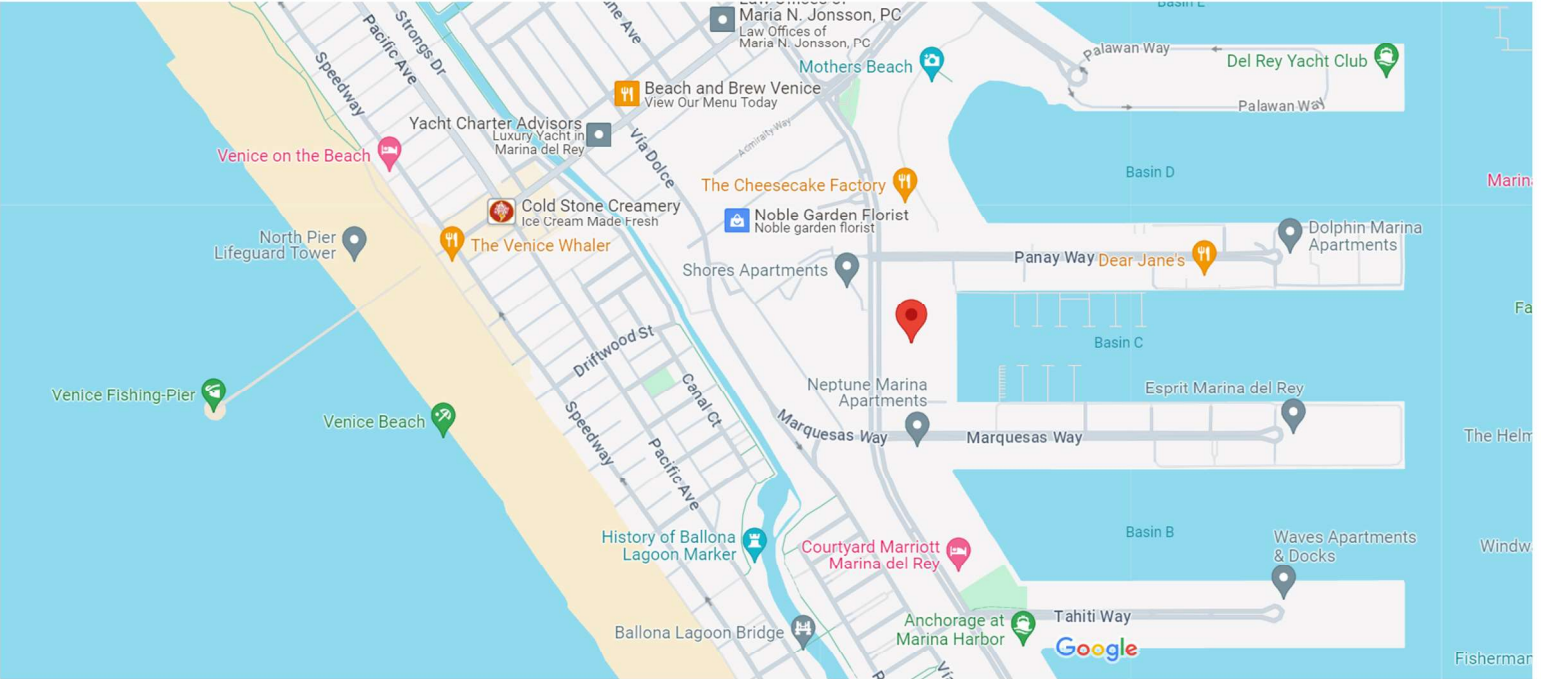
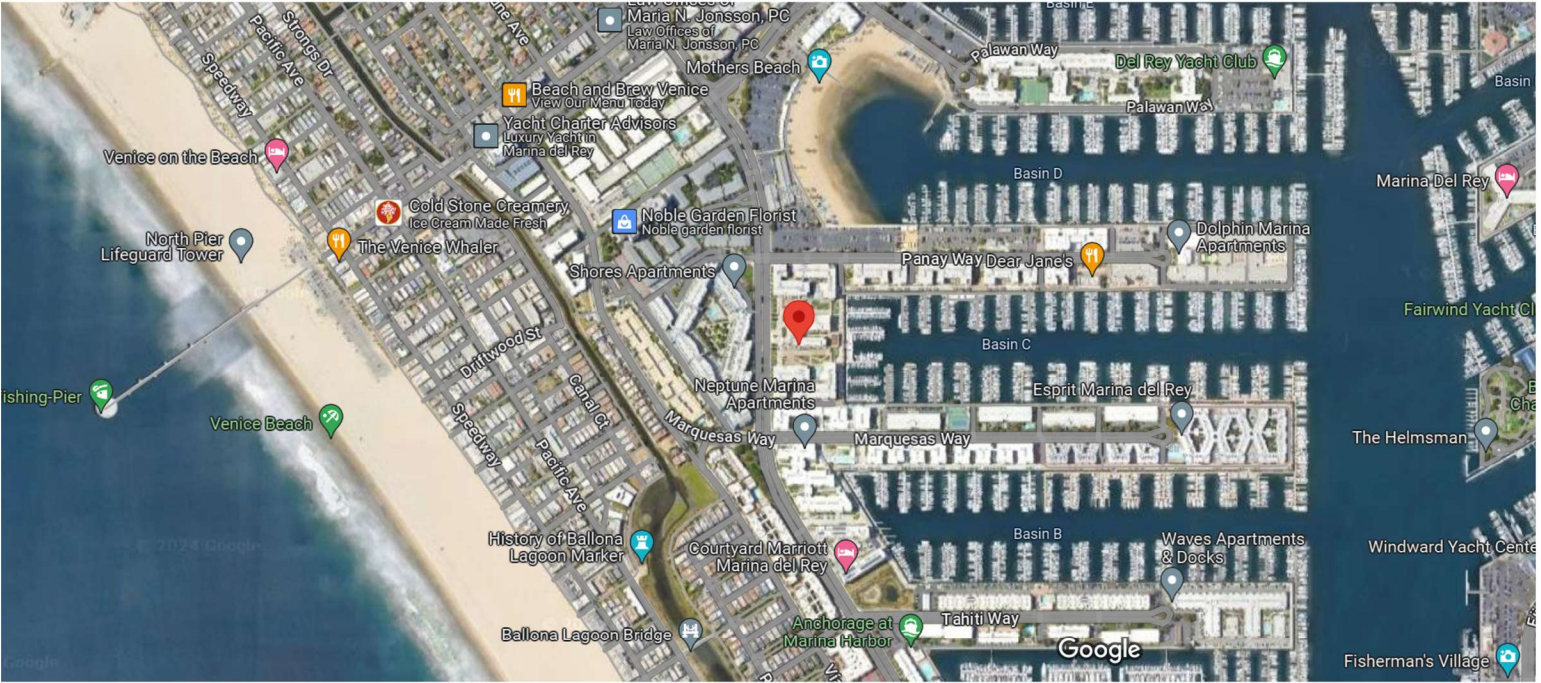
The Applicant proposes to install one wall-mounted tenant identification sign on the building façade that would adhere to the AMLI Master Sign Program (Sign Program) approved by your Board on October 20, 2016. The sign would be installed above the existing storefront awning and utilize 1' tall, 2" deep, Museo font, stainless steel letters. In addition, the sign would be illuminated with LED strip lighting. While the submitted plans do not currently include the Applicant's proposed tenant identification sign, the new sign would conform to the standards of the Sign Program, which are included as reference.

STAFF REVIEW

Staff finds that the proposed project is consistent with the Marina del Rey Design Guidelines. The project provides a combination of seating opportunities and special design features such as fireplaces, umbrellas, and outdoor seating consistent with DG. 90 and 119. Staff finds that the Applicant has provided a proposal that would enhance the character of the site and improve the attractiveness of the tenant space. Please note that all signs are subject to review by the Los Angeles County Department of Regional Planning for conformity with the Marina del Rey Revised Permanent Sign Controls.

Staff recommends APPROVAL of DCB #24-004, subject to the following conditions:

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





AMLI

MARINA
DEL REY

RETAIL SUITE

3

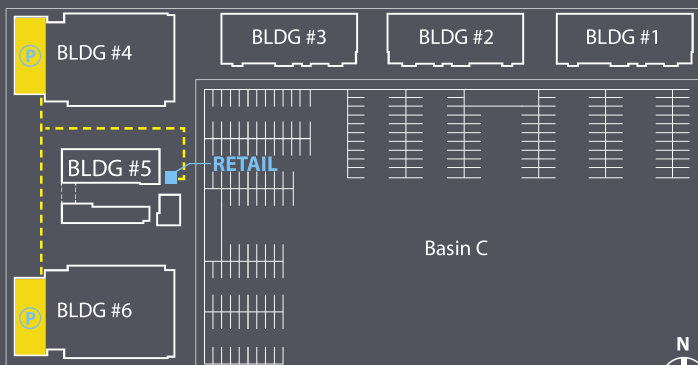
Indoor: 977 SF
Outdoor: 285 SF
Total SF: 1,282 SF

Shared Outdoor: 350 SF

PROJECT ADDRESS
4242 Via Marina
Marina Del Rey
CA 90292

RETAIL SUITE ADDRESS
4242 Via Marina
Suite 20

PROJECT INFORMATION
Completion Date: 2018
Total Residential Units: 585
Total Retail: 7,991 Sq Ft

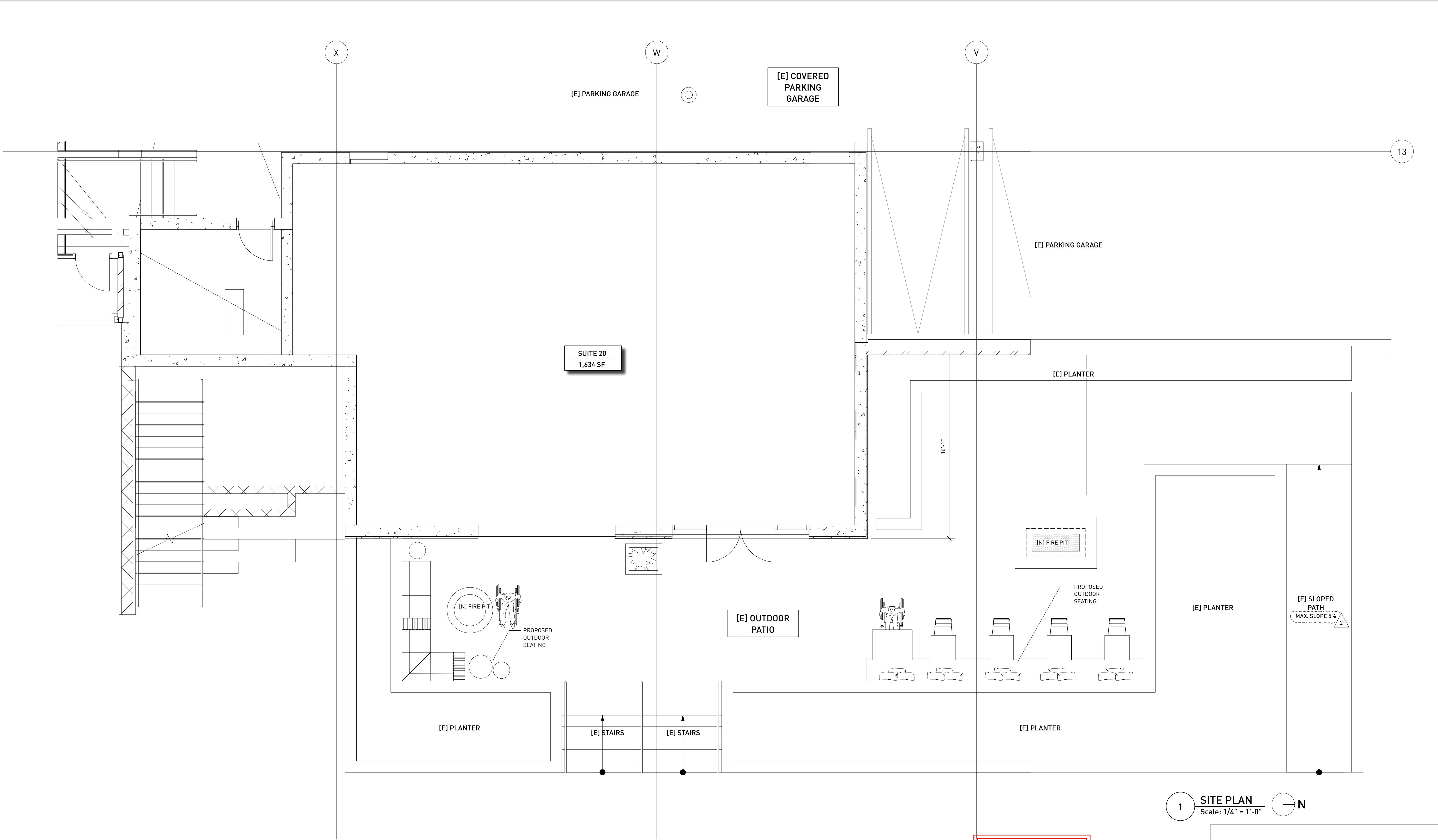


SITE PLAN (N.T.S.)









1 SITE PLAN
Scale: 1/4" = 1'-0"

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

THESE PLANS/DOCUMENTS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, NOR LOCAL REGULATION.

BY: Adam Pascoe DATE: 8/16/2023

THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURE(S) IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

MAX. OUTDOOR SEATING : 14
REFER TO ID DRAWINGS

RESERVED FOR BUILDING AND SAFETY STAMP



1750 14TH STREET, SUITE B
SANTA MONICA, CA 90404
310.393.0625
akarstudios.com

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CLIENT

CONSULTANTS

STRUCTURAL ENGINEER
AES STRUCTURES INC.
372 Floral View
Irvine, CA 92618

MEP
M+R ENGINEERS
39210 State St. Ste. 106
Fremont, CA 94538
510.449.4862
Email: engineers@mrengcon.com

FOOD SERVICE
ELEVEN POINT DESIGN GROUP
8320 Albia Street
Downey, CA 90242

SEAL AND SIGNATURE



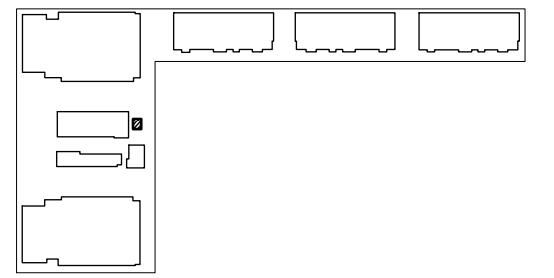
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KEY PLAN



PROJECT

BLOCKHOUSE COFFEE

Suite 20, 4242 Via Marina
Marina Del Rey, CA 90292

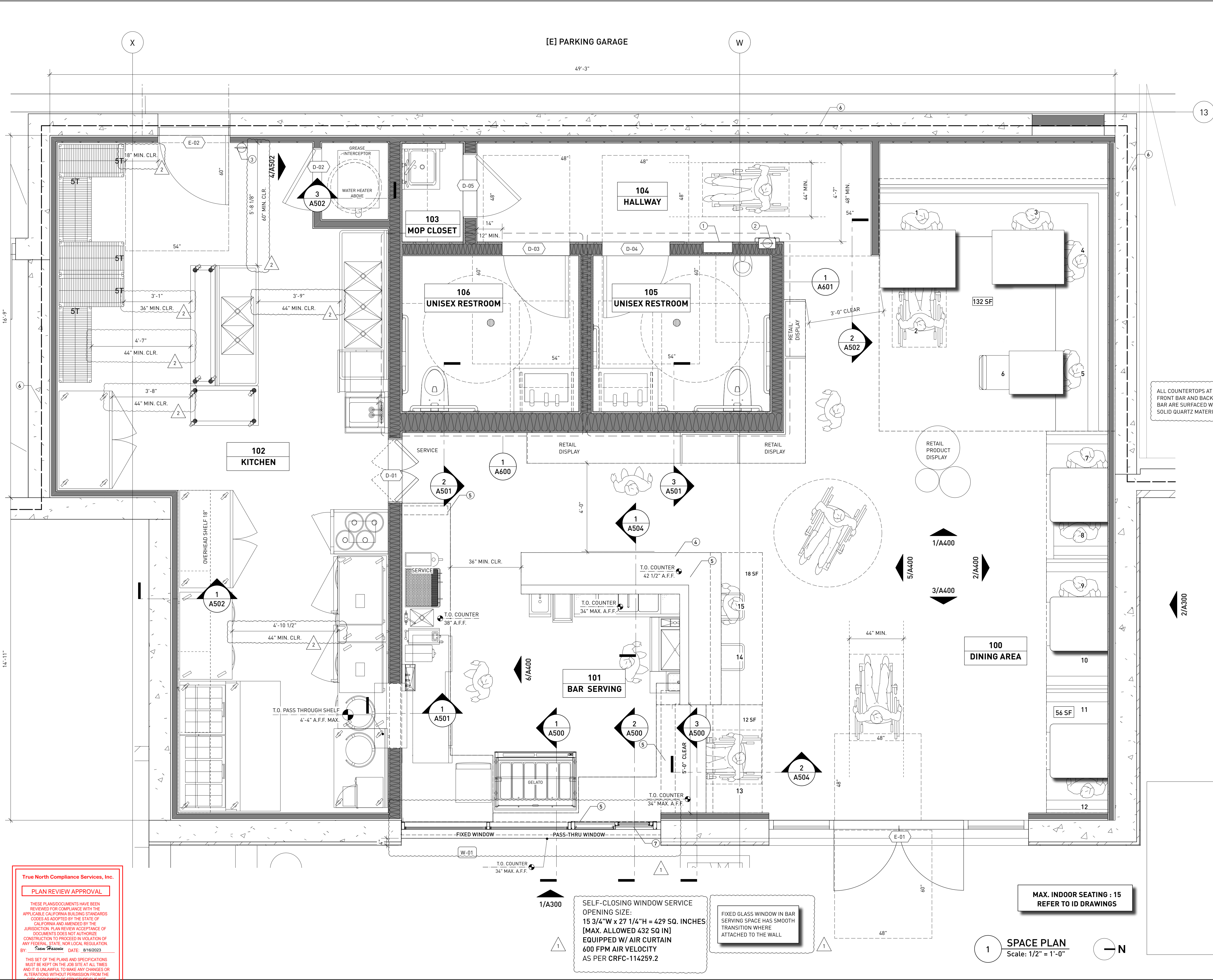
DRAWING TITLE

BUILDING SITE PLAN
SITE PLAN

SHEET:

A100

SCALE: AS NOTED
JOB #: 22005
DRAWN BY:
ISSUE DATE: 12-28-2022



SPACE PLAN NOTES

- A. REFER TO FOOD SERVICE PLANS FOR EQUIPMENT SCHEDULE, LAYOUT AND INFORMATION. FOLLOW FOOD SERVICE DRAWINGS FOR EQUIPMENT POSITIONING.
- B. G.C. TO PROVIDE WALL BACKING AS REQUIRED BY FIXTURE AND SHELVING SUPPLIERS
- C. REFER TO INTERIOR DRAWINGS, ELECTRICAL, MECHANICAL, PLUMBING, FOOD SERVICE AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND CLARIFICATIONS.
- D. MIN. AISLE WIDTH OF 44" TO BE MAINTAINED ALONG PATH OF TRAVEL.
- E. THE TOP OF DESIGNATED SPACE FOR ACCESSIBLE COUNTER & TABLE SEATING SHALL BE MAX. 34" A.F.F.

F. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.5 AND SECTION 803.1.

G. REFER TO INTERIOR DESIGN DOCUMENTS FOR INTERIOR FINISHES, DETAILS AND SPECIFICATIONS.

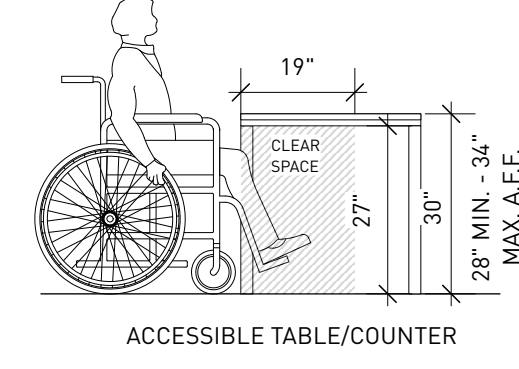
FURNITURE & SEATING AS PER INTERIOR DESIGN DOCUMENTS.

KEY NOTES

- ELECTRICAL PANEL AS PER ELECTRICAL DRAWINGS
- 10 LB CAPACITY FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
- 10 LB CAPACITY FIRE EXTINGUISHER ON HOOK
- COUNTER AS PER INTERIOR DRAWINGS AND SPECIFICATIONS
- FRAMING UNDER COUNTER
- 1-HR WALL SEPARATION
- READY ACCESS SELF CLOSING SERVICE WINDOW MODEL 600 WC-DBL TRANSOM W/ AIR CURTAIN 600 FPM AIR VELOCITY AS PER CRFC-114259.2

WALL FRAMING LEGEND

- EXISTING PARTITIONS, WALLS DOORS/FRAMES ETC., TO BE DEMOLISHED
- EXISTING WALL CONDITION
- EXISTING 1-HR WALL
- NEW WALL FRAMING FULL HEIGHT
- NEW WALL FRAMING PARTIAL HEIGHT
- WALL W/ BATT INSULATION
- NEW 1-HR PARTITION WALL



ACCESSIBLE TABLE/COUNTER

RESERVED FOR BUILDING AND SAFETY STAMP



1750 14TH STREET, SUITE B
SANTA MONICA, CA 90404
310.393.0625
akarstudios.com

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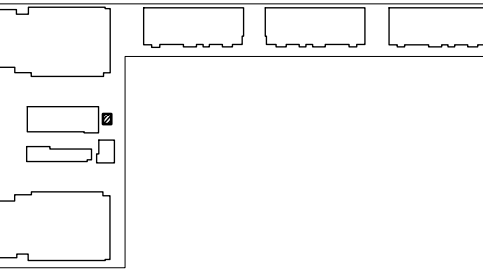
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KEY PLAN



PROJECT

BLOCKHOUSE COFFEE

Suite 20, 4242 Via Marina
Marina Del Rey, CA 90292

DRAWING TITLE

SPACE PLAN

SHEET:

A202

SCALE: AS NOTED
JOB #: 22005
ISSUE DATE: 12-28-2022

True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

THESE PLANS/DRAWINGS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE APPLICABLE CALIFORNIA BUILDING STANDARDS CODES AS ADOPTED BY THE STATE OF CALIFORNIA AND AMENDED BY THE JURISDICTION. PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATION. BY: *Norm Pascarella* DATE: 8/16/2023

THIS SET OF THE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS WITHOUT PERMISSION FROM THE CITY. OCCUPANCY OF STRUCTURES IS NOT PERMITTED UNTIL FINAL APPROVAL IS GRANTED BY ALL APPLICABLE DEPARTMENTS.

SELF-CLOSING WINDOW SERVICE
OPENING SIZE:
15 3/4"W x 27 1/4"H = 429 SQ. INCHES
[MAX. ALLOWED 432 SQ IN]
EQUIPPED W/ AIR CURTAIN
600 FPM AIR VELOCITY
AS PER CRFC-114259.2

FIXED GLASS WINDOW IN BAR
SERVING SPACE HAS SMOOTH
TRANSITION WHERE
ATTACHED TO THE WALL

MAX. INDOOR SEATING : 15
REFER TO ID DRAWINGS

SPACE PLAN

Scale: 1/2" = 1'-0"

CLIENT

STRUCTURAL ENGINEER
AES STRUCTURES INC.
372 Floral View
Irvine, CA 92618

MEP
M+R ENGINEERS
39210 State St. Ste. 106
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ELEVEN POINT DESIGN GROUP
8320 Albia Street
Downey, CA 90242

SEAL AND SIGNATURE



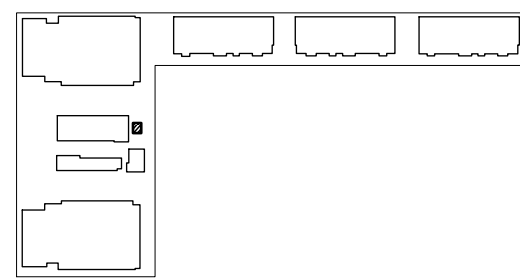
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KEY PLAN



PROJECT

BLOCKHOUSE COFFEE

Suite 20, 4242 Via Marina
Marina Del Rey, CA 90292

DRAWING TITLE

EXTERIOR ELEVATIONS

SHEET:

A300

SCALE: AS NOTED
JOB #: 22005
DRAWN BY:
ISSUE DATE: 12-28-2022

KEY NOTES

- [E] STOREFRONT DOOR - PAIR
- [E] STOREFRONT TEMPERED GLAZING
- [N] FIXED WINDOWS W/ TEMPERED INSULATED GLAZING
- [E] LIGHT FIXTURE TO REMAIN
- [E] BUILDING WALL FINISH
- [E] TEMPERED GLASS RAILING ABOVE LEASE SPACE BY BASE BUILDING
- [E] CANOPY FEATURE TO REMAIN
- [E] CANOPY FEATURE TO BE REMOVED
- [N] PORCELAIN WALL TILE FINISH AS PER ID DRAWINGS
- [E] PLANTER TO REMAIN
- [N] HVAC LOUVER W/ POWDER COAT FINISH RAL 1001 GLOSS. SIZE & LOCATION AS PER MECHANICAL DRAWINGS
- INTEGRAL AUTO FLY FAN MODEL A100 - 600 FPM AIR VELOCITY
- READY ACCESS SELF CLOSING SERVICE WINDOW MODEL 600 WC-DBL TRANSOM W/ AIR CURTAIN 600 FPM AIR VELOCITY AS PER CRFC-114259.2 CONFIRM W/ MANUFACTURER

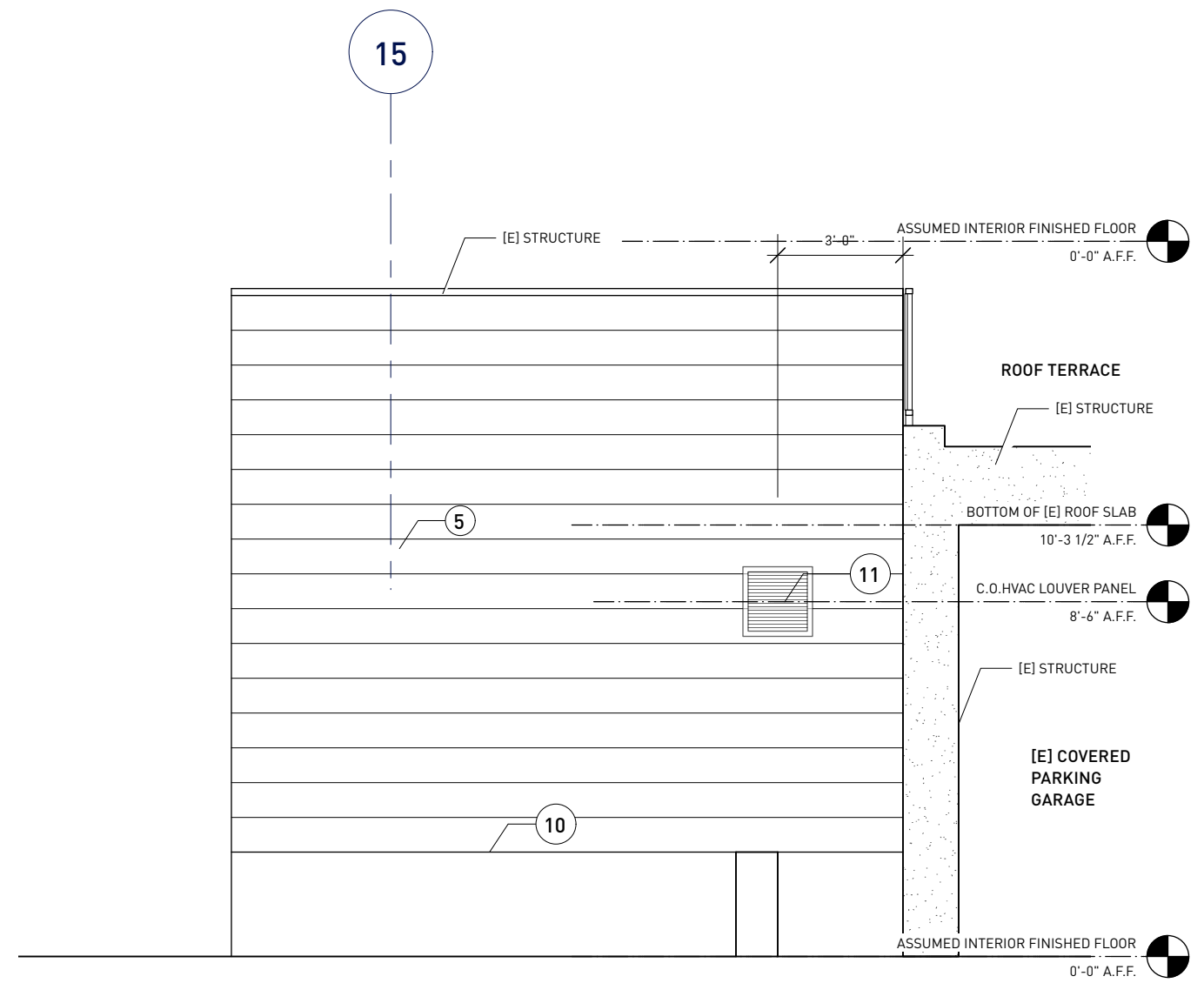
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SIDE ELEVATION - NORTH

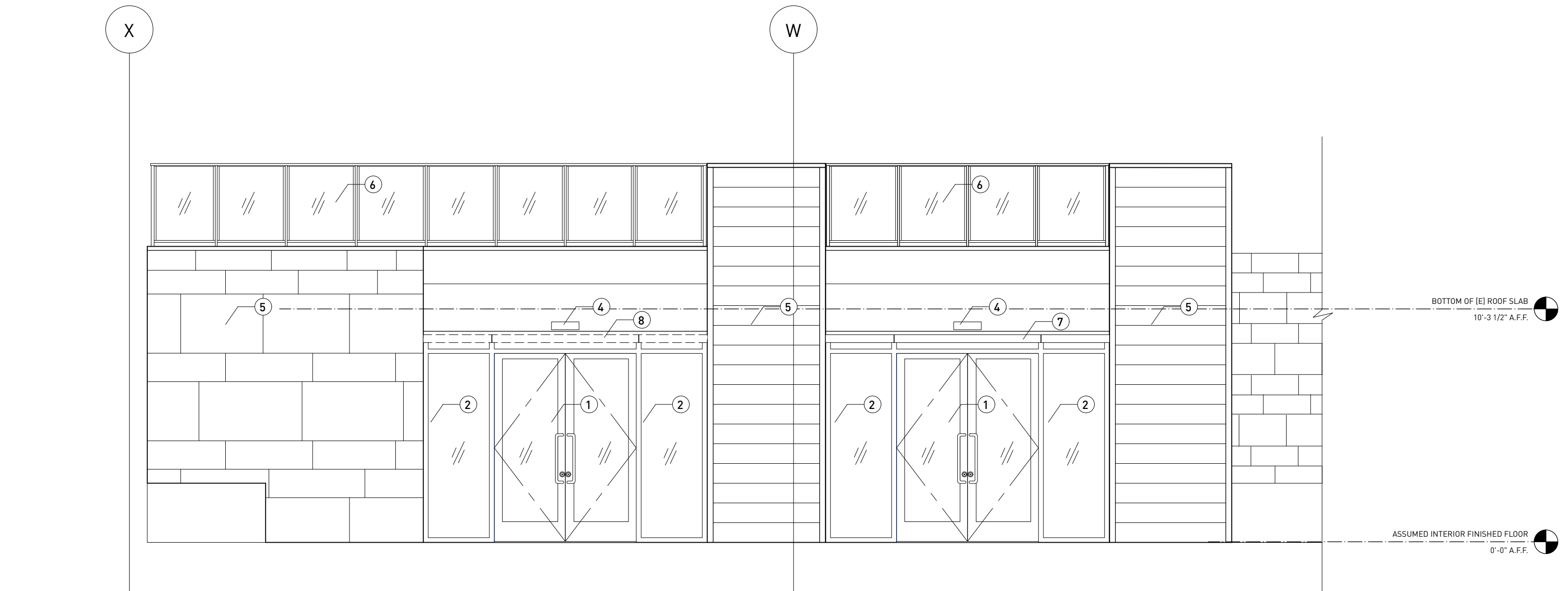
Scale: 1/4" = 1'-0"



3

EXISTING STOREFRONT ELEVATION

Scale: 1/4" = 1'-0"



PLAN REVIEW APPROVAL

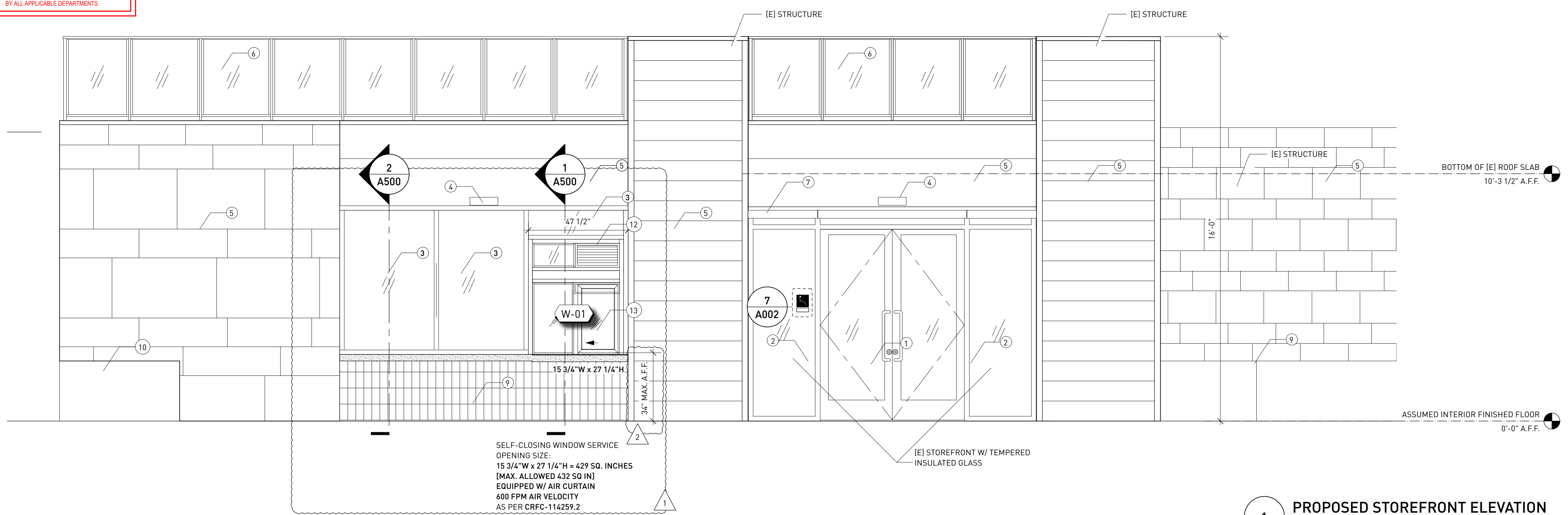
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1

PROPOSED STOREFRONT ELEVATION

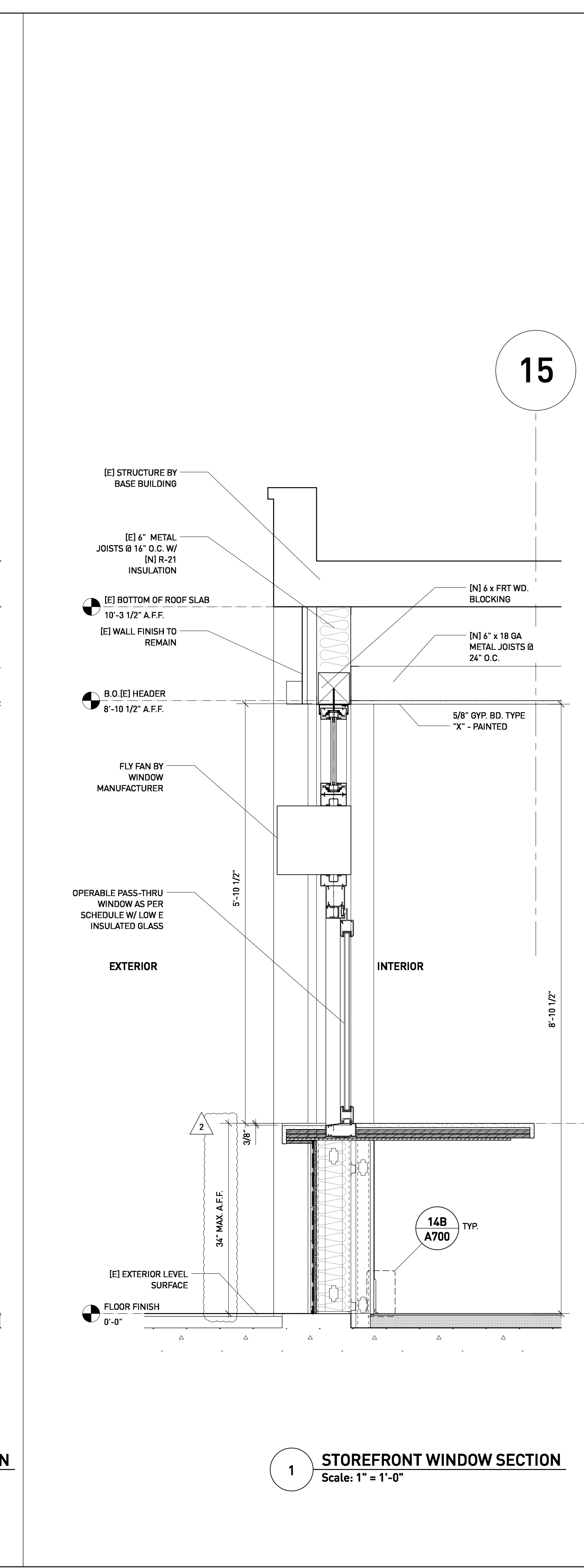
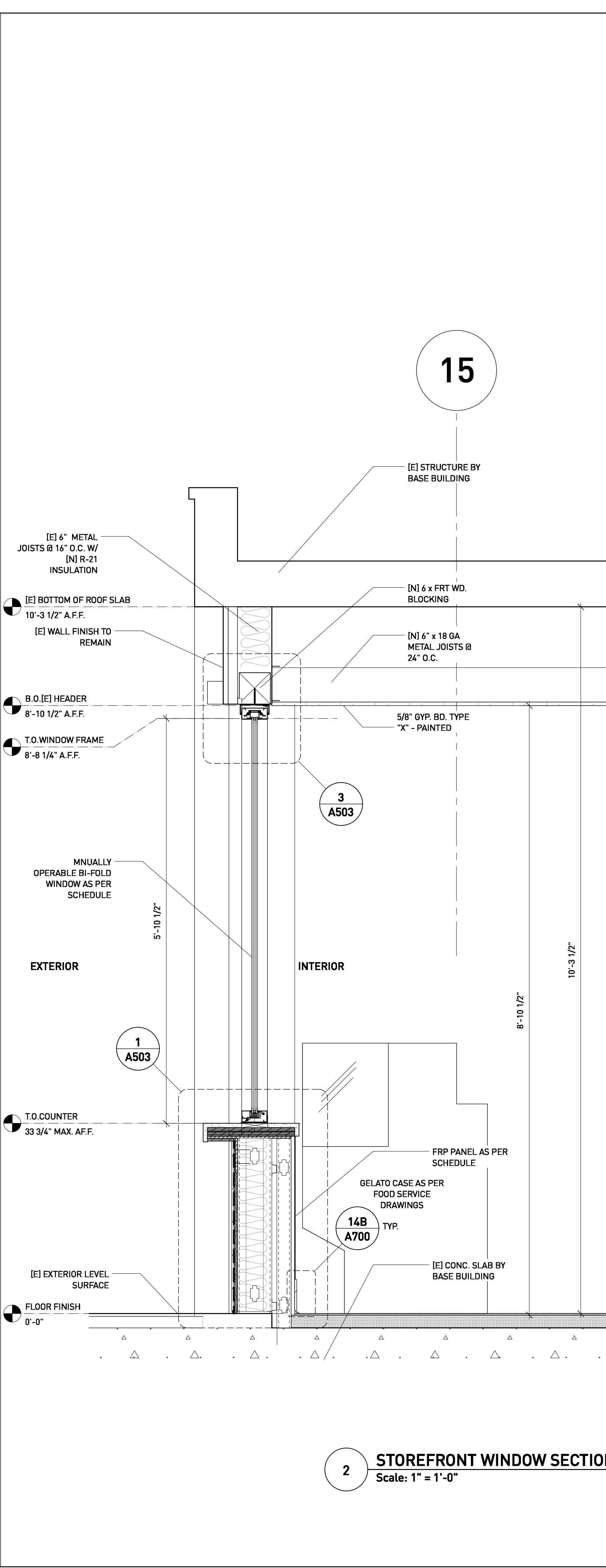
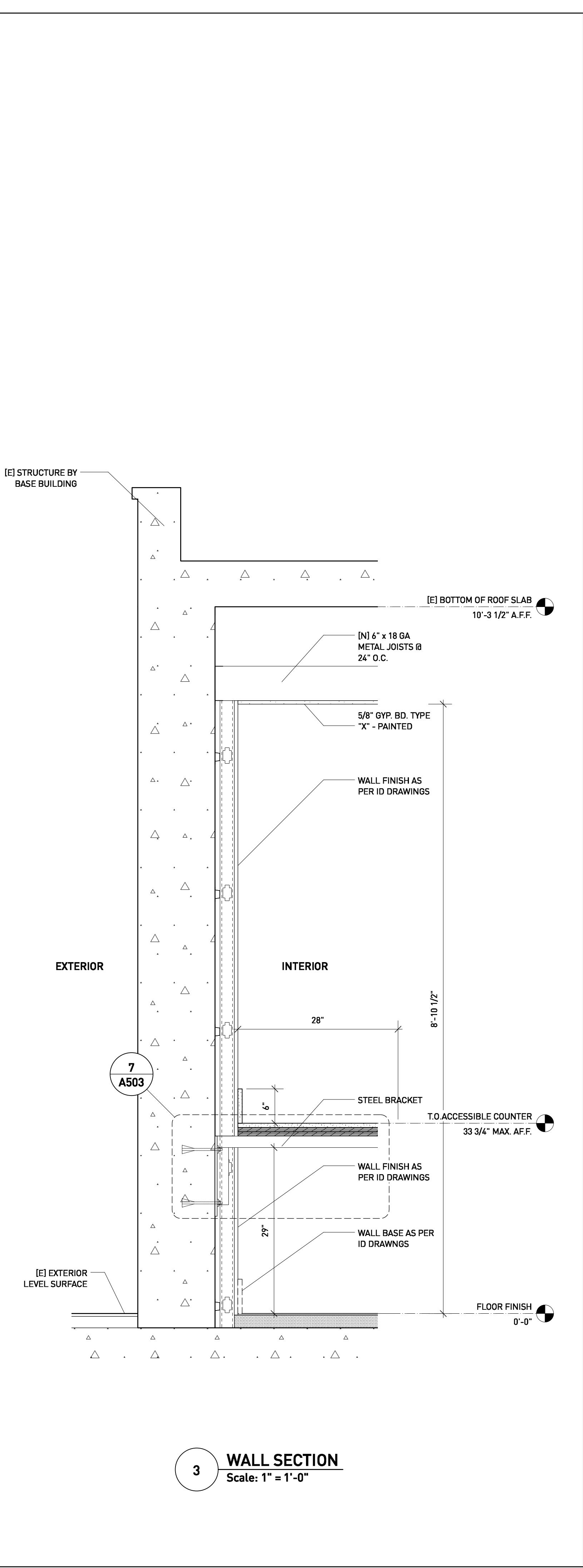
Scale: 3/8" = 1'-0"



ALL FIXED WINDOWS TO HAVE TEMPERED INSULATED GLAZING AND STOREFRONT MULLIONS TO MATCH EXISTING

SELF-CLOSING WINDOW SERVICE OPENING SIZE:
15 3/4" W x 27 1/4" H = 429 SQ. INCHES
[MAX. ALLOWED 432 SQ IN]
EQUIPPED W/ AIR CURTAIN
600 FPM AIR VELOCITY
AS PER CRFC-114259.2

RESERVED FOR BUILDING AND SAFETY STAMP



True North Compliance Services, Inc.

PLAN REVIEW APPROVAL

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VERIFY WINDOW OPENING W/ PASS THRU WINDOW MANUFACTURER

RESERVED FOR BUILDING AND SAFETY STAMP

Client

Consultants

SEAL AND SIGNATURE



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KEY PLAN

BLOCKHOUSE COFFEE

Suite 20, 4242 Via Marina
Marina Del Rey, CA 90292

WALL SECTIONS

SHEET:

A500

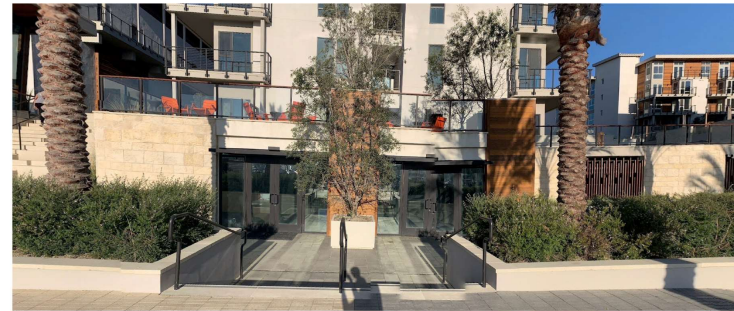
SCALE: AS NOTED

JOB #: 22005

DRAWN BY:

ISSUE DATE: 12-28-2022





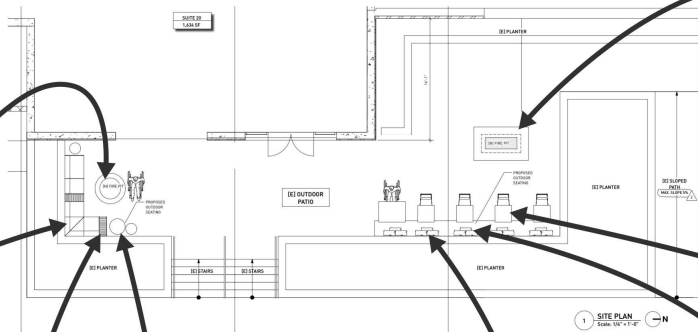
TAJ MAHAL
QUARTZITE
STONE SLAB



BRICKWORKS
2.5" X 9" TILES
WITH HANDMADE GLAZE



EMBERS DIRECT
48" DIA. CORTEN STEEL FIREPIT



WOODLAND DIRECT
60" X 60" CORTEN STEEL
FIREPIT



CALIFORNIA UMBRELLAS

DINING TBABLES,
CHAIRS,
UMBRELLAS



NATURAL IPE BENCH/SOFA



CUSHION FABRIC



END TABLES



NATURAL IPE BENCH



PILLOW FABRIC



STUDIOSUCIO

BLOCKHOUSE COFFEE

EXTERIOR 04/26/2024

LEASING

PET SPA
THE DEN
BIKE KITCHEN
COFFEE SHOP

EXTERIOR AMENITIES + RETAIL

Description

Aluminum letters mounted to top of awning above entries to retail and amenities.

Square Footage

-7 ft²



EXAMPLE OF MATERIALS ON AWNING



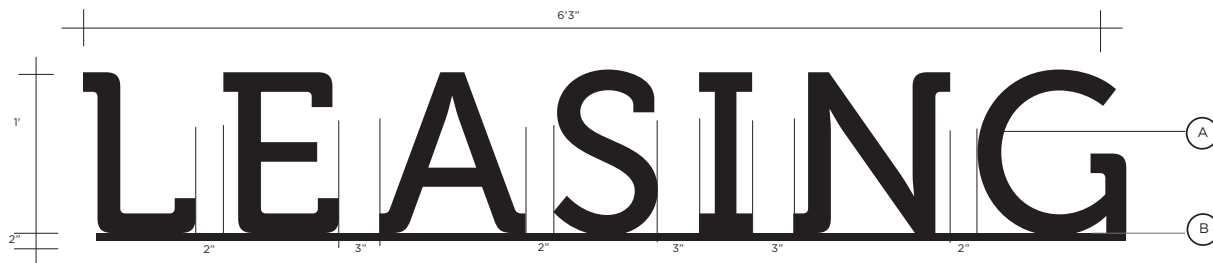
AMLI-Residential
3090 Bristol Street, Suite 260
Costa Mesa, CA 92626

AMLI-MDR | Signage
Via Marina & Panay Way
Marina del Rey, CA

Marina del Rey
DESIGN CONTROL BOARD PRESENTATION

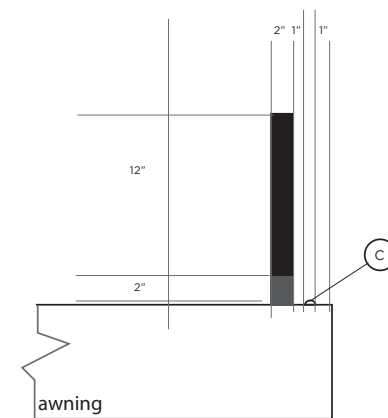
August 23, 2016 | JOB NO. 2013-075





FLAT ELEVATION

see AI for full scale



SIDE VIEW

Not to scale

AMLI

Marina del Rey

**DESIGN CONTROL BOARD
PRESENTATION**

NOT FOR CONSTRUCTION

August 23, 2016 | JOB NO. 2013-075-00

SIGNAGE CODE + TYPE

S3

EXT. AMENITIES + RETAIL

MATERIALS/COLORS/FINISHES

- (A) • 2" deep stainless steel letterforms
- (B) • 2"x2" square aluminum bar
- (C) • LED Strip Lighting

TYPEFACES

Museo 500

INSTALLATION

Bolt numbers to stabilizing bar and attach bar to framed awning 12" from left end of awning.

Center signs over door on awning.

ILLUMINATION

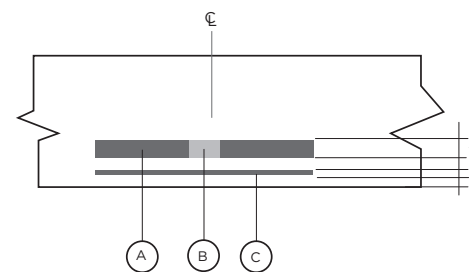
LED strip lighting is glued 1" in front of numbers on awning

REVISION #



BUILDING 5

West Elevation



PLAN VIEW

Not to scale

TCA
ARCHITECTS

Prepared by
TCA Graphic Design Studio



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

LaTayvius R. Alberty
Deputy Director

May 15, 2024

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 5B – PARCEL 50 – WATERSIDE SHOPPING CENTER / BACIO DI LATTE – DCB #24-005 – CONSIDERATION OF NEW SIGNAGE AND AWNING

Item 5B on your agenda is a submittal from Bacio di Latte (Applicant), seeking approval for new signage and an awning at the Waterside Shopping Center. The project is located at 4712 ½ Admiralty Way.

PROJECT OVERVIEW

Existing Conditions

Parcel 50 is a 10.6 acre site developed as the “Waterside Shopping Center” with over 30 tenant spaces providing a variety of retail and dining options. Bacio di Latte is a 1,800 square foot tenant space located within the shopping center.

Proposed Project

The Applicant proposes to install three new tenant identification signs and a new awning.

BUILDING DESIGN

Building Façade

The Applicant proposes to replace the existing black awning with a sand colored fabric awning, installed 9'-10" above grade.

SIGNAGE

Building Façade

The Applicant proposes to install two wall-mounted tenant identification signs on the building façade. Sign A would face the interior of the shopping center, measure approximately 10' wide by 2'-1⁵/₈" tall, and read “Bacio di Latte” with “Gelato Puro” below and lines on each side of the latter phrase. Sign A would be installed approximately 14'-5" above grade. Sign B would be placed on the building façade, facing Lincoln Boulevard. Sign B would measure approximately 8'-3¹/₂" wide by 1' tall, read “Bacio di Latte”, and be installed approximately 12'-10" above grade. All wall mounted façade signs would be



composed of *PMS#4625C* bronze colored, side-lit illuminated channel letters, with acrylic letter backs and returns.

Blade Sign

The Applicant proposes to install a blade sign, Sign C, at the tenant storefront facing the interior of the shopping center, mounted approximately 8'-6" above grade. Sign C would measure approximately 3'-½" wide by 1'-2" tall and would read "Bacio di Latte" with "Gelato Puro" below and lines on each side of the latter phrase. The sign would include *PMS#4625C* bronze acrylic letters on a background composed of white horizontal tiles, that would be attached to the building façade using aluminum finished mounting bars.

Hours of Illumination

Signage would be illuminated from 15 minutes prior to sundown until one hour following the closing of the last restaurant at the site, per the DCB approved sign program for the shopping center.

STAFF REVIEW

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

Staff recommends APPROVAL of DCB #24-005, subject to the following conditions:

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

GJ:WO:ts

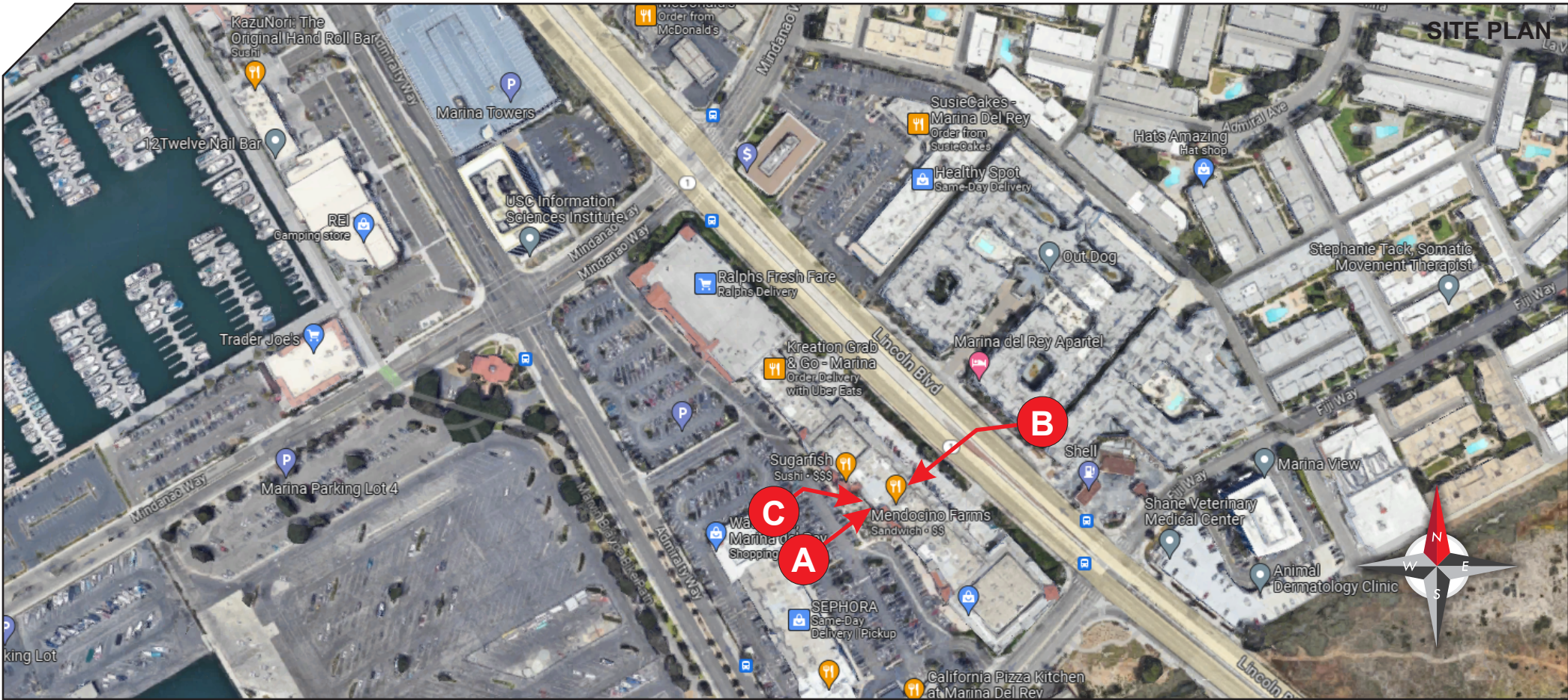
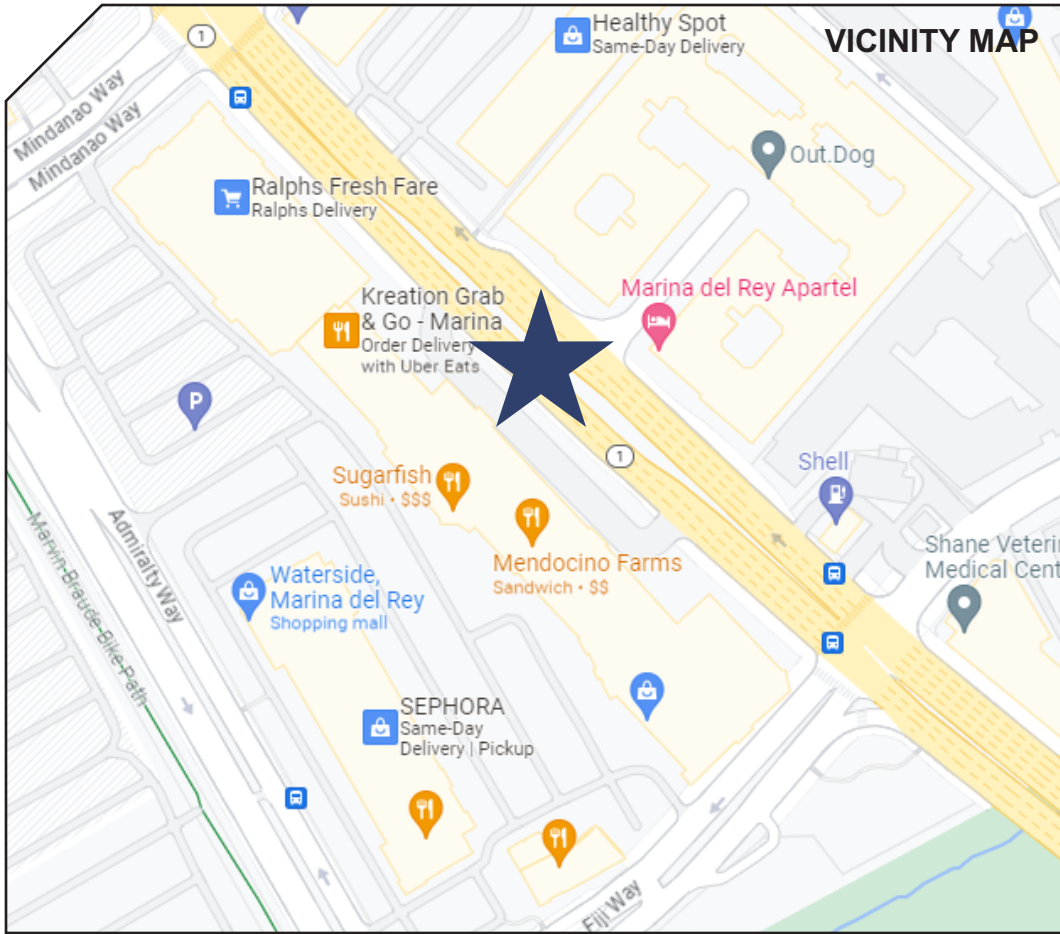
BACIO di LATTE

GELATO PURO

Marina Del Rey, CA

SCOPE OF WORK

- SIGN A: Manufacture and install (1) Side-Lit Channel Letter on Front Elevation
- SIGN B: Manufacture and install (1) Flat Cut Out Letter on Rear Elevation
- SIGN C: Manufacture and install (1) Flat Cut Out on Non-Illuminated Backer Sign
- Manufacture and install (1) New cover for existing awning sign



13158 ARCTIC CIR.
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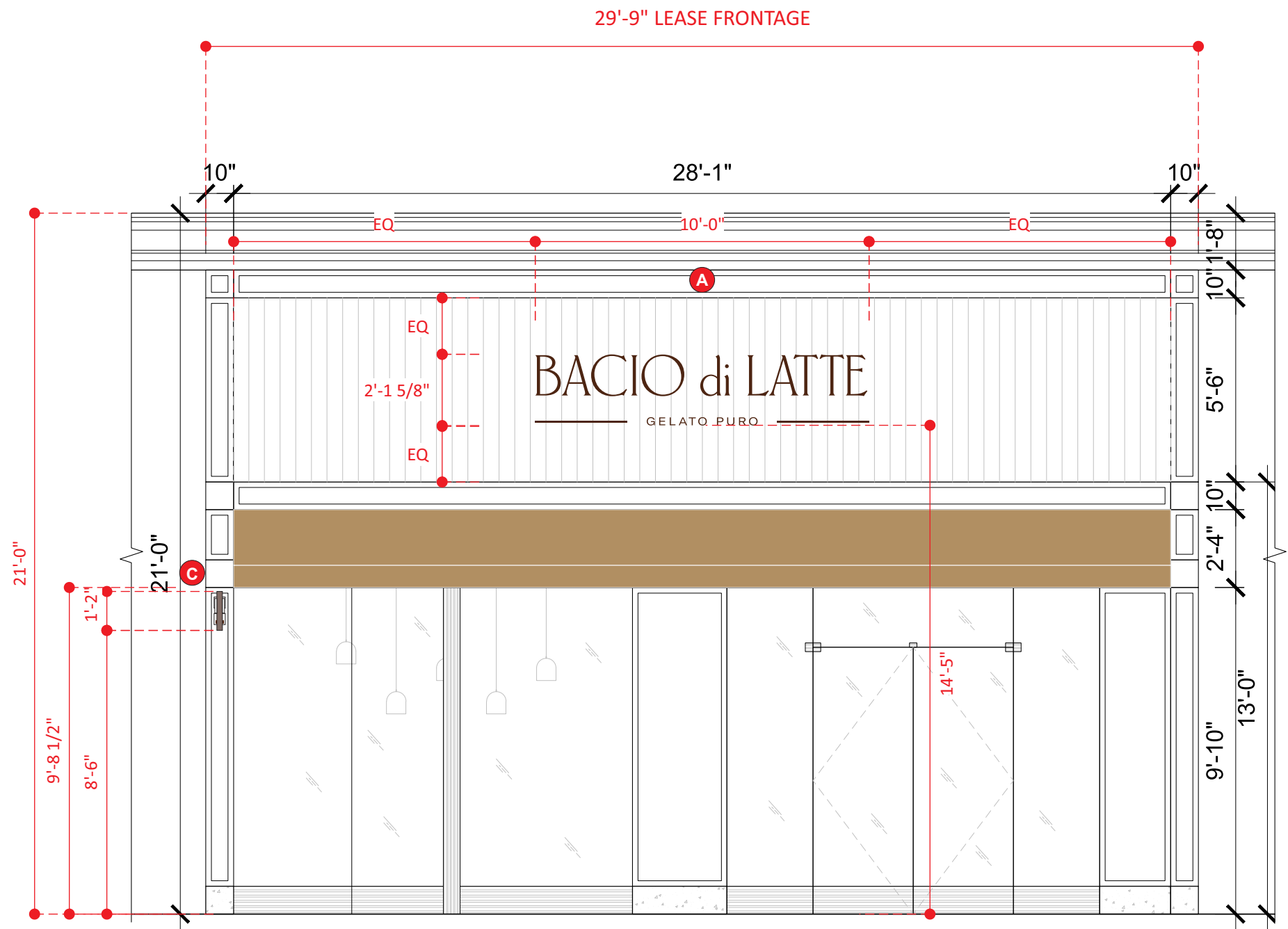
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PROJECT INFO:
Bacio di Latte
Marina Del Rey, CA
4712 1/2 Admiralty Way,
Marina Del Rey, CA 90292

Account Manager: A. Rivas
Designer: EA
Approval:

#	INT.	DATE	DESCRIPTION
6	VN	03/07	REMOVED INTERIOR SET
7	VN	03/22	UPDATED AS PER EMAIL REQUEST
8	EA	04/22	UPDATED AS PER EMAIL REQUEST
9	EA	04/24	UPDATED STOREFRONT ELEVATION
5	EA	12/27	ADD SIGN D (AWNING SIGN)

STOREFRONT SIGNAGE: SIGNS A & C



SCALE: 1/4" = 1'



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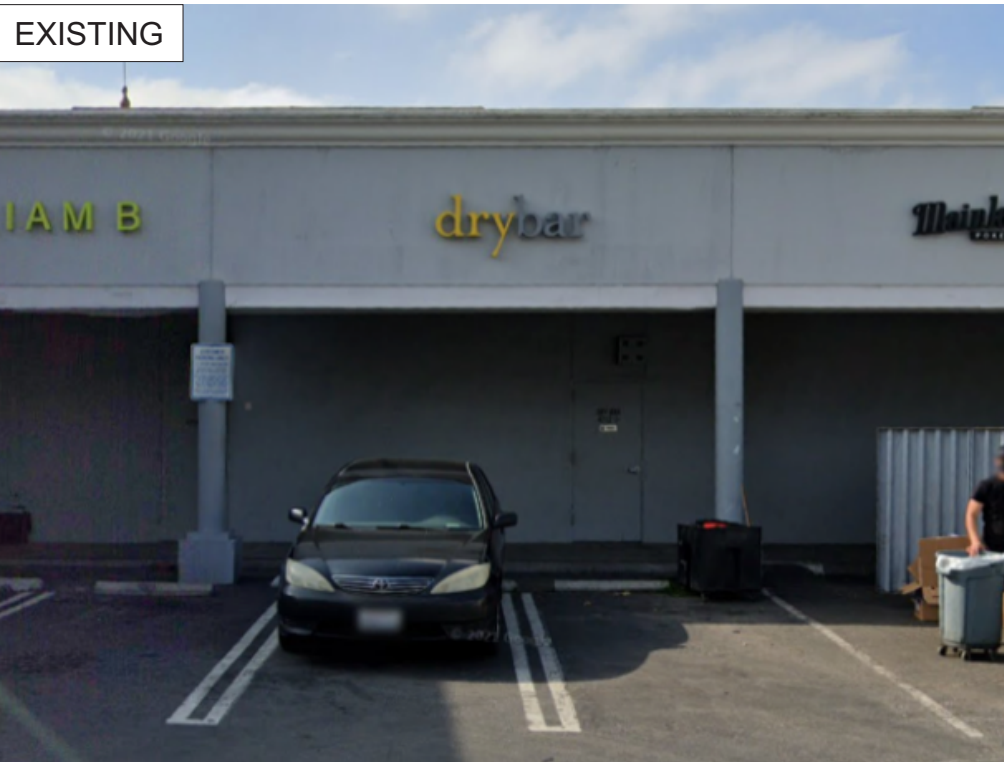
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5	EA	12/27	ADD SIGN D (AWNING SIGN)



NOTE: VERIFY ALL FIELD MEASUREMENT PRIOR TO FABRICATION .

SCALE: **PROPORTION**

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9	EA	04/24	UPDATED STOREFRONT ELEVATION
5	EA	12/27	ADD SIGN D (AWNING SIGN)



NOTE: VERIFY ALL FIELD MEASUREMENT PRIOR TO FABRICATION .

SCALE: 3/16" = 1'

#	INT.	DATE	DESCRIPTION
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9	EA	04/24	UPDATED STOREFRONT ELEVATION
5	EA	12/27	ADD SIGN D (AWNING SIGN)

SIDE-LIT CHANNEL LETTERS WITH FCO TAGLINE: SIGN A



COLOR CHART

PMS 4625 C

LED CHART

4000k LEDs

SIGN AREA:

21.35 SF

SCALE:

3/4" = 1'

SIGN A

SIDE-LIT

QTY: 1

FACE: Painted Acrylic

RETURNS 1/2" Painted Acrylic

BACKS: 1/2" Acrylic Back

LED: 4000K White LEDs

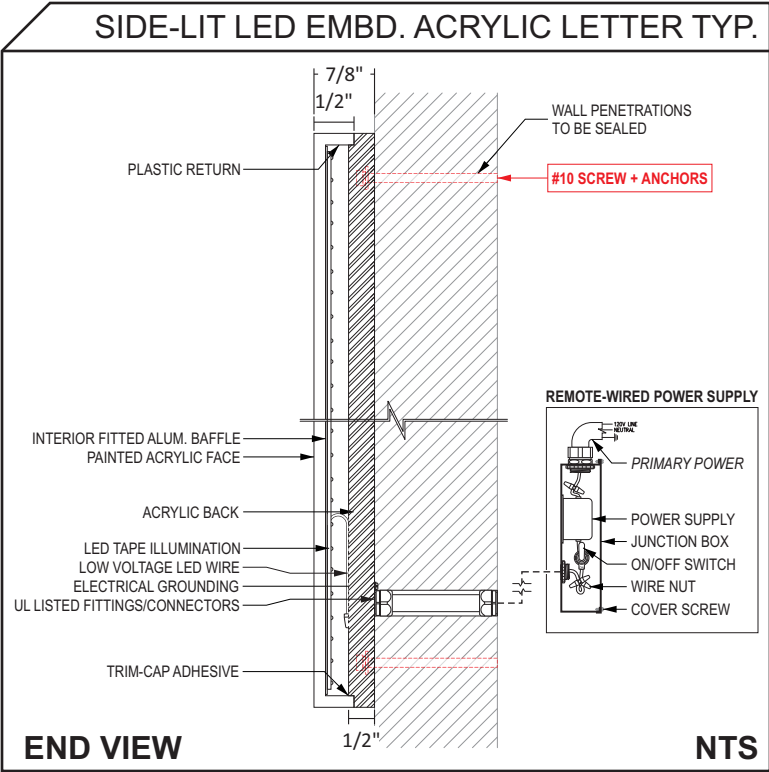
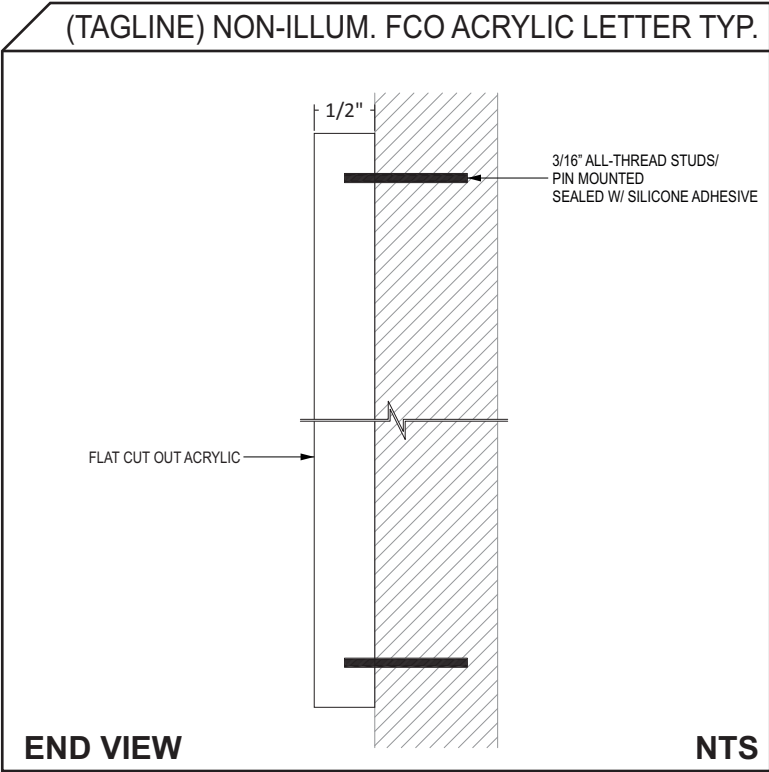
HARDWARE: #10 screws + anchors

Flat Cut Out Letters (GELATO PURO)

MATERIAL: 1/2" ACRYLIC

PAINT: PTM PMS 4625 C

HARDWARE: STUDS/PIN MOUNTED



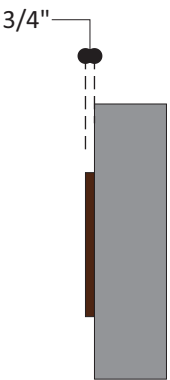
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END VIEW

COLOR CHART

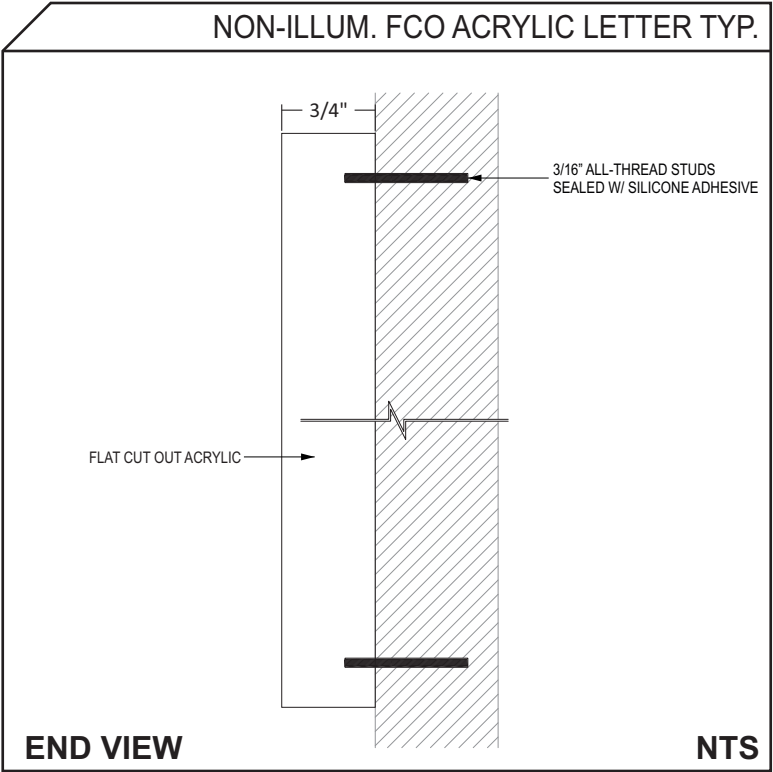
PMS 4625 C

SIGN AREA: 8.29 SF

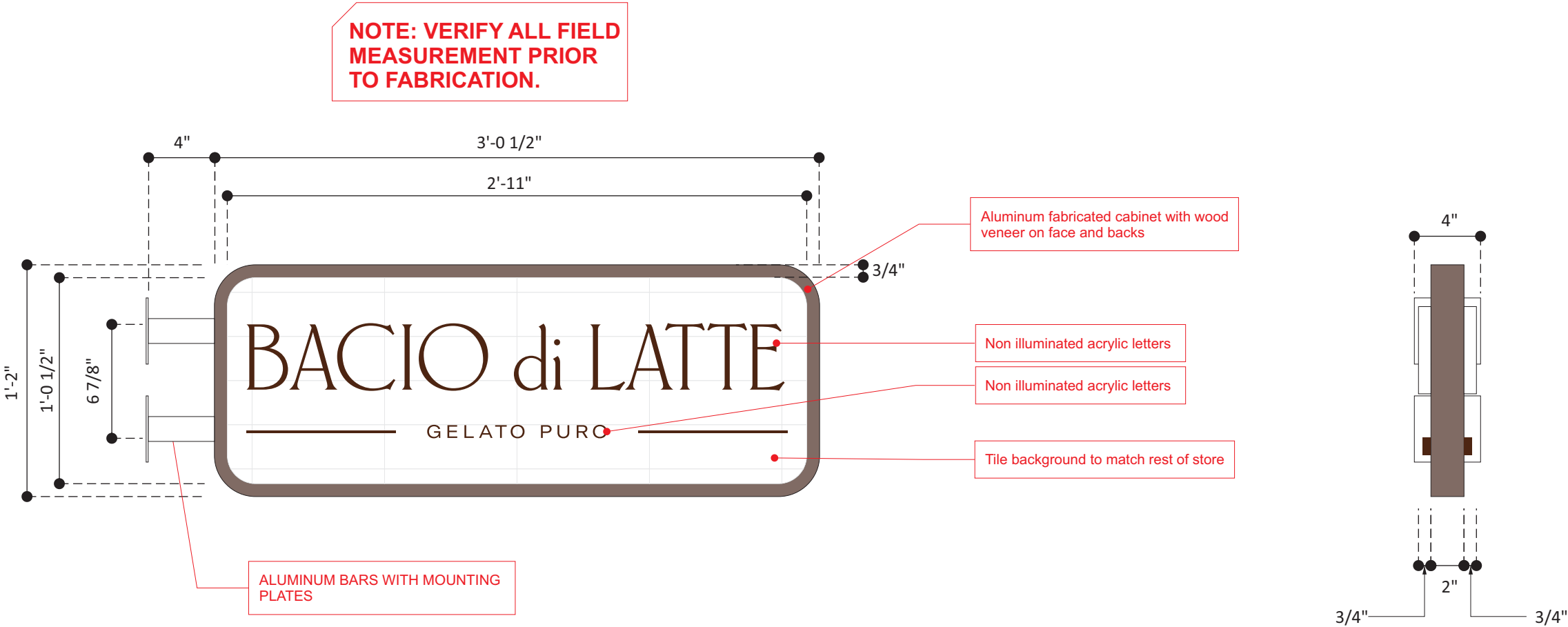
SCALE: 3/4" = 1'

SIGN BFlat Cut Out LettersQTY: 1

MATERIAL: 3/4" WHITE ACRYLIC
LASER CUT
PAINT: PTM PMS 4625 C
HARDWARE: STUDS



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5	EA	12/27	ADD SIGN D (AWNING SIGN)



COLOR SCHEDULE

White

Dark Brown

SIGN AREA: 3.54 SF

QTY: 1

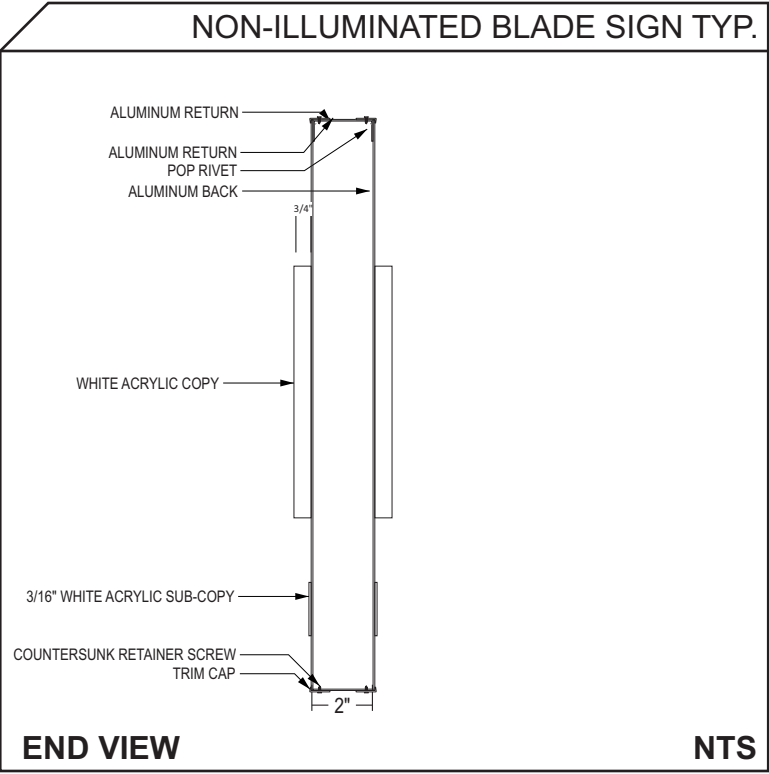
SCALE: 1 1/2"=1'-0"

SIGN C **QTY: 1**

FACE: .090" Routed Aluminum
COPY: 3/4" White Acrylic & 3/16" White Acrylic PTM brown

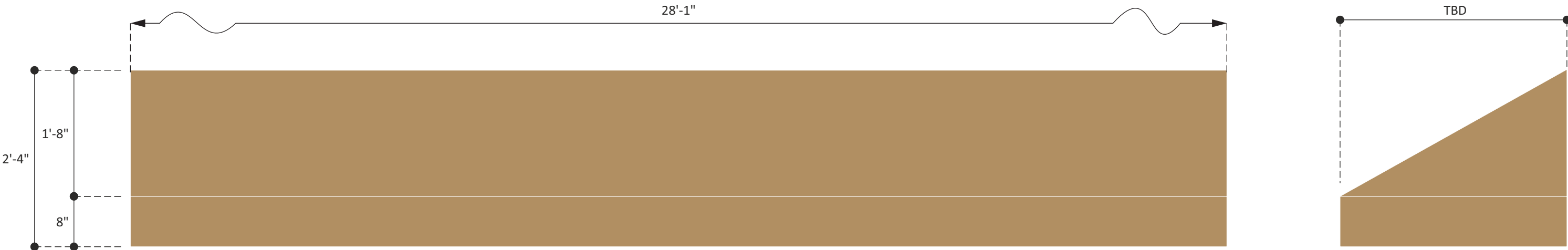
RETURNS: .063" Alum - 2" deep
BACKS: .063" Aluminum w/ Wood Veneer

HARDWARE: #10 Screws and Anchors
4" x 4" 1/4" mounting plate w/ 1 1/2" Square tube



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RE-COVER EXISTING AWNING



SIGN AREA: 74.88 SF

SCALE: 3/4" = 1'

COLOR CHART

 FIRESIST SAND

AWNING **QTY: 1**

FABRIC: SUNBRELLA FIRESIST
COLOR: PMS 4625 C
EXISTING FRAME: VERIFY IN FIELD (TBD)



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FIRE RETARDANT

FIRESIST® delivers a state-of-the-art combination of flame retardant performance and UV resistance that exceeds industry standards.

WEATHER RESISTANCE

With over 100 years of outdoor awning experience, Glen Raven has engineered new coatings and finishes to maximize water repellency, sunlight resistance, and ease of cleaning.

COLOR RETENTION & STRENGTH

The deep, rich colors and robust durability of FIRESIST deliver long lasting good looks to any application. Plus, workability improvements make cutting, sewing and welding easier than ever.

STYLING

The new FIRESIST color palette focuses on popular solids and tweeds.



GREENGUARD CERTIFICATION
Firesist fabric has achieved GREENGUARD GOLD Certification. Firesist fabrics are certified by GREENGUARD as contributing to healthy air quality by being a very low chemical emitting product.

TECHNICAL DATA	
WEIGHT	8.75 oz. per square yard
WIDTH	60/ 152.4 cm
COLOR	Solution dyed to resist color loss from UV exposure and weathering. Resistant to most chemicals, including bleach.
WARRANTY	5 years against loss of color or strength.
SURFACE	Plain weave - Highly water repellent and soil/stain release finish.
UNDERSIDE	Urethane/acrylic coating
TRANSPARENCY LEVEL	Lighter shades translucent for back-lighting applications.
ABRASION RESISTANCE	Excellent
FLEXIBILITY	Excellent in both hot and very cold conditions.
FLAME RESISTANCE (PASSES ALL, BUT NOT LIMITED TO)	California State Fire Marshal Title 19 NFPA 701-99, test method II CPAI-84; Tent walls and roof FMVSS 302 FAA 25.853 (Aviation) UFAC Upholstered Furniture, Class 1 ULCS-109
MILDEW RESISTANCE	Excellent (with proper maintenance and cleaning)
CHEMICAL RESISTANCE	Excellent
WATER REPELLENCY	Excellent
OIL RESISTANCE	Very good
SEWABILITY	Excellent
HEAT SEALING	Can be heat sealed using sealing tape and heat source such as wedge, hot air, radio frequency welding, etc.



Firesist® is a registered trademark of Glen Raven, Inc.



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Caring for Our Coast



Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

LaTayvius R. Alberty
Deputy Director

May 15, 2024

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 27, 2024, the Board of Supervisors (BOS) voted to waive \$1,605 in gross receipts fees, \$495 in Transient Dock Slips fees, and \$200 in parking fees for 25 volunteers at Burton W. Chace Park, excluding the cost of liability insurance, for the 2024 Dragon Boat Festival held on March 2, 2024 and hosted by the Department of Beaches and Harbors and the County Dragon Boat Club.

The BOS also approved execution of an amendment to the Second Amended and Restated Lease for Parcel 125-R, which will provide for a revised rent schedule for the remainder of the Lease term and establish a payment schedule to fund, in part, infrastructure and capital improvements needed for the Marina City Club leasehold facilities. In addition, the BOS authorized the Director of Beaches and Harbors to execute and deliver such other ancillary documentation, including without limitation, a ground lease estoppel certificate and Memorandum of Lease, related to the implementation of the amendment. Furthermore, the BOS authorized the Director to execute and deliver any required amendment to the master sublease or any other documents related to the prior and future conversion of Category B units to Category A units.

On March 19, 2024, the BOS approved an increase to the maximum annual amount for the As-needed Environmental Consulting Services Master Agreement by \$500,000, from \$500,000 to \$1,000,000, to fund the increased need for environmental consulting services to meet compliance directives related to septic system monitoring at County-owned, controlled, and managed beaches, and to address increasing regulatory requirements in Marina del Rey and at County-owned, controlled, and managed beaches. In addition, for the fourth optional renewal year, the BOS increased the maximum aggregate amount for all executed master agreements from \$3,850,000 to \$4,400,000, which includes an additional 10% annually for unforeseen services.



REGIONAL PLANNING COMMISSION'S CALENDAR

No items related to Marina del Rey were on the February, March, and April 2024 Regional Planning Commission agendas.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items related to Marina del Rey were on the February or March 2024 California Coastal Commission (CCC) agendas.

On April 10, 2024, the CCC approved Coastal Development Permit No. 5-23-0210, which granted the California Department of Fish and Wildlife after-the-fact approval for the installation of approximately 1,745 linear feet of wildlife fencing along existing pedestrian walking trails within Area A of the Ballona Wetlands Ecological Reserve.

FUTURE MAJOR DESIGN CONTROL BOARD ITEMS

There are no future major Design Control Board items at this time.

SMALL CRAFT HARBOR COMMISSION MINUTES

The February 2024 Small Craft Harbor Commission meeting minutes are attached. The January and March 2024 meetings were cancelled. The April Special Night Meeting and May 2024 meeting minutes are pending.

REDEVELOPMENT PROJECT STATUS REPORT

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

GJ:WO:lr
Attachments (3)

SMALL CRAFT HARBOR COMMISSION MINUTES
February 14, 2024

Commissioners: Nathaniel Salazar, Chair; Gregory Gorman, Vice Chair; Bernard Kozacik; Richard Montgomery; Bobby LaBonge

Department of Beaches and Harbors (DBH): Gary Jones, Director; LaTayvius Alberty, Deputy Director; Steve Penn, Chief of Asset Management Division; Ivy Bordenave-Priestly, Lease Specialist; Amir Tadros, Senior Real Property Agent

County: Parjack Ghderi, Senior Deputy County Counsel

Item 1 - Call to Order and Pledge of Allegiance

Chair Salazar called the meeting to order at 10:00 a.m., followed by the Land Acknowledgement Statement and the Pledge of Allegiance. Ivy Bordenave-Priestly read the hybrid meeting procedures.

Item 2 – Approval of Minutes

Motion to approve the November 11, 2023, Meeting minutes by, Vice Chair Gorman seconded by Commissioner Montgomery.

Ayes: 4, Chair Salazar, Vice Chair Gorman, Commissioner Montgomery, and Commissioner Kozacik

Abstain: Commissioner LaBonge

Item 3 – Communication from the Public

Pam Gore introduced COMCA's new 2024 president, Matt Mancini.

Tina Bagnall requested updates on the laundry room and the 30-minute parking issue around the Wayfare Apartments.

Item 4 – Communication with the Commissioners

Chair Salazar disclosed communication with David Kerendian.

Item 5a – Marina Sheriff

None

Item 5b – MdR and Beach Special Events

Received and Filed.

Item 5c – Marina Boating Section Report

Received and Filed.

Item 5d – Marina del Rey Maintenance Report

Edward Martinez reported on the yearly tree trimming, the water main break in the Coast Guard building, and the Trash Interceptor's upcoming boone repair by the Department of Public Works.

Item 7a – Parcel 125I (Marina City Club) Lease Amendment No. 10 for modifying the lease provisions pertaining to the County rent payable by the Lessee and other provisions appurtenant thereto.

Miguel Covarrubias, Chief Property Manager presented the report.

Director Jones explained that the Department will present the proposed amendment to the Board of Supervisors as it provides a sustainable method of future funding for the required maintenance, particularly to the condo towers, and improvements of the leaseholds. Mr. Jones further explained that Essex does not profit from the 600 condos for their rent collection. It passes through to the County for future funding of the required maintenance, particularly for the towers' improvements on the leasehold. He also explained that the disastrous collapse of the Surfside Tower in Florida indeed prompted DBH to escalate their focus on this situation in Marina del Rey; however, it has been a long-lasting dispute between the parties, which began back at the conversion to the condo units, and the practices that were put in place to replicate what the County intended to be a market comparable continued ground rent from those units as if they were rental units. Mr. Jones stated that he believes the sustainability of this proposed mechanism assures that the County will continue to receive a revenue stream from the condos and maintain the revenues that the County also receives from the apartments and the boat slips.

Public Comment

Mr. Pearson spoke of his condo ownership at the Marina City Club (MCC) and what seems to be a need for more maintenance and transparency. He also expressed concern about limited affordable housing.

Mr. Edward Robin, the owner of an MCC condo, spoke of his active involvement in negotiating Amendment 10 and pointed out the two most significant issues of Marina City Club, that a vast percentage of the population of the 600 Tower Units are senior citizens, who currently spend about a million and a half dollars a year just on plumbing repairs.

Commissioner Montgomery inquired why the County was asked in the 1990s to address the assistance with deferred maintenance.

Mr. Jones explained that it's been a long-standing issue, with the last attempt resulting in an amendment (2004) to address it in a way that was an interim measure. However, It did not help and led to where it is today. He further explained that there have been other attempts with no success because they've looked at partial solutions rather than sustainable ones through the remainder of the lease term of 2067.

Mr. Montgomery inquired when the County got involved in the ongoing litigation and how long it had been.

Mr. Jones answered that, unfortunately, the Department of Beach and Harbors has spent over a million dollars just on legal fees in the last few years.

Mr. Kozacik inquired about the other options discussed and whether they are long-term and sustainable. He also asked what would happen if Essex and the owners association didn't make their payments.

Mr. Jones replied that non-payment would constitute a lease default.

Vice Chair Gorman asked if the term "sustainable" refers to this sustainable first step or an overall recall of the approach to this project. He explained that he fully understands why the County doesn't want to step into the place of Essex concerning the responsibility to make repairs. Still, in a lease, an owner or a landlord can often develop and prioritize a list of repairs. He asked if there was a list or a mechanism to prioritize the repairs and If there was a requirement that the landlord or the County approve the repairs made to the property so that DBH can influence what repairs are done, when, and what the real priorities are without stepping into their shoes?

Mr. Jones replied affirmatively and stated that the County would have a role in prioritizing maintenance and future repairs. It has that role in terms of the lessee's maintenance responsibilities and ground lease administration.

Mr. Montgomery asked if Essex was the lessee in 2004 as well.

Mr. Jones replied affirmatively that we have the right to oversight; however, we conduct inspections to make sure the maintenance takes place.

Miguel Cuvarrubias explained that DBH conducts periodic inspections, and building and safety is the other County agency involved for regulatory purposes.

Motion to endorse the item by Vice Chair Gorman, seconded by Mr. LaBonge.

Ayes: 5, Chair Salazar, Vice Chair Gorman, Mr. LaBonge, Mr. Kozacik, and Mr. Montgomery

Nay: 0

Item 7b – Parcel 43 (MdR Marina) Lease Assignment

Linda Phan presented the report.

Motion to endorse Lease Assignment by Vice Chair Gorman, seconded by Mr. LaBonge.

Ayes: 5, Chair Salazar, Vice Chair Gorman, Mr. LaBonge, Mr. Kozacik and Mr. Montgomery

Nay: 0

Item 7c – Parcel 132 (California Yacht Club) Updates on Fire Aftermath and Promenade Redesign

Jimmy Mark presented the report.

Mr. Montgomery inquired about the insurance proceeds and who receives them.

Director Jones explained that insurance proceeds are issued once the cause of the fire is determined. The County will hold the proceeds in trust for utilization.

Item 7d – Election of Commission Officers

Chair Salazar acknowledged retired SCHC Commissioner Allyn Rifkin (3rd District) and requested the Department staff send him a letter of appreciation.

Mr. Rifkin joined the meeting remotely. He thanked Chair Salazar for acknowledging his service and gave a brief history of his appointment to the Commission. He also thanked the DBH staff members who helped him during his service and congratulated Chair Salazar on a great job last year.

Vice Chair Gorman nominated Mr. Salazar to serve as Chair.

Mr. Salazar accepted.

Motion to approve Mr. Salazar to be Chair by Vice Chair Gorman, seconded by Mr. LaBonge, unanimously approved.

Ayes: 5 – Chair Salazar, Vice Chair Gorman, Mr. Montgomery, Mr. Kozacik, and Mr. Labonge

Mr. Montgomery nominated Mr. Gorman to serve as Vice Chair.

Mr. Gorman accepted.

Motion to approve Mr. Gorman to be Vice Chair by Mr. Montgomery, seconded by Mr. LaBonge, unanimously approved.

Ayes: 5, Chair Salazar, Vice Chair Gorman, Mr. LaBonge, Mr. Kozacik, and Mr. Montgomery

Nay: 0

Item 7e – Approval of Commission Meeting Schedule

Motion to approve the Commission Meeting Schedule, by Mr. Kozacik, seconded by Mr. LaBonge.

Ayes: 5, Chair Salazar, Vice Chair Gorman, Mr. LaBonge, Mr. Kozacik, and Mr. Montgomery

Nay: 0

Item 8 – Staff Reports

Received and Filed, Staff Reports.

Adjournment

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

**Marina del Rey Redevelopment Projects Report
As of May 15, 2024**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
113 -- Mariner's Village	Mark Wagner	<ul style="list-style-type: none"> * Renovation of 981 apartments * Improvements to promenade 	<p>Massing – Existing buildings to remain.</p> <p>Parking – Existing parking to remain.</p>	<p>Proprietary – 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. The Option for the Amended and Restated Lease was extended for one year, until October 29, 2023, at the October 18, 2022 Board of Supervisors Meeting. In October 2023, Lessee exercised the Option for the Amended and Restated Lease. In October 2023, Lessee and County fully executed the Amended and Restated Lease. In December 2023, Lessee recorded the CC&Rs and Memorandum of Lease with LA County Recorder's Office. Lessee began construction on February 26, 2024.</p> <p>Regulatory – The Regional Planning Commission approved an after-the-fact Coastal Development Permit (CDP) for the previous removal of waterbird nests. The appeal of that CDP was approved by the Coastal Commission in September 8, 2021. Lessee is tentatively scheduled to present at the Marina del Rey Design Control Board meeting scheduled for January 19, 2022. Lessee's presentation at Jan 19, 2022's DCB meeting was continued to allow more time to review the proposal. Staff scheduled ex-parte meetings with Meg Coffee and Chair Cho. Lessee's design plans were approved at the March 2022 DCB meeting.</p>



Caring for Our Coast


♦ ♦ ♦
Gary Jones
Director

Amy M. Caves
Chief Deputy Director

Carol Baker
Deputy Director

LaTayvius R. Alberty
Deputy Director

May 15, 2024

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

MARINA DEL REY EVENTS

BURTON CHACE PARK YOGA CLASS

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

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

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

BURTON CHACE PARK WALKING CLUB

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

Looking for a new way to exercise? The Department offers a weekly walking group to help you get moving to increase your heart rate and daily step count while taking in beautiful views of the Marina del Rey harbor. Registration is required.

For registration or information: Call (424) 526-7910 or email chacepark@bh.lacounty.gov



DRAWING & PAINTING CLASS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Wednesdays
5:00 p.m. – 6:30 p.m.
Cost: FREE

The Department offers a free drawing and watercolor painting class for beginners (age 14 and older). Classes are limited to 15 people and supplies are provided. Pre-registration for each class is required.

For registration or information: Call (424) 526-7910 or email chacepark@bh.lacounty.gov

SUNSET SERIES REGATTAS

Marina del Rey
Wednesdays, through September 4, 2024
6:00 p.m. - 8:00 p.m.

Spectators from restaurants can watch boats race along the Marina del Rey harbor on Wednesday evenings between 6:00 p.m. (sailboats leaving the harbor) and 8:00 p.m. (race finishes at California Yacht Club).

For more information: Visit calyachtclub.com/regattas

BURTON CHACE PARK ZUMBA CLASS

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Thursdays
3:30 p.m. – 4:30 p.m.
Cost: FREE

Ditch your boring workout and join the Department's free outdoor Zumba class at Burton Chace Park to get cardio-fit while moving to the rhythms of Latin-inspired dance and music! Each class is limited to 15 people. Pre-registration is required for each class.

For registration or information: Call (424) 526-7910 or email chacepark@bh.lacounty.gov

BEACH EATS – GOURMET FOOD TRUCK EVENT

Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey
Thursdays, through October 31, 2024
5:00 p.m. – 9:00 p.m.

Beach Eats, the Department's summer gourmet food truck event, returns to Mother's Beach every Thursday through October 31. Grab a bite from gourmet trucks that rotate

weekly with an assortment of menu options, including desserts, burgers, BBQ, tacos, lobster rolls, and more. Paid parking is available for 50 cents for every 15 minutes.

For more information: Call (424) 526-7900 or visit bestfoodtrucks.com/beacheats

MARINA DEL REY FARMERS' MARKET

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

Each Saturday, the Department and Southland Farmers' Market Association present the Marina del Rey Farmers' Market, offering fresh, locally grown fruits and veggies (organic and conventional). Also, enjoy delicious prepared and prepackaged foods, and shop for artisanal crafts from local small vendors. Paid parking is available for 50 cents for every 15 minutes.

For more information: Call (424) 526-7900 or visit instagram.com/marinadelreyfm/

2024 MARINA CULTURE JAM

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Cost: FREE

Don't miss Marina Culture Jam, sponsored by the Department in partnership with The Music Center's Arts Grown LA program. This free arts series features a diverse range of live cultural performances in addition to cultural arts & crafts activities. Performance dates are:

Sunday, May 26

11:30 AM Taiko Project
1:30 PM Melody of China

Sunday, June 9

11:30 AM String Family Players – All Strings Considered
1:30 PM Beth Sussman – A Touch of Classical

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

BEACH SHUTTLE

May 25 - September 29, 2024
Saturdays: 10:00 a.m. – 10:00 p.m.
Sundays & Labor Day: 10:00 a.m. – 8:00 p.m.
Cost: FREE

Catch a ride on the Beach Shuttle between Playa Vista, Marina del Rey, and the Venice Beach Pier to enjoy surf, sand, and the attractions and surroundings of Marina del Rey. The Beach Shuttle operates on weekends and select holidays every spring and summer.

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

KILLER RIDES

Killer Shrimp Restaurant ♦ 4211 Admiralty Way ♦ Marina del Rey
10:00 a.m. – 1:00 p.m.

Killer Shrimp Restaurant & Bar opens its parking lot to hot rods, classic cars, and motorcycle displays on May 26, June 30, July 28, August 25, and December 15, 2024. Admission is free.

For more information: Call 310-578-2293 or visit killershrimp.com

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

Boathouse - Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Los Angeles County Lifeguards instruct the Department's sailing courses that teach 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.

2024 SUMMER SESSIONS | BEGINNER LEVEL:

Dates: June 10–14, June 17–21, June 24–28

July 1–3, July 8–12, July 15–19, July 22–26, July 29–August 2

August 12 - 16

Time: 10:00 a.m.–4:00 p.m.

Ages: 11–17 years old

Class Size: 6–10 students with 3 Lifeguard instructors

Fee: \$375 per 5-day session

\$300 per 4-day session
\$225 per 3-day session

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

For more information: Call (424) 526-7888 or visit beaches.lacounty.gov/waterprogram

MARINA DEL REY WATERBUS

June 14 – September 2, 2024

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. Bikes and strollers are welcome on board, but no pets are allowed. Please notify the Dock Attendant if you have a wheelchair or limited mobility and need any additional assistance. The fare is \$1 per person, for a one-way ticket. Paid parking is available at nearby Los Angeles County lots.

WaterBus Schedule:

Fridays and Saturdays	11:00 a.m. – 11:00 p.m.
Sundays:	11:00 a.m. – 9:00 p.m.

Holiday Schedule

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

For more information: Call (310) 984-7337 or visit marinawaterbus.com

GJ:CML:da