



Caring for Your Coast

♦ ♦ ♦  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, December 16, 2015, 1:30 p.m.

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

### Audio

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the October 21, 2015 Minutes**
3. **Public Comment**  
*This is the opportunity for members of the public to address the Board on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Board. Speakers are reminded of the three-minute time limitation.*
4. **Consent Agenda**  
*The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.*
5. **Old Business**
  - ☺ A. Parcel 53 – The Boatyard – Consideration of final site design – DCB#13-0008-B
  - ☺ B. Parcel 76 – Marina Towers – Consideration of building lighting – DCB#15-003-B
  - ☺ C. Parcel 125 – Marina City Club – Consideration of alterations to approved promenade design – DCB #10-016D
6. **New Business**
  - ☺ A. 2016 Design Control Board Meeting Schedule
  - ☺ B. Parcel 125 – Ritz Carlton Hotel – Consideration of repainting – DCB#15-016
  - ☺ C. Parcel 50 – William B and Friends – Consideration of new signage and façade renovation – DCB#15-015
  - ☺ D. Parcel 50 – Kreation Juice – Consideration of new signage and façade renovation – DCB #15-014
7. **Staff Reports**
  - A. Temporary Permits Issued by the Department
  - B. Ongoing Activities Report
    - Board of Supervisors Actions on Items Relating to Marina del Rey
    - Regional Planning Commission's Calendar

- Coastal Commission's Calendar
- Future Major DCB Agenda Items
- Small Craft Harbor Commission Minutes
- Marina Del Rey Tree Maintenance Activities
- Marina Design Guidelines Update
- Venice Dual Force Main Update
- Redevelopment Project Status Report

C. Marina del Rey Special Events

8. **Commemoration of Historic Figures and Events in Honor of Marina del Rey's 50<sup>th</sup> Anniversary**

9. **Adjournment**

**PLEASE NOTE**

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9538 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at [rstassi@bh.lacounty.gov](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.

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

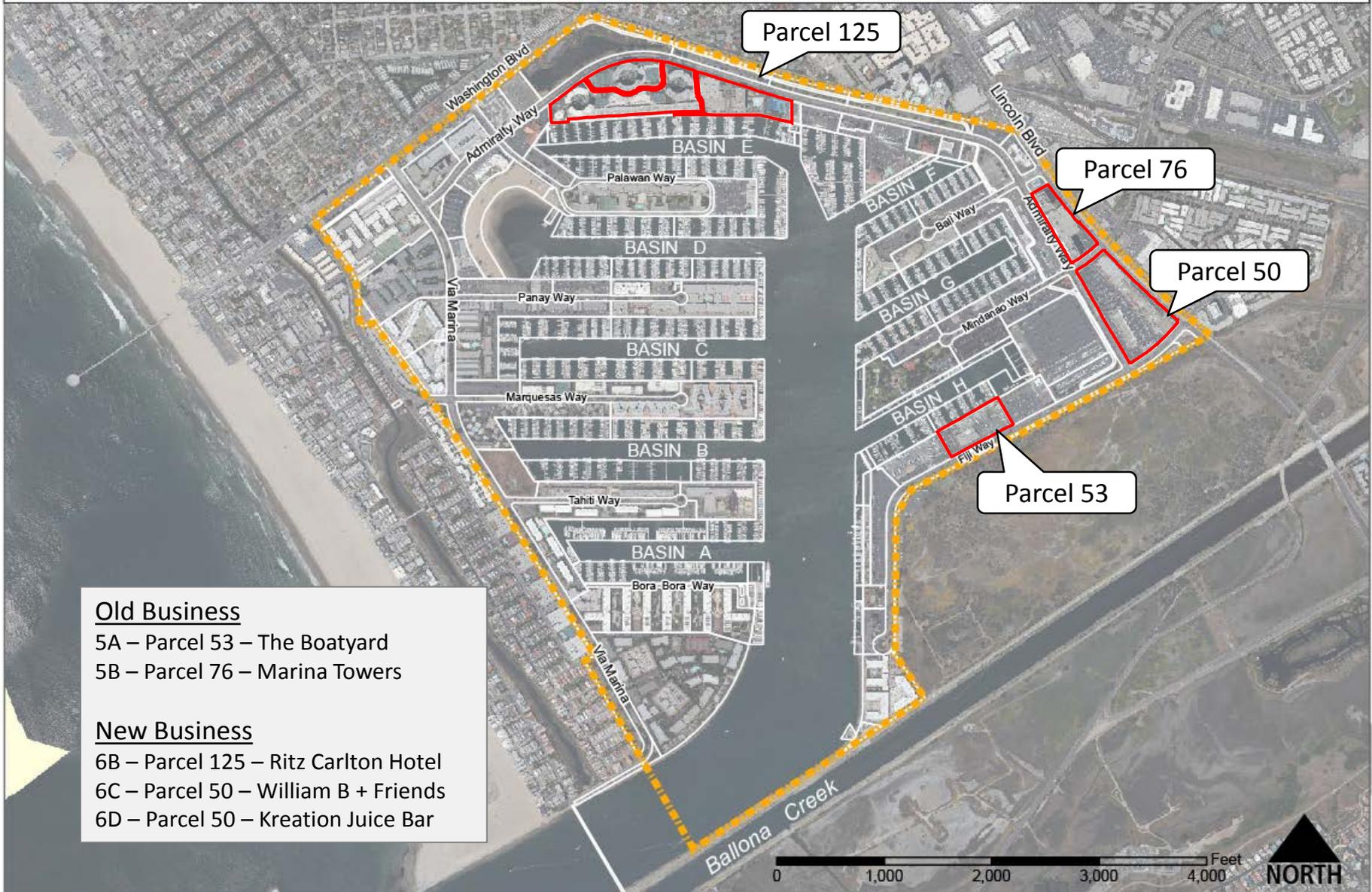
MdR Visitors & Information Center  
4701 Admiralty Way  
Marina del Rey, CA 90292

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



# Location of December 16, 2015 DCB Items



**Old Business**  
5A – Parcel 53 – The Boatyard  
5B – Parcel 76 – Marina Towers

**New Business**  
6B – Parcel 125 – Ritz Carlton Hotel  
6C – Parcel 50 – William B + Friends  
6D – Parcel 50 – Kreation Juice Bar

**DESIGN CONTROL BOARD MINUTES**  
**October 21, 2015**

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

**Members Absent:** Jerome Stanley, Member (Second District); Simon Pastucha, Member (Third District)

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

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

**Guests Testifying:** Aaron Clark, Armbruster, Goldsmith, and Delvac; Autumn Thompson, Legacy Partners; Greg Schem, The BoatYard; Paul Collins, Pac Designs

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

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

Chair Phinney stated that Commissioner Stanley was running late but expected to attend the meeting.

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

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

Mr. Wong led the Pledge of Allegiance.

**2. Approval of September 16, 2015 minutes**

**On a motion of Vice Chair Jubany, seconded by Mr. Wong, the September 16, 2015 minutes were approved.**

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

**3. Public Comment**

None

**4. Consent Agenda**

None

**5. Old Business**

A. Election of Officers

Mr. Tripp advised the Board that they had a quorum and could vote on the item without Mr. Stanley present, or they could wait for Mr. Stanley to arrive and move the item to the end of the agenda.

**On a motion of Mr. Wong, seconded by Chair Phinney, the item was moved to be heard after the Staff Reports.**

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

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

Mr. Evangelho presented the staff report.

Aaron Clark thanked staff.

Autumn Thompson stated that they tried to create a simple design with clean lines.

**Public Comment**

None

**Board Comment**

Vice Chair Jubany commented that the signage was very attractive.

Chair Phinney stated that he believed the regulation signage in the pool area could be more attractive. He recommended that they increase the size of the square-shaped pool sign to match the size of the adjacent sign.

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

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

Mr. Evangelho presented the staff report.

Greg Schem gave a summary of the changes to the project, including the need to eliminate the overhang feature of the wave design due to the Fire Department's fire lane requirements, and the inability to incorporate the DCB's request to make the fence screen along the property frontage more transparent due to security reasons.

**Public Comment**

None

**Board Comment**

Vice Chair Jubany inquired about the material of the fencing around the facility. Chair Phinney also suggested color blocking the fence instead of using the wave design.

Paul Collins replied that the screening would be dark blue vinyl.

Vice Chair Jubany asked why the Applicant placed a curve above the entrance doors of the dock gates, and recommended that it be square. She also asked about the hexagon paver pattern of the promenade near the docks and recommended a different shape.

Paul Collins replied that the paver and dock gate design matches the Del Rey Landing (fuel dock) gate design but could be redesigned.

Vice Chair Jubany asked about the light fixtures and stated that the design needs to be more consistent, contemporary, and match the building. She also asked for the reason behind the garage's design having thick walls.

Paul Collins replied that the design was due to the 3 foot change in slopes from one end of the building to the other.

Chair Phinney asked for the status of their permits and entitlements process and asked for their targeted construction start time.

Greg Schem replied that they had all of their entitlements completed and have filed for building permits. Their target was for a January construction start pending the ground lease being finalized.

Chair Phinney stated that the design of the current project looks vocational and stated that he would like the applicant to return with a new design that is more animated and interesting.

Greg Schem asked what impact the changes (e.g. increasing roof height) would have on the project's timing and additional Regional Planning review.

Kevin Finkel replied that if the change was within one foot of the approved height, he could approve it through a simple administrative approval. He added that if there is a substantially larger change beyond what was approved, it may take longer. He also stated that a reduction in height would not require additional review.

Chair Phinney suggested changing the outline of the garage and asked staff about the County's requirement for 1:1 tree replacement.

Mr. Tripp replied that it is required by the Local Coastal Program (LCP).

Chair Phinney stated that he liked the proposed Blue Mexican Fan Palms and King Palms but disliked the Queen Palms because they tend to look trashy. He suggested placing the King Palms along the frontage and confining the Queen Palms to the interior of the site. He also suggested that the applicant work with staff to look into planting the mitigation trees off-site.

Chair Phinney asked about the wave design of the sidewalk along the property frontage.

Paul Collins replied that they proposed to widen the sidewalk by adding a wave shaped strip of concrete. The pattern would be the similar to what was proposed on neighboring Parcel 52.

Mr. Tripp stated that the Parcel 52 project was approved by the Regional Planning Commission a few years ago, but hadn't returned to the DCB yet for final site design approval. He added that staff had directed the applicants of both parcels to add the extension to the sidewalk to make up for the public promenade being closed to the public at both parcels due to safety concerns.

After further discussion Chair Phinney stated that he would rather that the wave extension of the sidewalk use regular concrete than blue-colored concrete.

In the interest of helping the project move forward with the applicant's construction schedule, staff recommended that the project be continued to the next meeting and that the applicant submit revised plans expeditiously. Chair Phinney offered to meet with the architect to review the proposed changes.

Vice Chair Jubany revisited the lighting fixture issue. Chair Phinney clarified that if the fixtures were all the same color, her comment would be addressed .

Chair Phinney stated the following requested changes: the dock gate door design, light fixtures, locating the queen palms at the interior of the property only, eliminate the wave pattern on the fence in favor of a color block pattern, replace the promenade pavers with a more linear pattern, remove the blue color from the sidewalk concrete wave extension and revise the roof outline of the garage to be more interesting.

**On a motion of Vice Chair Jubany, seconded by Mr. Wong, the item was continued.  
Ayes: 3 – Chair Phinney, Vice Chair Jubany, and Mr. Wong**

**6. New Business**

None

**7. Staff Report**

Brock Ladewig presented the staff reports.

Carol Baker presented the Marina del Rey Special Events report.

**Public Comment**

None

**Board Comment**

None

Mr. Wong stated that the record needs to reflect that Mr. Stanley did not attend the meeting. Chair Phinney stated that Mr. Stanley is excused from the meeting.

**On a motion of Chair Phinney, seconded by Mr. Wong, the absence of Mr. Stanley was excused.  
Ayes: 3 – Chair Phinney, Vice Chair Jubany, and Mr. Wong**

**5. Old Business (Continued)**

A. Election of Officers

**Public Comment**

None

**Board Comment**

Mr. Wong nominated the existing officers to remain the same.

Chair Phinney accepted but stated that if anyone else is ready to serve as Chair he would step down.

**On a motion of Mr. Wong, seconded by Chair Phinney, the Board voted to keep the existing officers in place.**

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

**8. Commemoration of Historic Figures and Events in Honor of Marina del Rey's 50<sup>th</sup> Anniversary**

Chair Phinney read the staff report.

**9. Adjournment**

**Chair Phinney adjourned the meeting at 2:52 PM in honor of the Design Control Board.**

Respectfully Submitted,

Yeni Maddox  
Secretary for the Design Control Board



Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones, Director

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

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

### **Background**

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

On March 25, 2015, the Regional Planning Commission adopted the project's environmental document and approved the Applicant's proposed project.

On October 21, 2015, the Applicant returned to the DCB for consideration of the project's final site design. The DCB voted to continue this item to give the Applicant an opportunity to address their comments.

### **Proposed Scope of Work**

The Applicant proposes to renovate all hardscape around the property, to repaint the main BoatYard building, to construct a new storage structure and new boater restrooms, install new railings and dock gates, and to convert existing restrooms into marine commercial space. The Applicant would also like to install a new sign and landscaping. The new buildings on site would be constructed to match the existing building's colors and materials, which consist of stucco in white (50 (79) Base 100) and grey (Bay Ridge, 81593 (32) base 100) with cobalt blue accents and glazing around the perimeter of the building. The total proposed building square footage for the site would be 23,674 square feet, of which 19,191 square feet is already existing. The proposed parking area includes 138 spaces, which would consist of five Americans with Disabilities Act (ADA) spaces.

### **Changes to the Project**

The Applicant made the following changes to the proposed project to address the DCB's comments from the October 21, 2015 meeting:

1. The pitch of the proposed garage, restroom, and commercial building roofs has been modified to provide more visual interest.

2. The curved tops of the proposed dock gate entry doors are now square.
3. The previously proposed octagon-shaped promenade pavers have been changed to 4' grey stamped concrete squares with a broom texture finish bordered with light grey bands with cobblestone edges.
4. The proposed landscaping was modified to plant King and Mexican Blue Palms along Fiji Way, and to relocate existing Mexican Fan Palms rather than using Queen Palms on the interior of the site.
5. The color of the proposed wave-shaped sidewalk expansion along Fiji Way would be changed from blue colored concrete to match the existing grey sidewalk.
6. The proposed fence screening along Fiji Way, would be colored with a light blue and grey large block pattern, rather than the previously proposed wave pattern.

### **Building Improvements**

The Applicant proposes to construct a new 921 square foot ADA-compliant restroom, which would be located in the center of the site, near the bulkhead. This new facility would include showers, laundry amenities, a fish cleaning area, storage space and vending machines for boaters. The facility would measure 42' long by 23'-4" wide, and 12' tall. The exterior of the building would consist of grey light-sanded stucco walls with smooth-finished white stucco columns and parapet. The proposed design and colors would be consistent with the existing main building's colors and materials.

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

An existing 770 square foot restroom facility would be converted into a new use. The facility is located north of the main building and near the parking area, facing Basin H. The existing facility measures 35' long by 22' wide and approximately 12' tall. The facility's interior would be renovated and modified for marine commercial use. The exterior design would include new windows, a new main entry facing west toward the parking area, light-sanded grey stucco walls, white stucco columns and parapet.

Another existing restroom facility, located near the northeastern corner of the parcel and along the dockside walkway, would be demolished and the area would be repaved to serve as an open boat repair work area.

### **Dockside Walkway Improvements**

The dockside walkway is currently improved with a concrete surface, a chain-link fence, and dock gates. The existing 650' long by 10' wide private walkway would be resurfaced with new concrete paving and new galvanized aluminum railing. A total of four new dock gates would be installed, which would consist of galvanized aluminum tube steel borders, tempered glass panels and doors with accessible handles. An additional fence would be added on the landward side of the walkway, and would consist of new chain-link fencing with blue woven fabric screening. The screen would stretch from the new boater restroom facility to the eastern-most corner of the property, around the eastern border of the parcel, and along the south-facing area near Fiji Way. The screened area would consist of a resurfaced concrete open-air boat repair work area.

### **Hardscape Improvements**

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

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

### **Landscaping**

In accordance with the Marina del Rey Land Use Policy 5.1.11, the Applicant proposes to plant replacement trees onsite at a 1:1 ratio for each tree removed, to maintain a minimum of 29 trees on the property. The Applicant is proposing to keep 3 existing King Palms, 8 existing Mexican Fan Palms, and plant 18 new King and Mexican Blue Palms. The proposed trees are consistent with the Regional Planning Commission's directive to use drought-tolerant or native species on all new projects.

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

### **Signage**

The Applicant is proposing a new façade business identification sign, as well as new dock gate signs. The façade business identification sign would be mounted roughly 10' above grade, on the frieze above the storefront doors on the west facing entrance. The sign would be 8'-9" long by 2'-4" tall, and would read "Denison" in 10½" tall channel letters, followed by a series of 7" tall flags, and the text "yacht sales" in 4" tall channel letters. The letters and

flags would be made from sign foam, and be surface painted. The text would be Blue PMS 289C and the flags would be white, Blue PMS 289C, Black PMS 2C2X, Yellow PMS 3965C, and Red PMS 485C.

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

### **Illumination**

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

### **STAFF REVIEW**

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

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

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



November 4, 2015

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

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

**RE: DESIGN CONTROL BOARD SUBMITTAL: LANDSIDE IMPROVEMENT DETAIL**

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

- 1) Construct a new 921 sq. ft. fully accessible Restroom Facility in the center of the site along the concrete walkway with direct access to the docks that will include showers, laundry facilities, a fish cleaning area, Ice/beverage/snack vending machines and storage areas;
- 2) Construct a new 3,650 sq. ft. Carport along the west side of the property to provide 16 private garages to rent for car, boat and boating/fishing equipment storage, along with a 424 sq. ft. Boater Storage with 7 private secure storage spaces;
- 3) Rebuild existing 770 Sq. ft. non-accessible Restroom Facility located north of the existing main Boatyard Building along the concrete walkway to provide new commercial lease use.
- 4) Demolish existing outdated non-accessible Restroom building at the North corner of the existing site. Re-grade and repave the area to relocate new larger boat ways that were previously approved by the DRB as part of the Waterside Improvements;
- 5) Remove existing Dock access gates and railing along seawall at boat dock ramps and provide new anodized aluminum entry gates with tempered glass and secured dock access gates, anodized aluminum guardrails with continuous concealed LED rope light , and resurface concrete walkway adjacent to boat ramps with new medium grey colored stamped concrete with light grey cobblestone pattern concrete borders,
- 6) Provide new drain box @ the end of existing continuous grate drain at the border of the existing Boat Haul Out Ways and the Boat Repair Work Area and slope the drainage @ the new Boat Ways Gate and Fire Access Gate to tie into Storm Water Storage and Filter System enhancing the capacity of the Storm Water Storage System;
- 7) Expand the Boat Repair Work Area along the North East side of the existing site towards Fiji Way to make room for repair and launch access of larger boats and yachts;
- 8) Widen the driveway 4' to 30' clear and add new accessible curb ramps to the sidewalk on each side at the center driveway along Fiji Way;
- 9) Provide new accessible walkway from sidewalk along Fiji Way to existing accessible ramp @ South East corner of walkway around the existing main Boatyard Building;

- 10) Repaint the existing main Boatyard Building exterior.
- 11) Add new grey colored concrete “wave” edge pattern adjacent to existing public sidewalk at Fiji Way to provide a wider pedestrian access, provide bench seating and tie into existing improvements being proposed to adjacent lease properties;
- 12) Enhance existing landscape planting areas along Fiji Way, and provide new planting areas with California Marine Native, draught tolerant, palm trees, shrubs, plants and groundcover that will complement the new landscaping plans approved for the Fiji Way Street Landscaping improvements and upgrade irrigation systems as necessary;
- 13) Repave and restripe the existing parking areas;
- 14) Replace the existing chain link fencing enclosing the Boatyard Repair Work Area with new 8’ high chain link fence with Marine Blue polyethylene landscape screening in Marine Blue color. The new vinyl screening along Fiji Way will have 2 alternating colors of Marine Blue and Light Grey polyethylene landscape screening matching the Boatyard logo colors.
- 15) Provide new exterior Marine Grade, light fixtures along driveway entrances @ Fiji Way, in Parking Lot, Boat Repair Work Area, along new walkway guard railing @ seawall, down new dock gangway guardrails and on the exterior of the new Garage Building, new Restrooms and new Marine Commercial Lease Building.

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

- 1) Roof Fascia Overhang: Smooth Bright White Stucco (Merlex P-100 with 20/30 sand float finish);
- 2) Exterior Wall Panels: Smooth Medium Grey Stucco (Merlex P-2090 with 20/30 sand float finish);
- 3) Metal Carport Garage Doors: Clear Anodized Aluminum Panels (Cloplay Avante Collection);
- 4) Exterior Metal Man Doors: Slate Grey Paint (Dunn-Edwards);
- 5) Corrugated Metal Wave Fascia Accent above center Garage Doors: Regal Blue Paint (Dunn-Edwards);
- 6) Downspouts and Vents: Grey Paint (to match Merlex P-2090 Stucco);
- 7) Expansion Joints: Clear Anodized Aluminum (Fry Reglet);
- 8) Commercial Windows: Anodized Aluminum frames w/ dual low-E glazing (Fleetwood).
- 9) Exterior Lighting Fixtures: Marine grade Black polyester powder coat finish pole and wall mounted with LED lamps (WE-EF Lighting)

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

Sincerely,

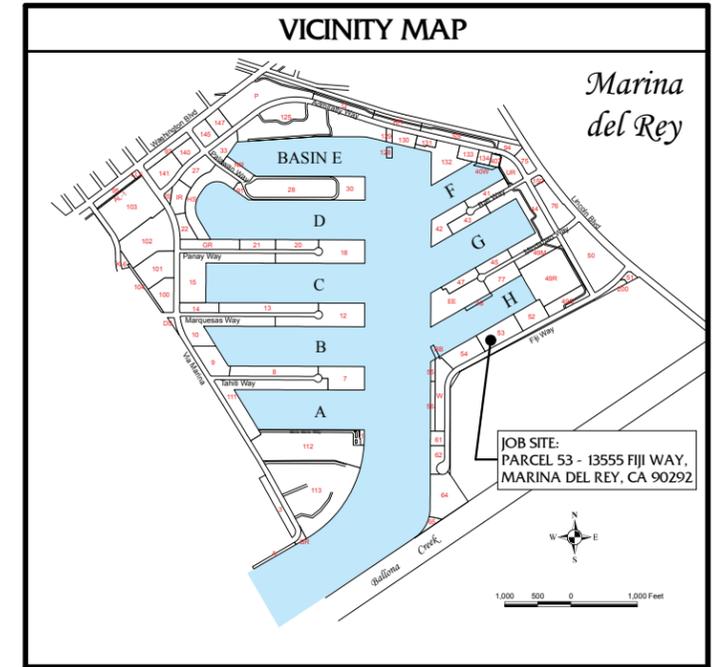
Paul Collins, Architect

Cc: Greg Schem, President, The BoatYard

# THE BOATYARD RENOVATION

## 13555 FIJI WAY, MARINA DEL REY, CA 90292

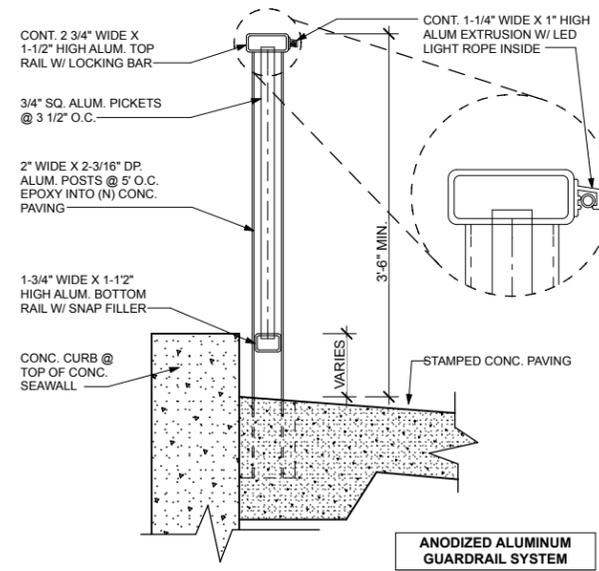
SHEET INDEX	
A1	TITLE SHEET
A2	SITE PLAN
A3	LANDSCAPING PLANS
A4	EXTERIOR FINISHES & SITE LIGHTING
A5	STREET ELEVATIONS
A6	WATERSIDE ELEVATIONS
A7	NORTH ELEVATION
A8	GARAGE BUILDING EXTERIOR ELEVATIONS
A9	COMMERCIAL LEASE BUILDING EXTERIOR ELEVATIONS
A10	RESTROOM BUILDING EXTERIOR ELEVATIONS



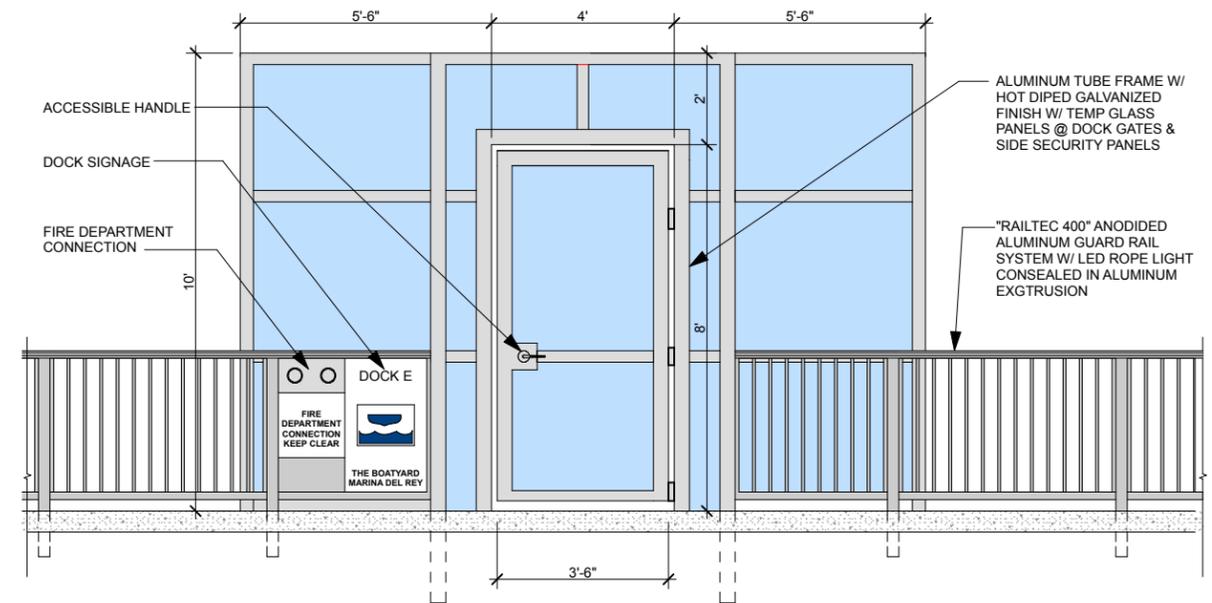
PROJECT DATA			
1. ADDRESS:	13555 FIJI WAY, MARINA DEL REY CA 90292		
2. ASSESSORS PARCEL NUMBER:	4224-010-900		
3. LEGAL DESCRIPTION:	LA COUNTY ASSESSOR MAP# 88, LOTS 832-845		
4. CURRENT ZONING:	MARINA		
5. EXISTING USES:	OFFICE / MARINE COMMERCIAL / BOAT REPAIR MAINTENANCE / BOAT DOCK		
6. PROPOSED ADDITIONAL USES:	RESTROOMS / GARAGE / BOATERS STORAGE		
7. EXISTING/ PROPOSED OCCUPANCY (PER 2014 LACBC):	(B/S2/U) BUSINESS (OFFICE), BOAT STORAGE		
8. PROPOSED NEW BUILDING CONSTRUCTION TYPE:	(V-B) NON-SPRINKLERED		
9. PROPOSED SITE AREAS:			
A.	(E) BUILDING FOOTPRINT TO REMAIN:	(9.56%)	17,664 S.F.
B.	(E) RESTROOM TO BE REBUILT FOR MARINE COMM.:	(0.42%)	770 S.F.
C.	(E) ELECTRICAL BUILDING:	(0.15%)	275 S.F.
D.	(N) RESTROOMS:	(0.50%)	921 S.F.
E.	(N) GARAGE AND STORAGE:	(2.20%)	4,074 S.F.
F.	(E) & (N) PAVED AREAS:	(83.40%)	154,162 S.F.
G.	(E) & (N) LANDSCAPING AREAS:	(3.77%)	6,974 S.F.
H.	<b>TOTAL GROSS SITE AREA:</b>	<b>(100.00 %)</b>	<b>184,840 S.F.</b>
10. PROPOSED BUILDING AREAS:			
A.	(E) MARINE COMMERCIAL:		8,400 S.F.
B.	(E) YACHT SALES:		2,034 S.F.
C.	(E) BOATYARD OFFICE:		2,133 S.F.
D.	(E) BOAT YARD WAREHOUSE:		5,097 S.F.
E.	(E) ELECTRICAL BUILDING:		275 S.F.
F.	(E) TRASH ENCLOSURE:		482 S.F.
G.	(E) RESTROOM REBUILT FOR MARINE COMMERCIAL:		770 S.F.
H.	(N) RESTROOMS:		921 S.F.
I.	(N) 16 CAR GARAGE:		3,650 S.F.
J.	(N) BOATER STORAGE WITH 6 UNITS:		424 S.F.
K.	<b>TOTAL PROPOSED GROSS BUILDING AREA:</b>		<b>24,186 S.F.</b>
L.	<b>FUTURE MEZZANINE ADDITION FOR LA COUNTY LEASE:</b>		<b>4,423 S.F.</b>
M.	<b>TOTAL FUTURE GROSS BUILDING AREA W/ LA COUNTY LEASE:</b>		<b>28,609 S.F.</b>
11. PARKING SPACES (PER CODE):			
<b>CURRENT PROJECT PARKING REQUIRED:</b>			
A.	BUSINESS PROFESSIONAL OFFICE:	(1/400 X 7,204)	18 SPACES
B.	INDUSTRIAL MARINE:	(1/500 X 6,675)	13 SPACES
C.	WAREHOUSE (STORAGE):	(1/1000 X 4,014)	4 SPACES
D.	<b>BOAT SLIPS:</b>	<b>(0.6 X 101 UNITS)</b>	<b>61 SPACES</b>
E.	GARAGE, RESTROOMS, ELECT. BLD'G, TRASH (NONE REQ'D):		0 SPACES
F.	<b>TOTAL PARKING SPACES REQUIRED FOR CURRENT PROJECT:</b>		<b>96 SPACES</b>
<b>FUTURE PROPOSED PARKING REQUIRED W/ MEZZANINE ADDITION:</b>			
G.	BUSINESS PROFESSIONAL OFFICE:	(1/400 X 8,974)	22 SPACES
H.	INDUSTRIAL MARINE:	(1/500 X 9,328)	19 SPACES
I.	WAREHOUSE (STORAGE):	(1/1000 X 4,014)	4 SPACES
J.	<b>BOAT SLIPS:</b>	<b>(0.6 X 101 UNITS)</b>	<b>61 SPACES</b>
K.	GARAGE, RESTROOMS, ELECT. BLD'G, TRASH (NONE REQ'D):		0 SPACES
L.	<b>TOTAL PARKING SPACES REQUIRED:</b>		<b>106 SPACES</b>
<b>PARKING PROVIDED:</b>			
M.	ACCESSIBLE 17' X 18' SPACES PROVIDED:		5 SPACES
N.	STANDARD 9' X 18' SPACES PROVIDED:		86 SPACES
O.	CAR GARAGE 9' X 18' SPACES PROVIDED:		16 SPACES
P.	COMPACT SPACES 9' X 15'-6" PROVIDED (<40% OF TOTAL)		31 SPACES
Q.	<b>TOTAL PARKING SPACES PROVIDED:</b>		<b>138 SPACES</b>



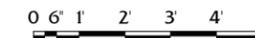
BEFORE



GUARD RAILING W/ LED ROPE LIGHT DETAIL



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



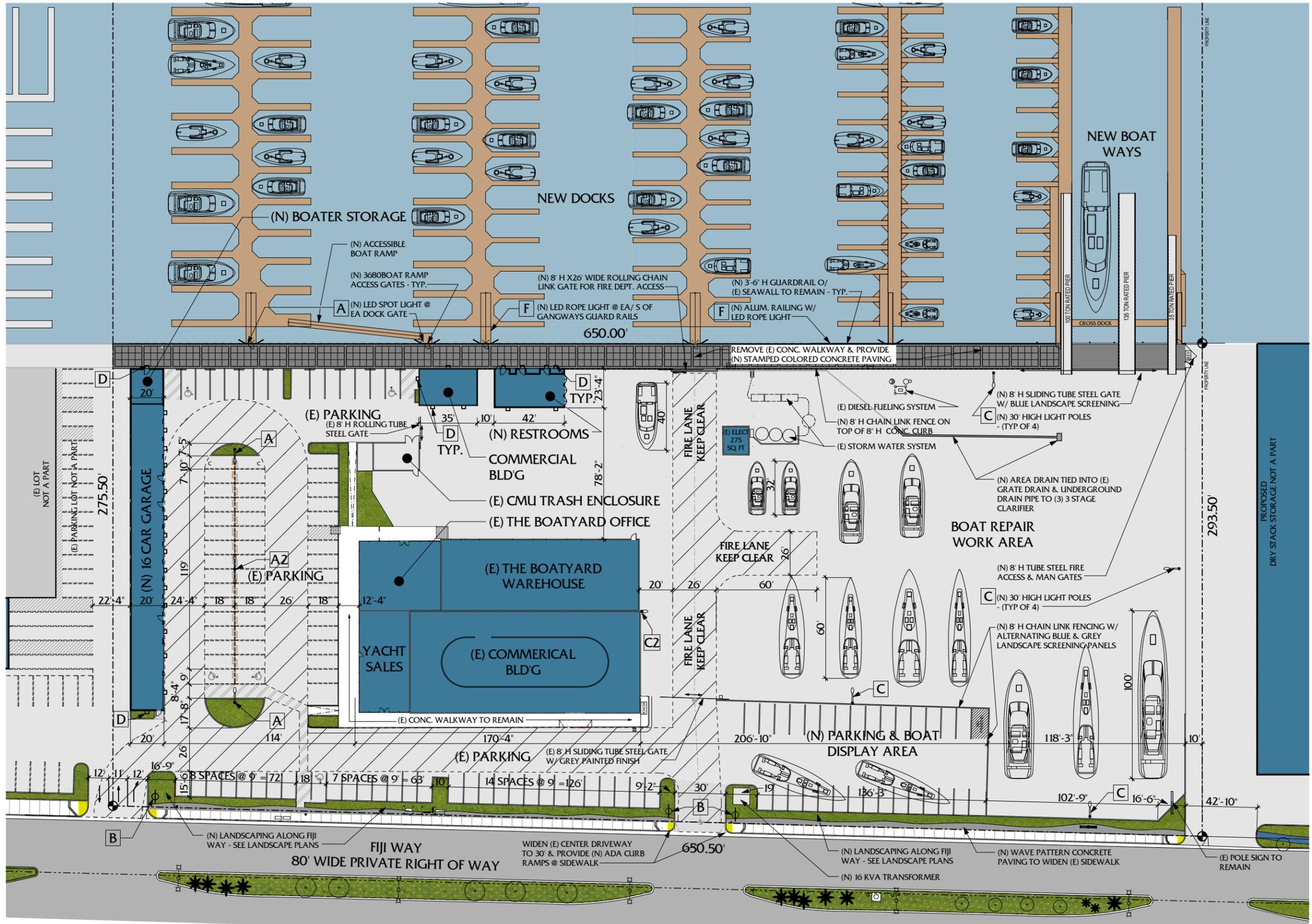
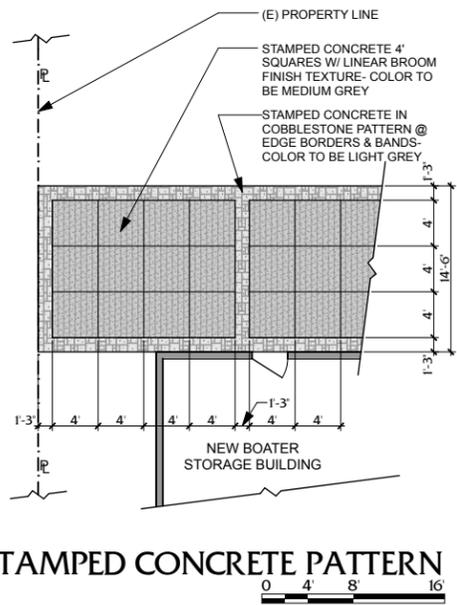
SHEET: A1 - TITLE PAGE

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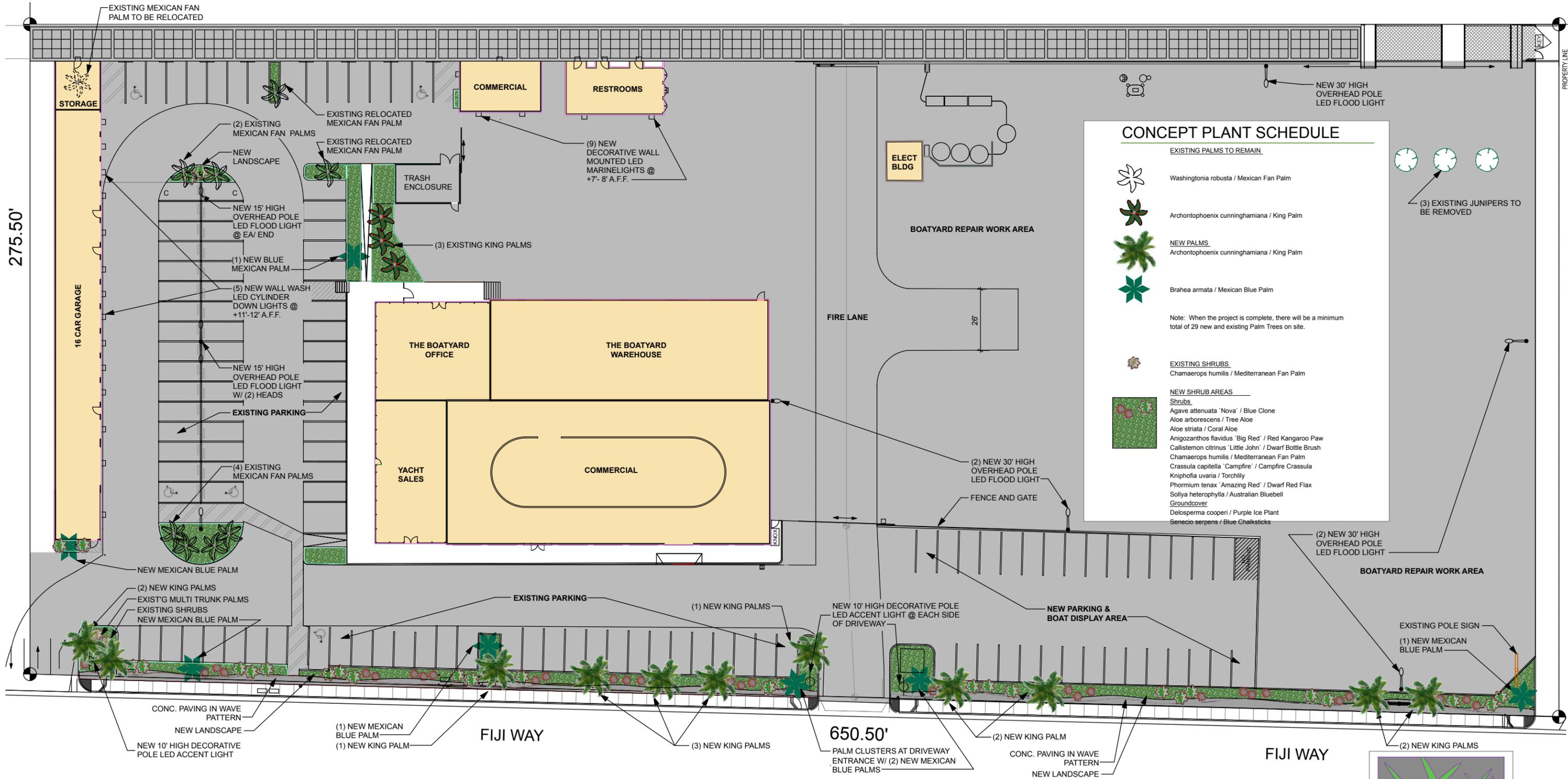
**SHEET: A2 - SITE PLAN**

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### CONCEPT PLANT SCHEDULE

EXISTING PALMS TO REMAIN	
	Washingtonia robusta / Mexican Fan Palm
	Archontophoenix cunninghamiana / King Palm
NEW PALMS	
	Archontophoenix cunninghamiana / King Palm
	Brahea armata / Mexican Blue Palm
Note: When the project is complete, there will be a minimum total of 29 new and existing Palm Trees on site.	
EXISTING SHRUBS	
	Chamaerops humilis / Mediterranean Fan Palm
NEW SHRUB AREAS	
	Agave attenuata 'Nova' / Blue Clone
	Aloe arborescens / Tree Aloe
	Aloe striata / Coral Aloe
	Anigozanthos flavidus 'Big Red' / Red Kangaroo Paw
	Callistemon citrinus 'Little John' / Dwarf Bottle Brush
	Chamaerops humilis / Mediterranean Fan Palm
	Crassula capitata 'Campfire' / Campfire Crassula
	Kniphofia uvaria / Torchlily
	Phormium tenax 'Amazing Red' / Dwarf Red Flax
	Sollya heterophylla / Australian Bluebell
	Delosperma cooperi / Purple Ice Plant
	Senecio serpens / Blue Chalksticks

(3) EXISTING JUNIPERS TO BE REMOVED

(2) NEW 30' HIGH OVERHEAD POLE LED FLOOD LIGHT

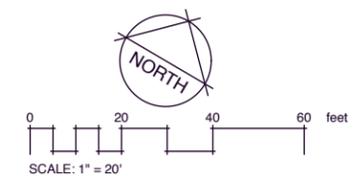
EXISTING POLE SIGN  
(1) NEW MEXICAN BLUE PALM

(2) NEW KING PALMS



**SHEET: A3 - LANDSCAPE PLAN WITH LIGHTING**

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**L.A. GROUP**  
Design Works  
Landscape Architecture  
24013 Ventura Blvd. Suite 201  
Calabasas, CA 91302  
p 818.251-9718 f 818.251-9719  
email: DesignWorks@lagroupinc.net



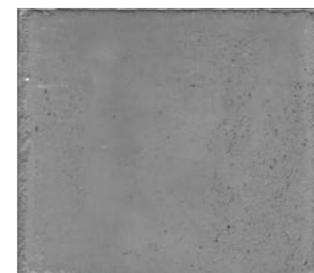
DR1



DR1



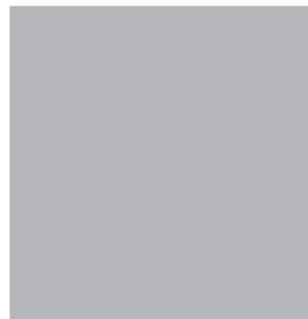
M1



S1



S2



M3  
M4



F1



F2



P1

EXTERIOR FINISH SCHEDULE		
SYMBOL	LOCATION	FINISH MATERIAL & COLOR
DR1	GARAGE DOORS	8" HIGH "CLOPAY- AVANTE COLLECTION" ALUMINUM SECTIONAL ROLL-UP GARAGE DOORS WITH "LIFTMASTER" AUTOMATIC OPENER / LIGHT COLOR: WHITE FRAMES & CLEAR ANODIZED ALUMINUM PANELS
DR2	MAN DOOR	3'8" EXTERIOR FLUSH METAL DOOR WITH STAINLESS STEEL LEVER HANDLE & HINGES COLOR: GREY PAINT, FACTORY FINISH
M1	CORREGATED METAL FASCIA	25 GA. CORREGATED METAL SIDING IN WAVE PATTERN WITH ELECTROSTATIC PAINT PER DRAWINGS COLOR: BLUE
M2	EXTERIOR WALL EXPANSION JOINT	"FRY REGLET" # PCSV-75 REVEAL MOLDING COLOR: CLEAR ANODIZED ALUMINUM
M3	EXTERIOR WALL SCUPPER	8" WIDE X 4" HIGH G.I. THRU WALL OVERFLOW ROOF SCUPPER @ 2" ABV. TOP OF ROOF DRAIN COLOR: WHITE (FIELD PAINTED)
M4	EXTERIOR WALL VENT	14" WIDE X 8" HIGH G.I. THRU WALL VENT WITH INSECT SCREEN, BOT. @ +3" ABOVE TOP OF CURB COLOR: WHITE (FIELD PAINTED)
M5	TUBE STEEL FENCE, RAILING & GATES	"RAILTEC 400" ALUMINUM TUBE GUARDRAIL SYSTEM W/ CLEAR ANODIZED FINISH
S1	EXTERIOR WALL FINISH	"LA HABRA" STUCCO WITH 20/30 SAND FLOAT FINISH STUCCO W/ ELASTARMERIC COLOR COAT COLOR: LIGHT GREY (BAY RIDGE, 81593 (32) BASE 100)
S2	EXTERIOR WALL FINISH	"LA HABRA" STUCCO WITH 20/30 SAND FLOAT FINISH STUCCO W/ ELASTARMERIC COLOR COAT COLOR: WHITE (50 (79) BASE 100)
F1	CHAIN LINK FENCING	"FENCE SCREEN.COM SERIES 200" 88% BLOCKAGE, COLOR BLUE
F2	CHAIN LINK FENCING	"FENCE SCREEN.COM SERIES 200" 88% BLOCKAGE, COLOR BLUE W/ LIGHT GREY IN ALTERNATING PATTERN - SEE ELEVATION
P1	STAMPED COLORED CONCRETE	GREY 4' SQUARES W/ BROOM FINISH TEXTURE & LIGHT GREY COBBLESTONE EDGE BORDERS & BANDS



D



E



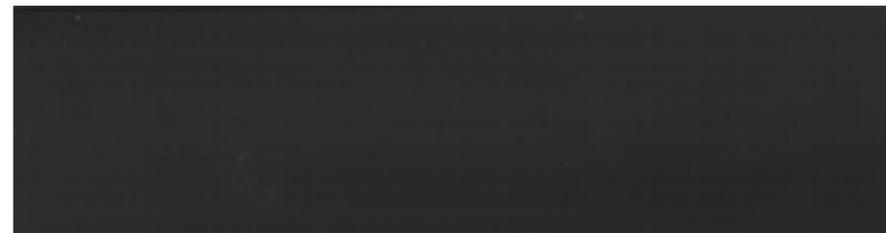
A A2 C C2



B



DR1 M2 F



A A2 B C C2 D E

PROPOSED SITE LIGHTING FIXTURE SCHEDULE						
ALL LIGHTING FIXTURES SHALL BE MARINE GRADE, COPPER FREE ALUMINUM WITH A BLACK POLYESTER POWDER COAT FINISH, U.L. APPROVED, WITH CLUT OFF SHADING, NO NIGHT SKY LIGHTING, & L.E.D. LAMPS						
KEY	# FIXTS	DESCRIPTION	MANUFACTURER MODEL #	LOCATION	MOUNT'G HEIGHT	#LED WATTS LUMENS TEMP
A	2	OVERHEAD POLE FLOOD LIGHT	WE-EF LIGHTING USA PFL240 LED (700mA) 660-1420	SOUTH PARKING LOT IN FRONT & REAR PLANTERS	15'	24 LED 48 W 5530 L 4000 K
A2	1	OVERHEAD POLE FLOOD LIGHT W/ 2 HEADS	WE-EF LIGHTING USA PFL240 LED (700mA) 661-9361 W/ RV2 POLE BRACKET	SOUTH PARKING LOT IN CENTER OF PARKING STALLS	15'	48 LED 96 W 11059 L 4000 K
B	3	DECORATIVE POLE ACCENT LIGHT	WE-EF LIGHTING USA ZA630 LED-FT (700mA) 651-3026	ALONG FIJI WAY @ DRIVEWAYS	10'	1 LED 39 W 3000 L 4000 K
C	4	OVERHEAD POLE SECURITY FLOOD LIGHT	WE-EF LIGHTING USA PFL240 LED (1000/1050mA) 660-1419	JUST INSIDE FENCE FACING BOAT REPAIR WORK AREA	30'	48 LED 156 W 16476 L 4000 K
C2	1	WALL MOUNTED SECURITY FLOOD LIGHT	WE-EF LIGHTING USA PFL240 LED (1000/1050mA) 660-1419 W/ 108-0979 WALL MOUNT BRACKET	ON NORTH END OF MAIN BUILDING FACING BOAT REPAIR WORK AREA	30'	48 LED 156 W 16476 L 4000 K
D	14	WALL WASH CYLINDER DOWN LIGHT	WE-EF LIGHTING USA DLB229 LED 621-2121-1419	(5) ON THE SIDES OF NEW GARAGE, (4) ON THE COMMERCIAL LEASE BUILDING, & (5) ON THE NEW RESTROOMS	11' - 12'	1 LED 15 W 1740 L 3000 K
E	7	GATE FRAME MOUNTED CYLINDER SPOT DOWN LIGHT	BEGA-US 66755LED.537-K4	@ THE LATCH SIDE OF SECURITY GATES @ TOP OF EACH GANGWAY	7'-6"	24 LED 15.3 W 567 L 4000 K
F	-	CONTINUOUS ROPE RECESSED DOWN LIGHTING	MODA LIGHT SUPER AQUAFLEX 3000	@ THE BOTTOM OF NEW GUARDRAIL ALONG TOP OF SEAWALL	3'-3"	24 LED 48 W 5530 L 3000 K



SHEET: A4 - EXTERIOR FINISHES & SITE LIGHTING

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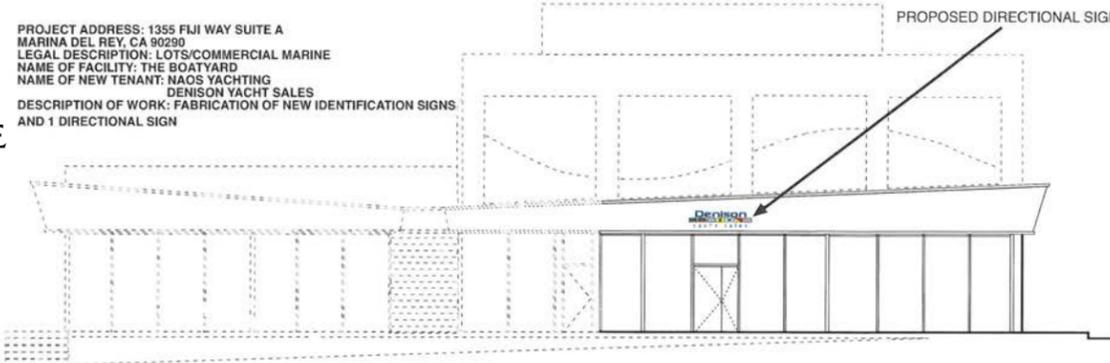


WEST ELEVATION FACING PARKING LOT BEFORE

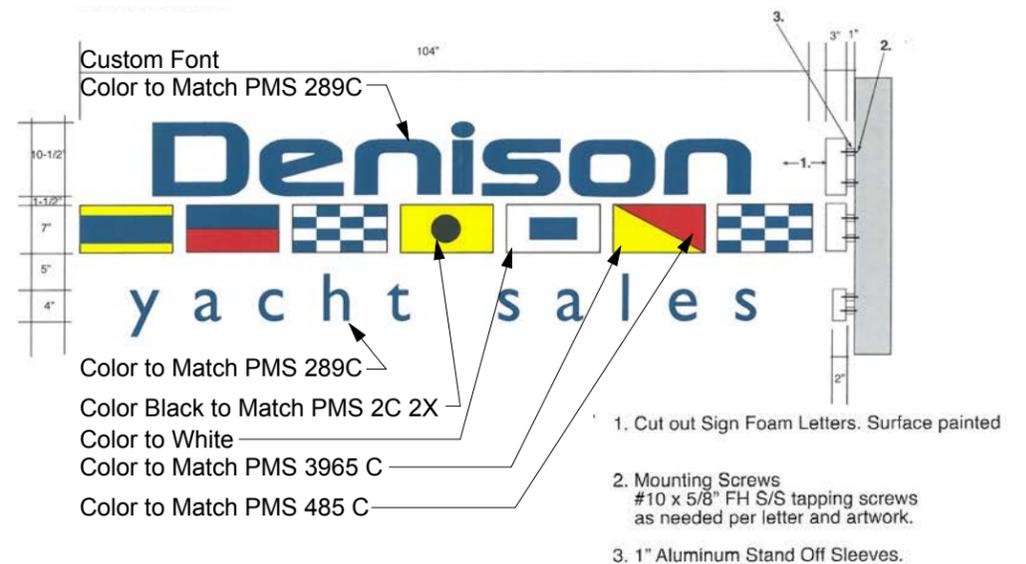


MAIN BOATYARD GATE EXISTING

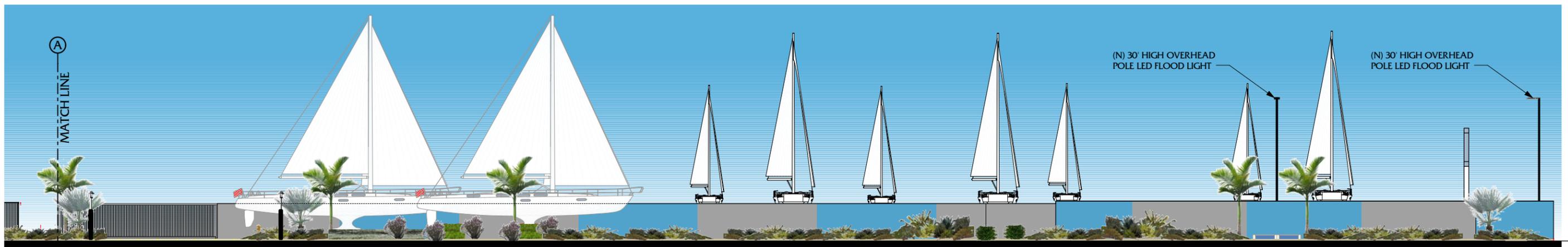
PROJECT ADDRESS: 1355 FIJI WAY SUITE A  
 MARINA DEL REY, CA 90290  
 LEGAL DESCRIPTION: LOTS/COMMERCIAL MARINE  
 NAME OF FACILITY: THE BOATYARD  
 NAME OF NEW TENANT: NAOS YACHTING  
 DENISON YACHT SALES  
 DESCRIPTION OF WORK: FABRICATION OF NEW IDENTIFICATION SIGNS  
 AND 1 DIRECTIONAL SIGN



WEST ELEVATION FACING PARKING LOT W/ NEW SIGN



PROPOSED LEASE TENANT SIGN



SOUTH ELEVATION FACING THE BOATYARD FROM FIJI WAY

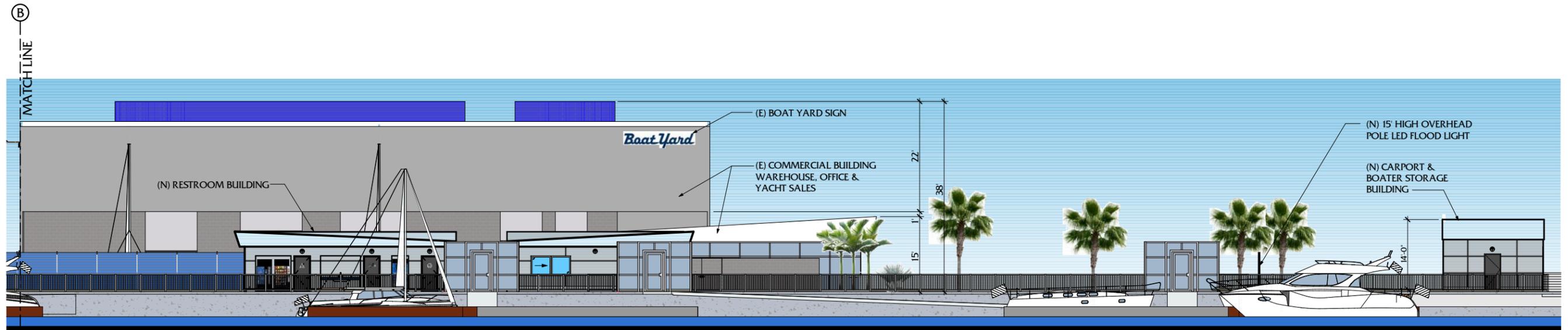
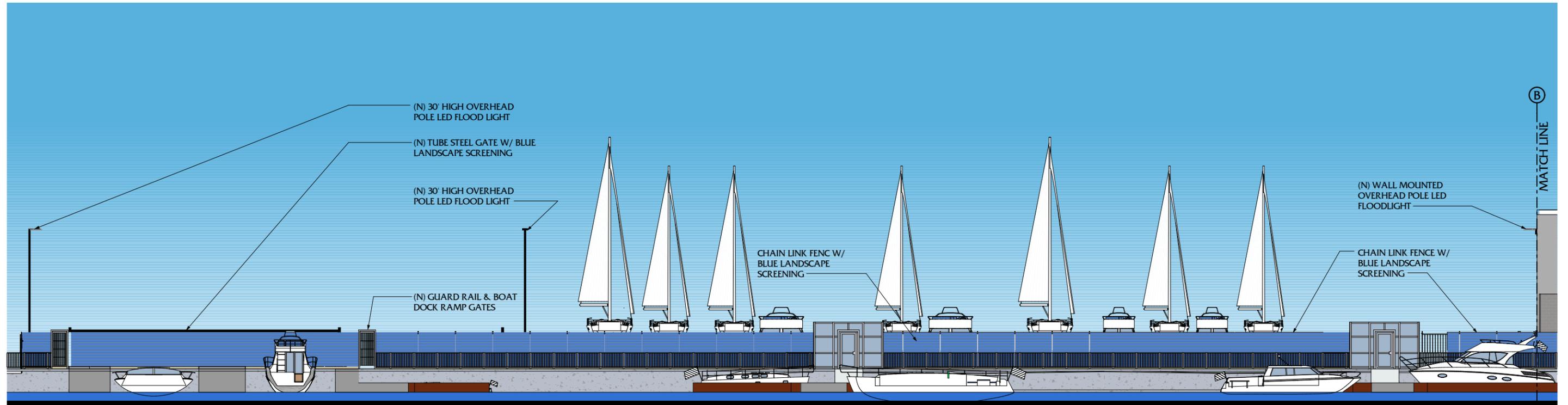


SHEET: A5 - STREET ELEVATION

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ELEVATION OF NEW BOAT YARD FROM NEW DOCKS



SHEET: A6 - WATERSIDE ELEVATION

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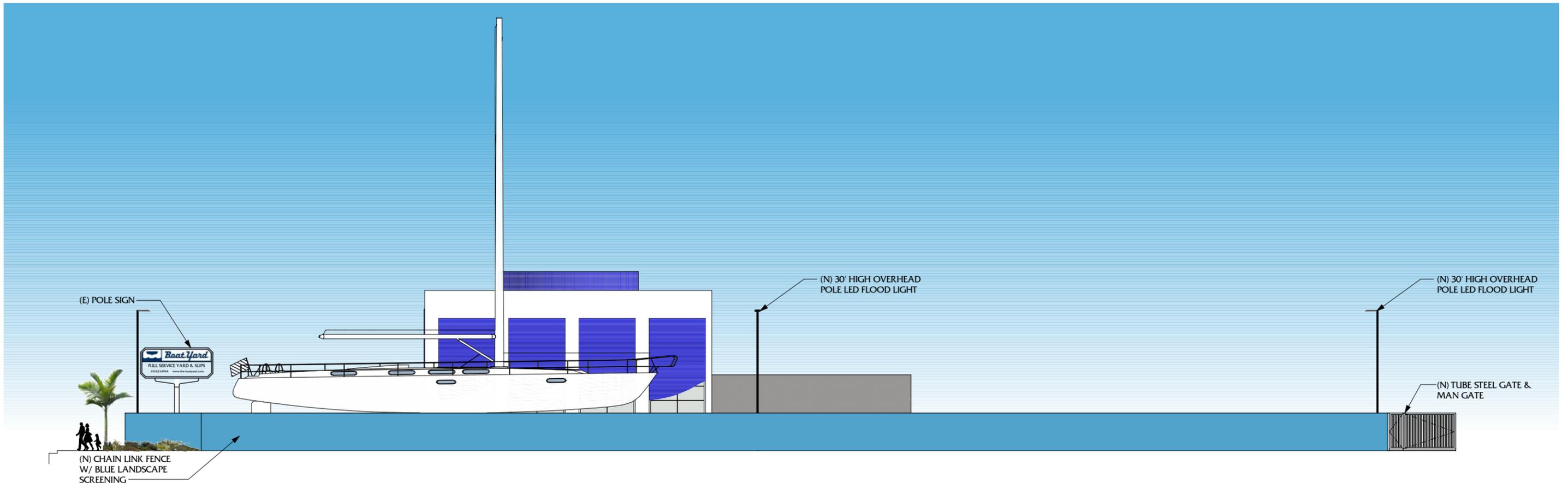
EXISTING POLE SIGN  
TO REMAIN



EXISTING NORTH ELEVATION



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



**NORTH ELEVATION EXTERIOR ELEVATIONS**

**SHEET: A7 - NORTH ELEVATION**

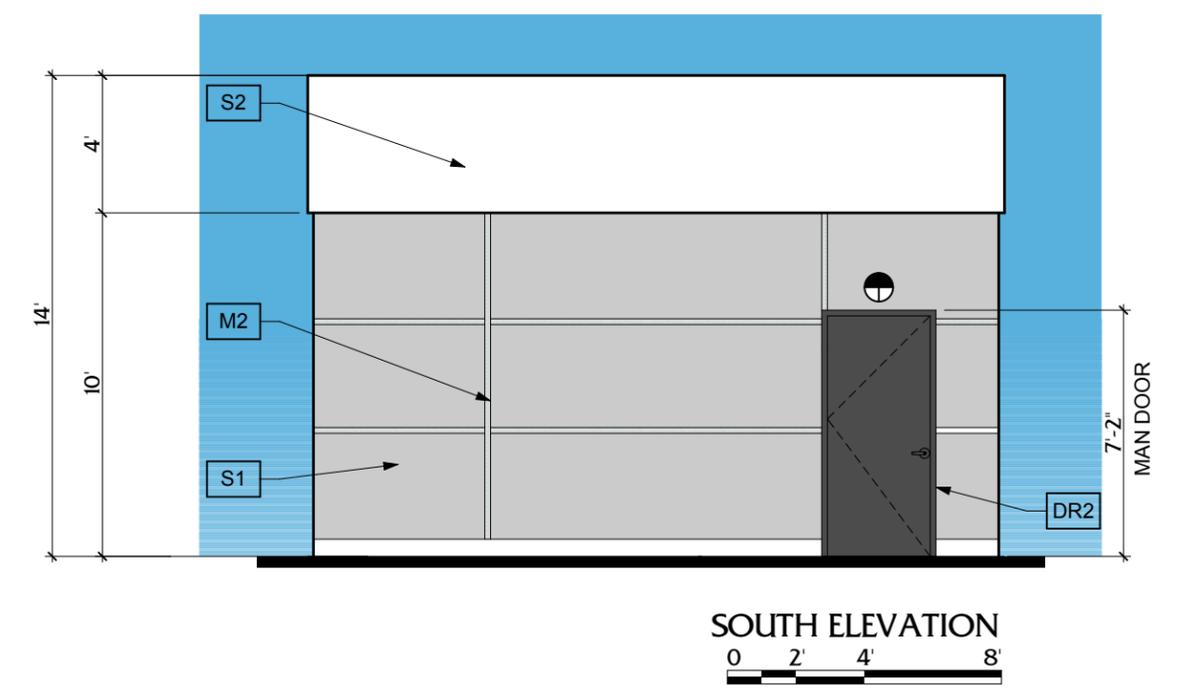
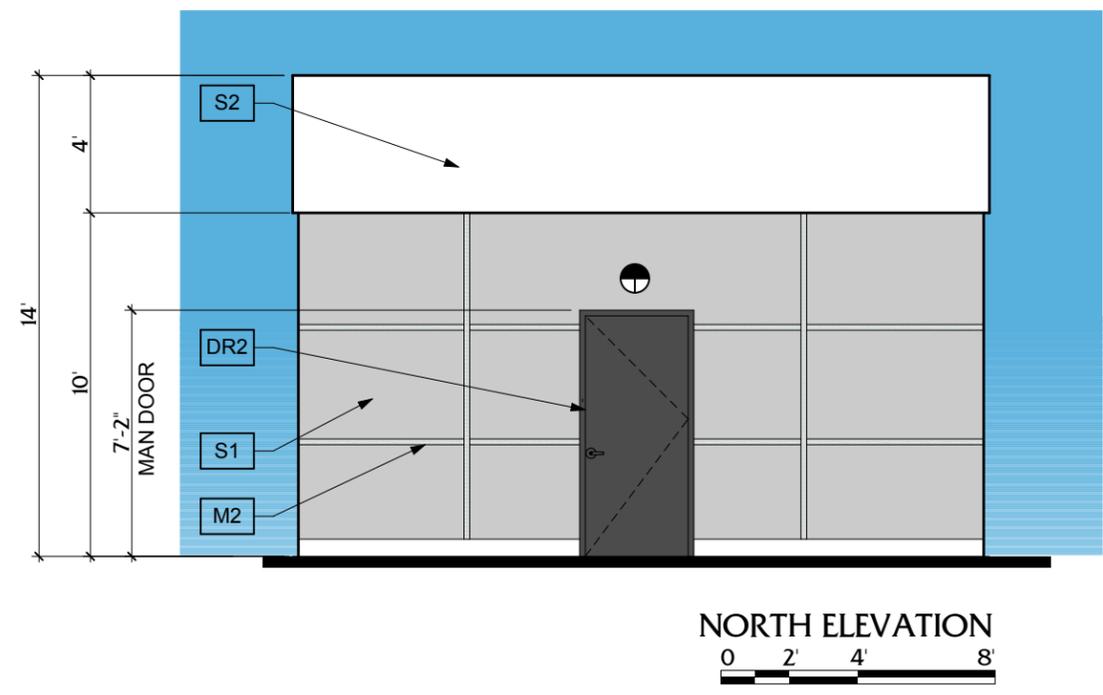
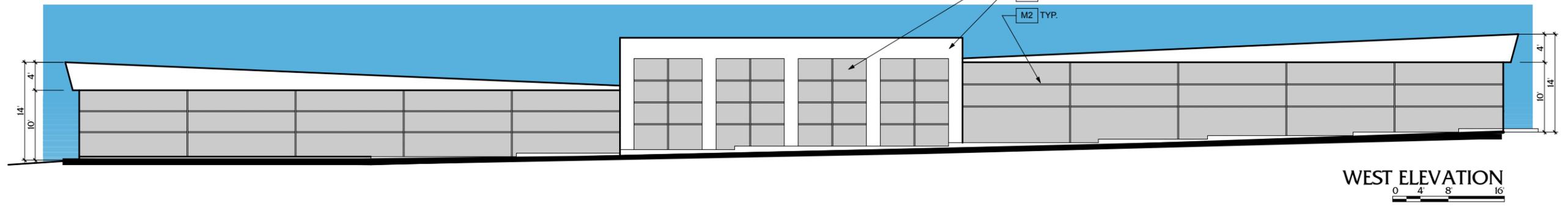


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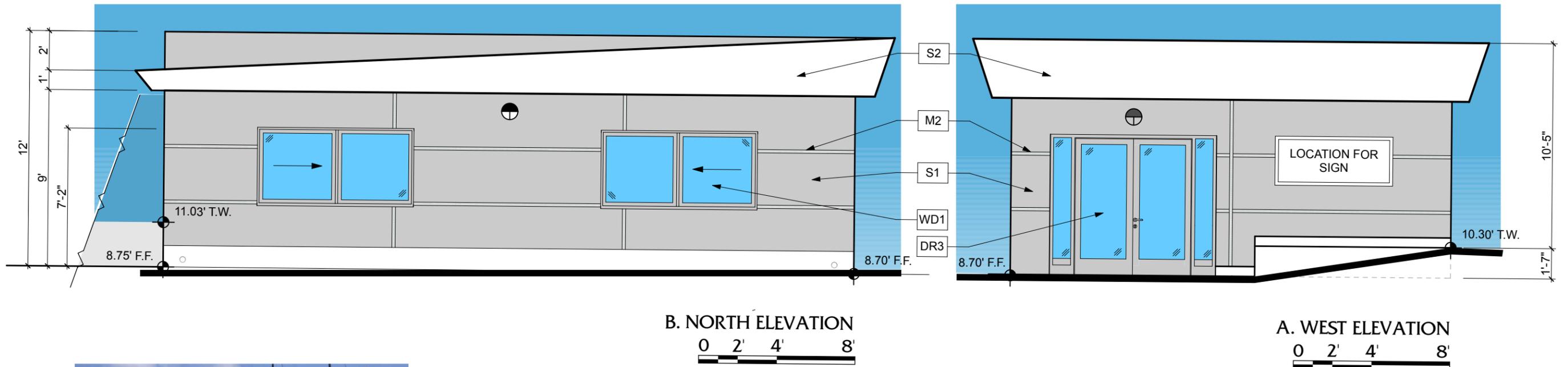
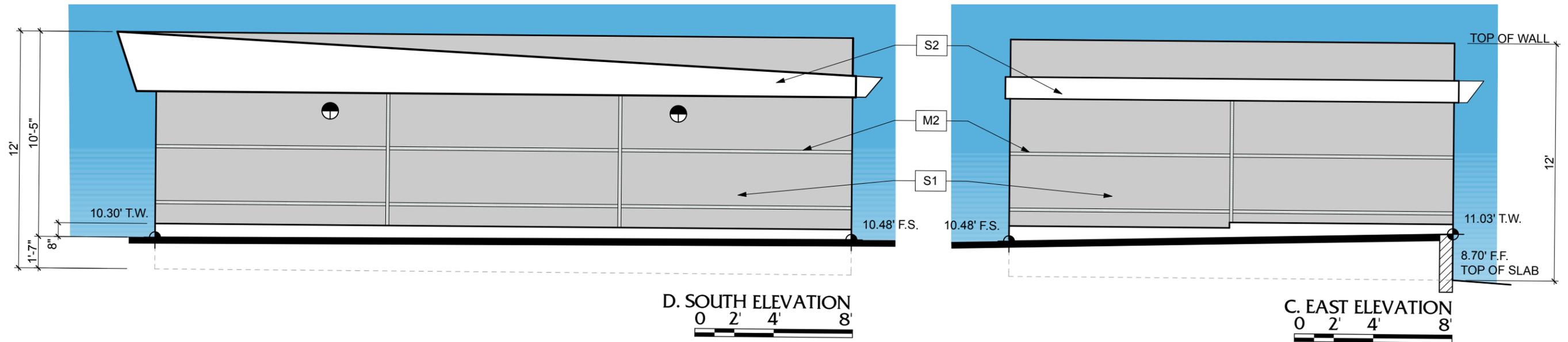
**GARAGE BUILDING EXTERIOR ELEVATIONS**



**SHEET: A8 - GARAGE BUILDING**

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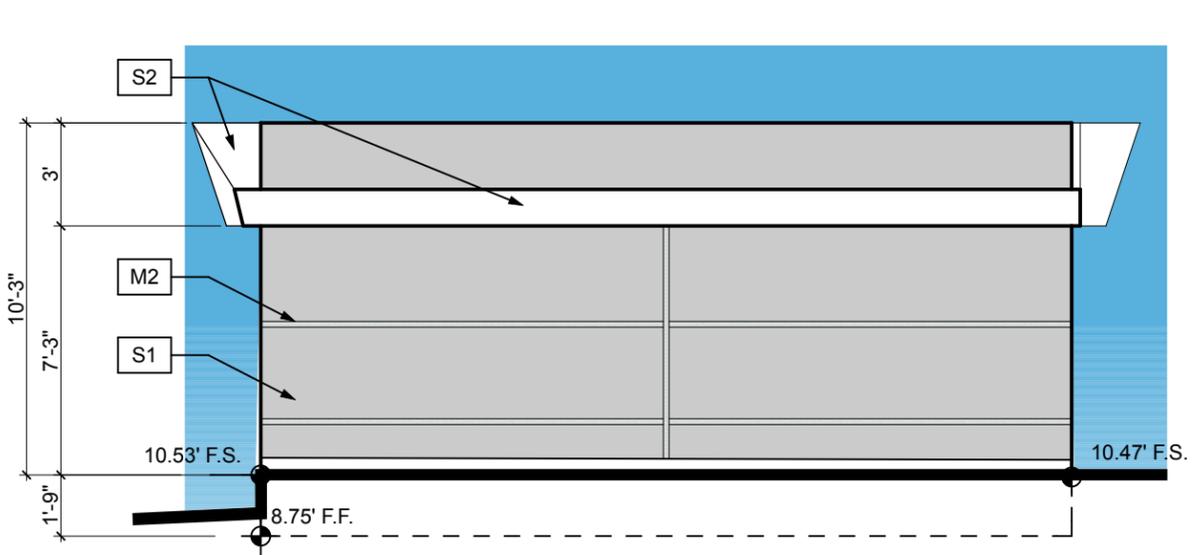
COMMERCIAL LEASE BUILDING EXTERIOR ELEVATIONS



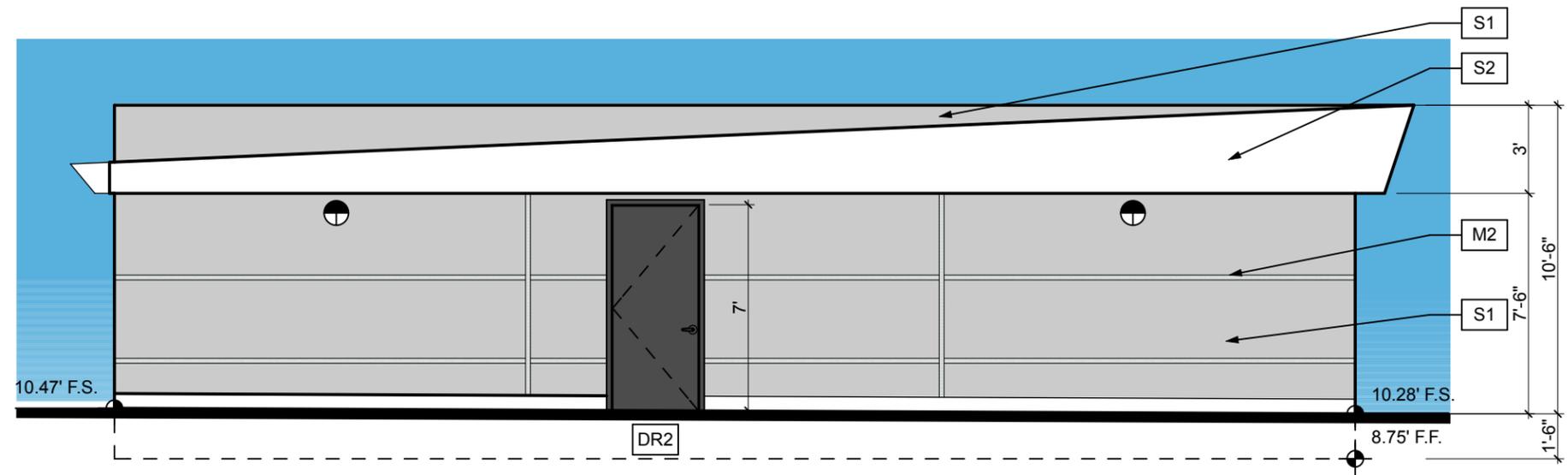
SHEET: A9 - COMMERCIAL LEASE BUILDING

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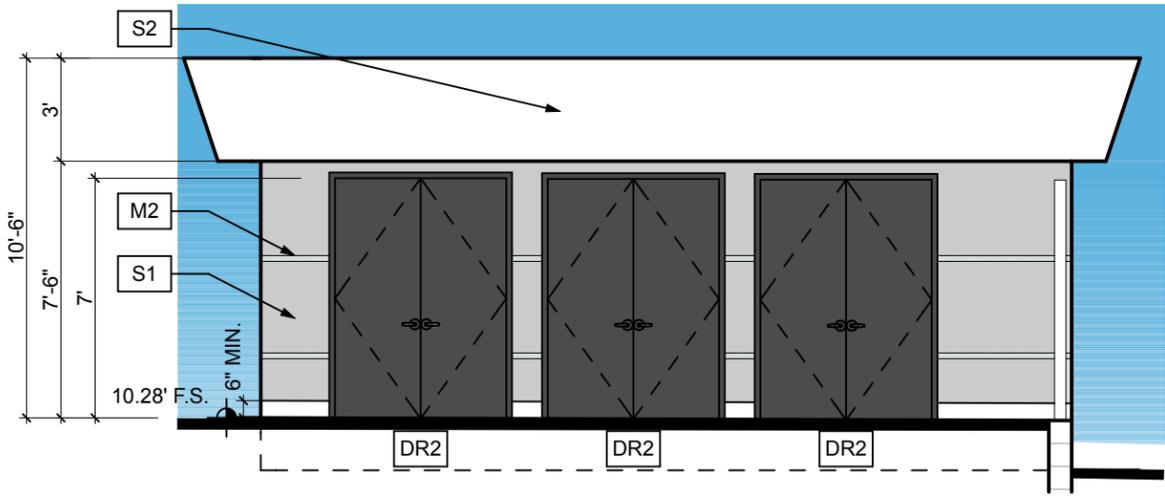




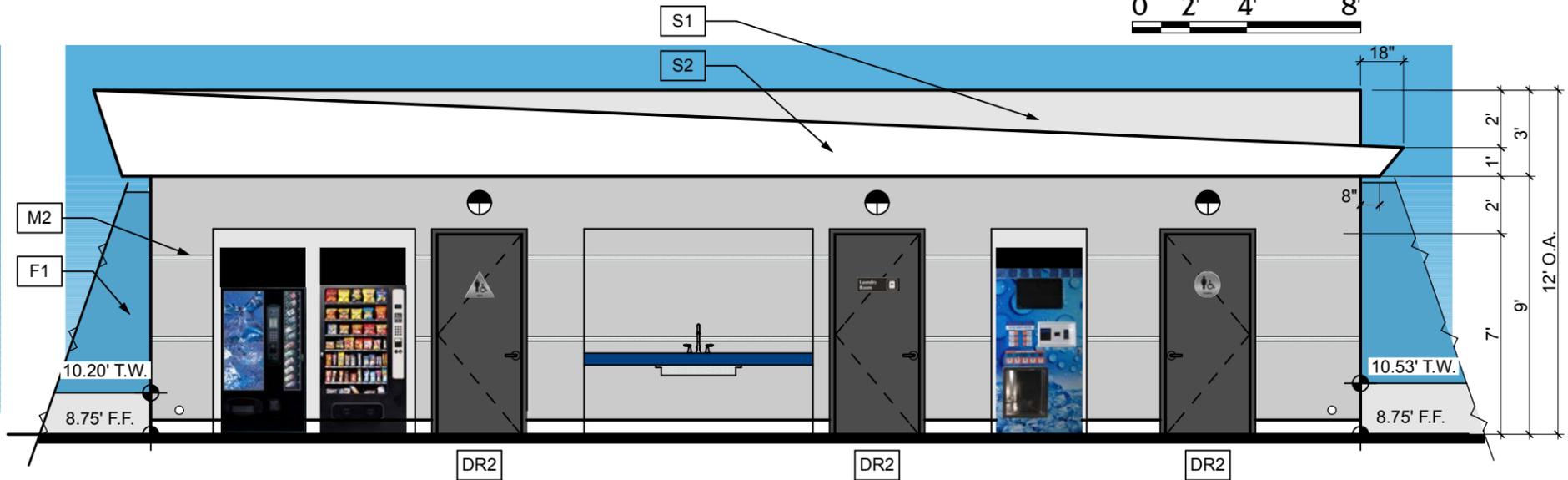
D. WEST ELEVATION  
0 2' 4' 8'



C. SOUTH ELEVATION  
0 2' 4' 8'



B. EAST ELEVATION  
0 2' 4' 8'



A. NORTH ELEVATION  
0 2' 4' 8'

RESTROOM BUILDING EXTERIOR ELEVATIONS



SHEET: A 10 - RESTROOM BUILDING

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Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones, Director

**SUBJECT: ITEM 5B – PARCEL 76 – MARINA TOWERS - DCB #15-003-B  
CONSIDERATION OF BUILDING LIGHTING**

Item 5B on your agenda is a submittal from the Department of Beaches and Harbors' Community and Marketing Services Division (CMSD), which is seeking approval of the proposed installation of an LED lighting system to illuminate the exterior walls of the Marina Towers North and South buildings located on Parcel 76.

### Background

At the February 2015 Design Control Board (DCB) meeting, the DCB approved CMSD's proposal to temporarily install two special lighting projects to help build excitement around and publicize Marina del Rey's 50<sup>th</sup> birthday, at the following locations:

- Marina del Rey gateway monument cylinders, located at Fiji Way/Lincoln Blvd, Mindanao Way/Lincoln Blvd, and Bali Way/Lincoln Blvd; and
- All sides of Marina Towers North and South buildings, located on Parcel 76.

From April 10 to 12, 2015, the three gateway monuments were lit with LED projections of shifting colors from the DCB-approved Marina del Rey color palette. However, the lighting project for the Marina Towers was not executed due to issues related to pricing negotiation and the withdrawal of the lighting contractor's interest in the project.

### Project Overview

Due to their proximity to major thoroughfares such as California State Route 90 (also known as the Marina Freeway) and Lincoln Boulevard (State Route 1/Pacific Coast Highway), the two 12-story commercial buildings on Parcel 76 known as Marina Towers North and South serve as a visual landmark to identify Marina del Rey. The buildings are currently not lit after dark, except for limited safety lighting and minimal lighting on the first floor. CMSD proposes to partner with the Parcel 76 lessee to transform these buildings into a more dynamic and striking landmark for the Marina del Rey community by illuminating the buildings with permanent, high quality light fixtures using low-energy LED technology.



### **Proposed Lighting**

The Applicant proposes to install 38 Philips ColorBlast LED fixtures (20 on the north tower and 18 on the south tower) on the exterior walls of both the north and south towers. The lights would be placed along the roofline of the first floor, at the base of each white column.

### **Colors and Effects**

The buildings would be illuminated primarily with color washes from the previously approved Marina color palette. This includes, PMS 382 (pea green), PMS 293 (dark blue), PMS 214 (fuchsia), PMS 107 (yellow), and PMS 2985 (sky blue). Other colors may be used occasionally for seasonal events and special occasions.

No specific images, designs or transitions are proposed as part of the illumination of the buildings. However, special lighting effects such as a ripple effect and other dynamic effects are proposed for holidays, celebrations, and special events.

### **Brightness**

The proposed brightness of the LED fixtures are specified to the project at 3,536 lumens. Projected light would be brightest near the light source, and becomes more diffuse the further it extends up the buildings. The lights being projected on the buildings would be brighter on the white columns of the exterior walls than on the tinted office windows.

### **Hours of Illumination**

The Marina Towers would be illuminated every evening, year round. As previously approved by the Board, the exterior illumination on the Marina Towers would take place from sundown to 12:00 a.m. every evening.

### **STAFF REVIEW**

Staff finds that the proposed light projections are consistent with the Marina del Rey Land Use Plan and Marina del Rey Specific Plan. The tower lighting would create a highly visible gateway entrance and would draw attention to the Marina.

The Department recommends **APPROVAL** of DCB #15-003-B with the following conditions.

- 1) All proposed light effects and color transitions shall occur at a gradual pace, so as not to create a hazard or nuisance, and shall be in conformance with Title 22 (e.g. flashing lights are prohibited).
- 2) Use of colors outside of the approved DCB color palette shall require written approval from the Department's Planning Division.

# Place Headline here

## Place subhead here

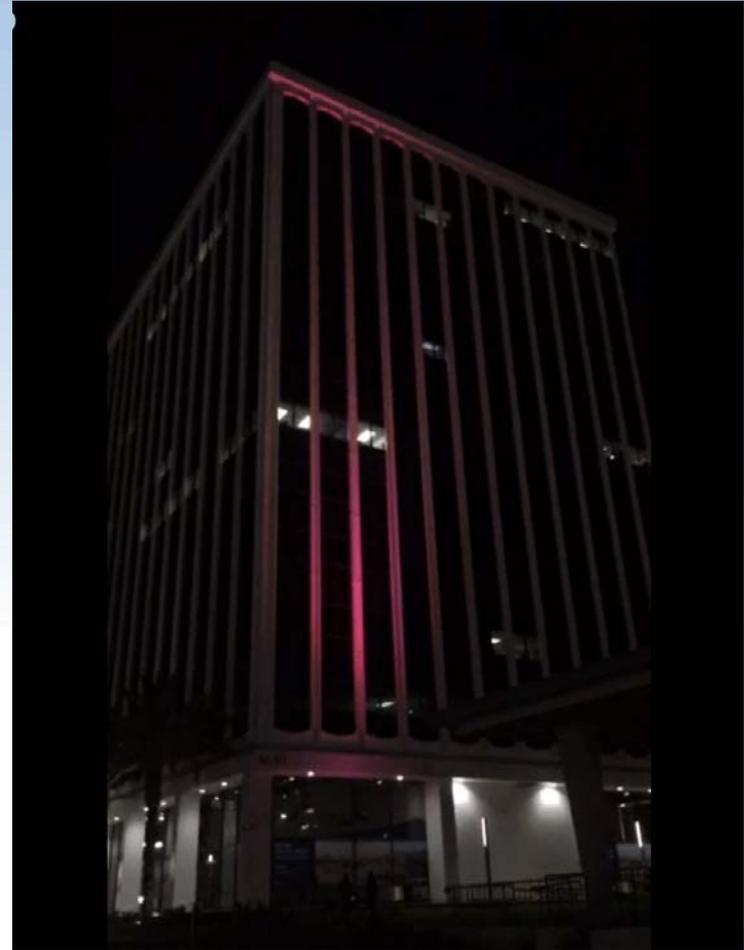
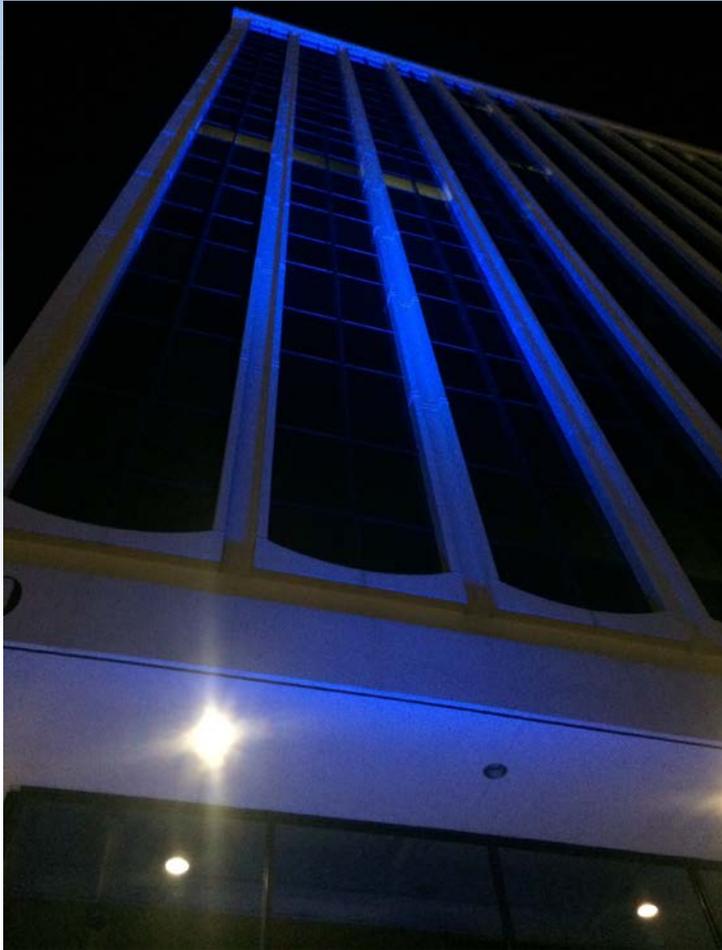


*Caring for Your Coast*

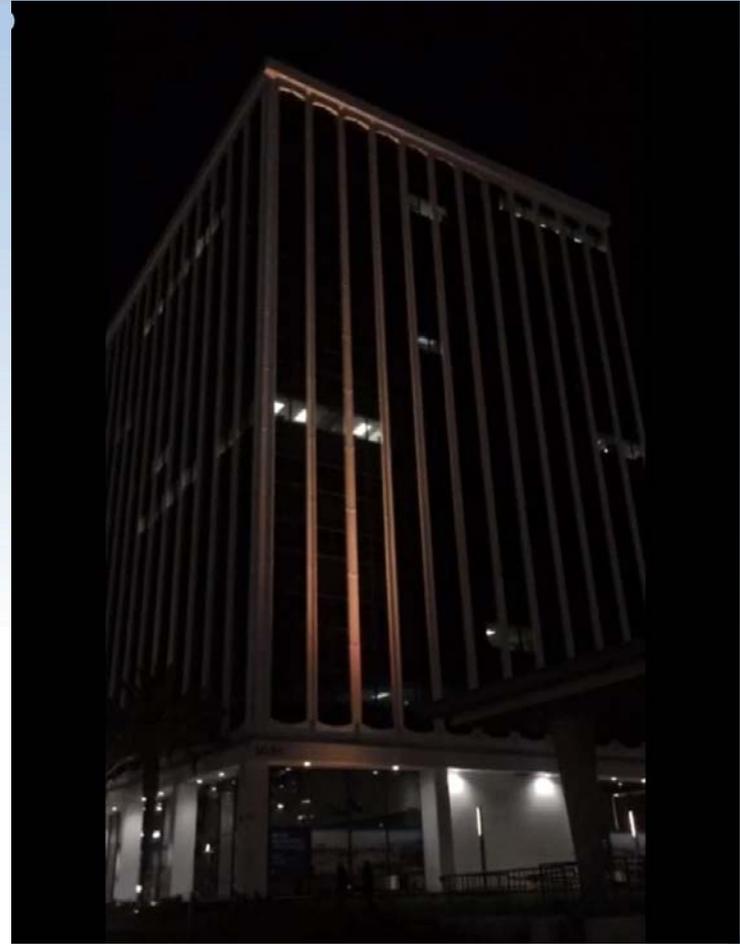
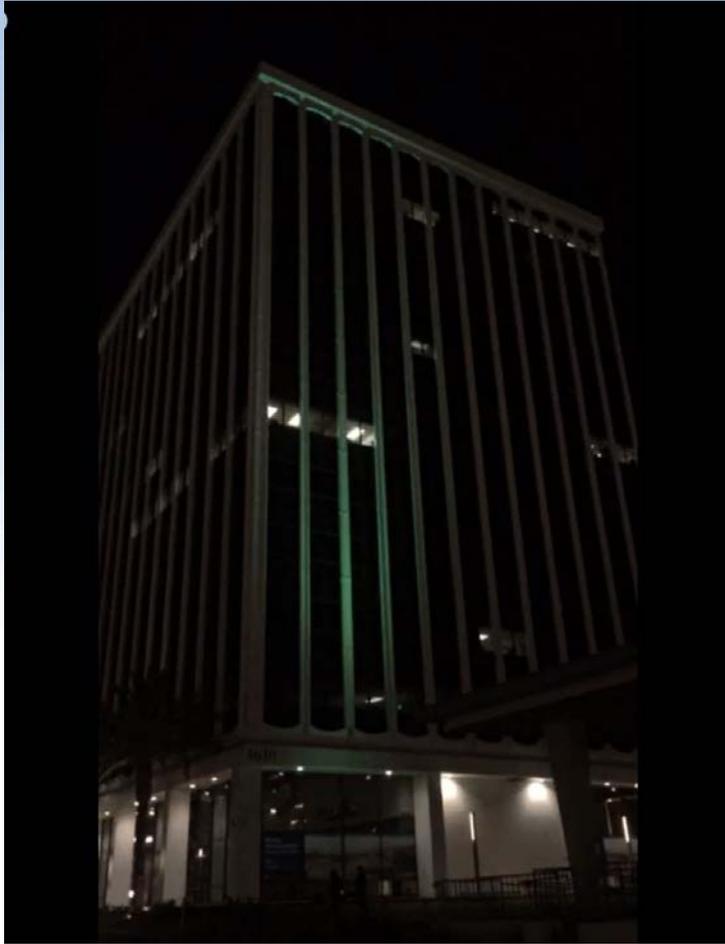
# Parcel 76 Façade Lighting Mock Design



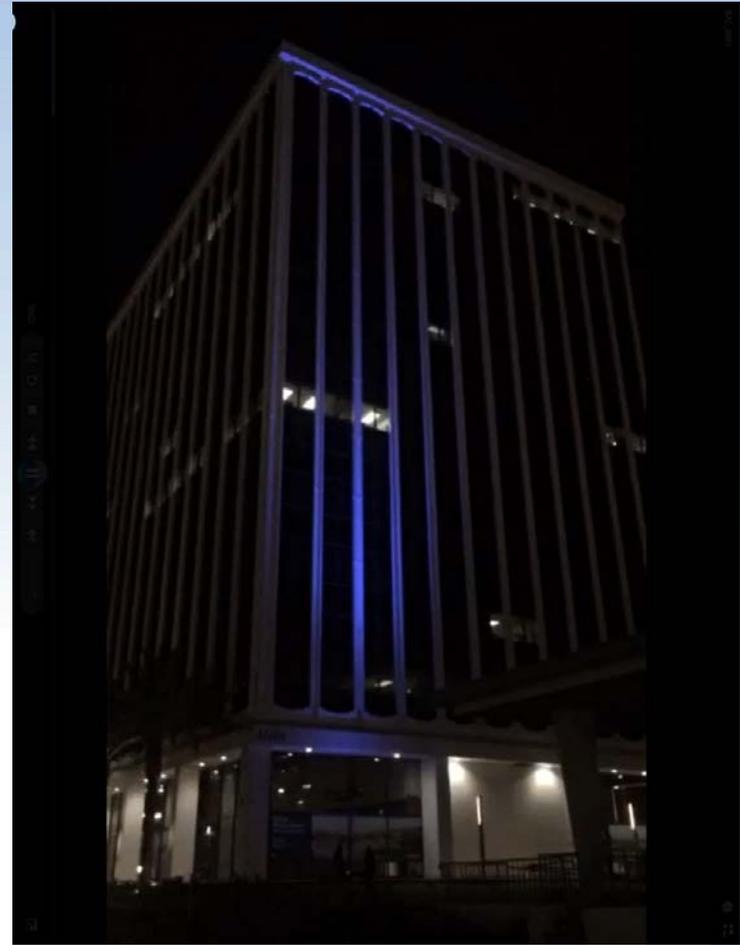
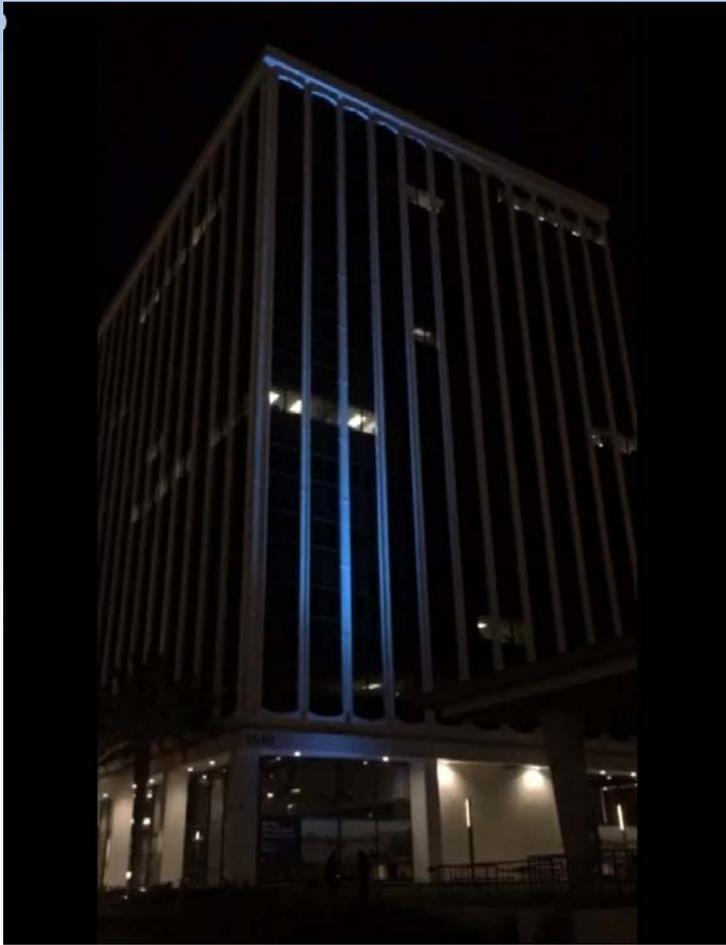
# Parcel 76 Façade Lighting Demo



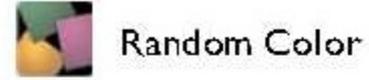
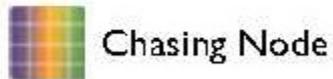
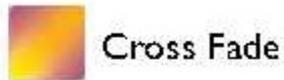
# Parcel 76 Façade Lighting Demo



# Parcel 76 Façade Lighting Demo



# Possible Lighting Effects



# DCB-Approved Color Palette

## Marina del Rey:

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PMS 382



PMS 293



PMS 214



PMS 107



PMS 2985

# OTHER LANDMARK LIGHTING: San Francisco City Hall



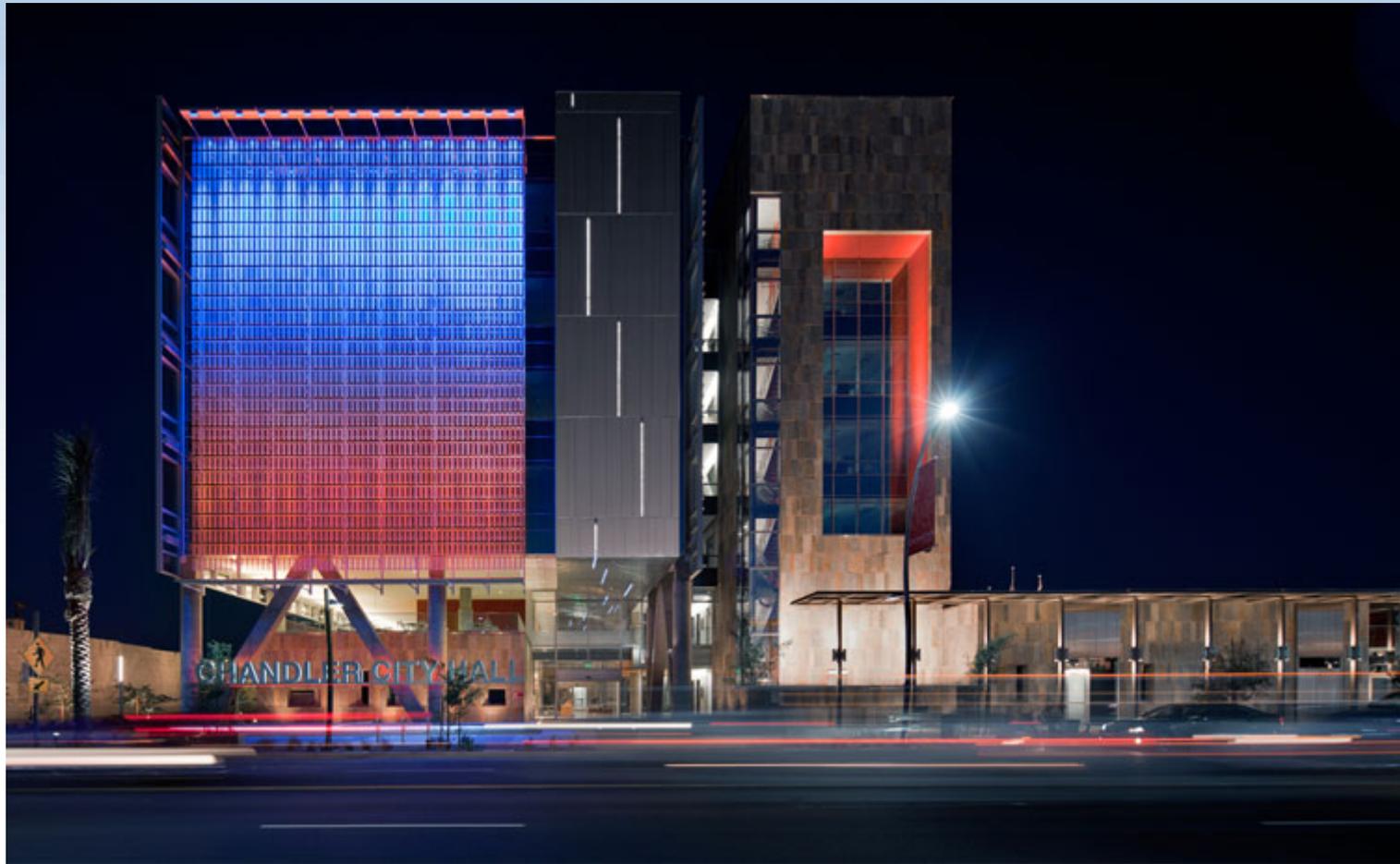
# OTHER LANDMARK LIGHTING: San Francisco City Hall



# OTHER LANDMARK LIGHTING: Brooklyn Borough Hall



# OTHER LANDMARK LIGHTING: Chandler City Hall



# OTHER LANDMARK LIGHTING: City of Long Beach Convention Center





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones, Director

**SUBJECT: ITEM 5C – PARCEL 125 – MARINA CITY CLUB - DCB #10-016-D  
CONSIDERATION OF ALTERATIONS TO APPROVED PROMENADE  
DESIGN**

Item 5C on your agenda is a returning submittal from the lessee of Parcel 125I, Essex Property Trust (Applicant), for the after-the-fact approval of unpermitted modifications to the DCB approved final design of a waterfront promenade.

### **Background**

This item was last before your Board on August 21, 2013. The DCB considered the Applicant's final design for improvements to 1,500 square feet of pedestrian promenade and fire access lane. The project consisted of new promenade hardscape, landscaping, fencing, lighting and signage. The DCB approved design "Alternative 2" for the seating areas.

Construction of the promenade was completed in July of 2015. Upon observing that the promenade was not built as approved by the DCB, Department staff notified the Applicant to return to the DCB for their consideration of the design changes.

### **Summary of Changes**

The following table summarizes the project changes to the DCB-approved final design:

	<b>DCB Approved</b>	<b>As-Built</b>
<b>Concrete Stamp:</b> Dock & Fence Gate Pad Wave #1	Wood panel stamp Tile stamp	Small seashell stamp Small seashell stamp
<b>Landscaping:</b>	Blue and purple rocks Succulents	Mulch Succulents not planted as shown in the approved exhibit

### **Staff Review**

There are two major inconsistencies between the approved promenade design and the completed promenade: (1) changes to the approved concrete stamp patterns, and (2) changes to the landscaping at the seating areas. Staff advised the Applicant to modify the landscaping to match the DCB-approved "Alternative 2" design. The Applicant has agreed to add rocks and more succulents as shown in the approved exhibit. The Applicant will be at the meeting to present their justification for changing the concrete stamp pattern.

GJ:CM:mmt



Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones

**SUBJECT: ITEM 6A – CONSIDERATION OF THE 2016 DESIGN CONTROL BOARD MEETING SCHEDULE**

The attached 2016 meeting and submittal filing schedule is provided for your consideration. All of the Design Control Board meetings are proposed to begin at 1:30 p.m. on the third Wednesday of each month at the Burton Chace Park Community Building, 13650 Mindanao Way, Marina del Rey. The proposed 1:30 p.m. meeting start time is consistent with the 2015 schedule.

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

GJ:CM:te

Attachment

## MARINA DEL REY DESIGN CONTROL BOARD

### 2016 MEETING AND SUBMITTAL FILING DEADLINES

The Design Control Board (DCB) will meet on the dates listed below. The filing deadline for any DCB meeting submittal is noon, four Wednesdays prior to the date of the meeting. Accordingly, the 2016 filing deadlines are as follows:

#### Meeting Date

January 20, 2016 @ 1:30 p.m.  
February 17, 2016 @ 1:30 p.m.  
March 16, 2016 @ 1:30 p.m.  
April 20, 2016 @ 1:30 p.m.  
May 18, 2016 @ 1:30 p.m.  
June 15, 2016 @ 1:30 p.m.  
July 20, 2016 @ 1:30 p.m.  
August 17, 2016 @ 1:30 p.m.  
September 21, 2016 @ 1:30 p.m.  
October 19, 2016 @ 1:30 p.m.  
November 16, 2016 @ 1:30 p.m.  
December 21, 2016 @ 1:30 p.m.

#### Filing Deadline

December 23, 2015  
January 20, 2016  
February 17, 2016  
March 23, 2016  
April 20, 2016  
May 18, 2016  
June 22, 2016  
July 20, 2016  
August 24, 2016  
September 21, 2016  
October 19, 2016  
November 23, 2016



Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board  
FROM:   
Gary Jones, Director

**SUBJECT: ITEM 6B – PARCEL 125 – RITZ CARLTON HOTEL – DCB #15-016  
CONSIDERATION OF REPAINTING**

Item 6B on your agenda is a submittal from the Ritz Carlton Hotel (Applicant), seeking approval for the exterior repainting of the Ritz Carlton Hotel. The hotel is located on Lease Parcel 125, at 4375 Admiralty Way.

**Existing and Proposed Building Paint**

The existing exterior paint for the buildings on site consists of two similar shades of tan. The buildings except the hotel tower, have standing seam copper roofs with a patina finish. The roofs will not be painted as part of this project.

The proposed color scheme for all of the buildings would feature four main colors, painted as follows:

Horizontal and Vertical Trim	Main Accent Color	Base Wall Color	Gates and Fences
BMHC-85 "Grey/Brown"	VT152708 "Dark Tan"	VT152976 "Medium Tan"	SW 7615 "Sea Serpent"

**STAFF REVIEW**

The Department recommends APPROVAL of DCB #15-016 as submitted.

GJ:CM:te



**Building**  
CONSULTANTS, LTD.

STRUCTURAL ENGINEERS • EXTERIOR WALL CONSULTANTS • ROOF DESIGNERS

October 27, 2015

Mr. Gary Jones, Director  
Department of Beaches & Harbors, Design Control Board  
13837 Fiji Way  
Marina del Rey, CA 90292

Subject: **Exterior Repairs**  
The Ritz-Carlton, Marina del Rey, Marina del Rey, CA

Dear Mr. Jones:

The owner of The Ritz Carlton Marina del Rey is planning an exterior wall repair project which will include the following work items:

- Remove and replace exterior sealants.
- Repair Portland cement plaster.
- Apply waterproof coating to balcony decks.
- Paint all exterior walls, columns, trim, etc.
- Paint handrails, doors, etc.

Attached are fourteen sets of the color renderings, showing proposed colors selected by the Owner and approved by The Ritz Carlton Hotel Company.

Also attached are fourteen sets of Drawings A-0 through A-6 showing the areas of work in more detail.

The anticipated construction cost is \$715,000. Attached is a check for \$1,500 for the plan review fee.

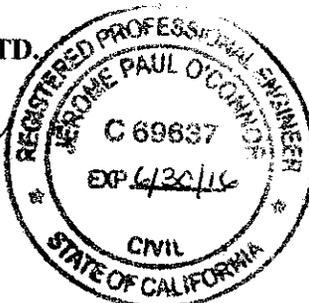
Should you have any questions about this information, please let us know.

Very truly yours,

**BUILDING CONSULTANTS, LTD.**



Jerome P. O'Connor, PE  
Senior Principal



c:\projects\12713\exterior repairs 2015\beaches and harbors submittal\design control board 01.doc

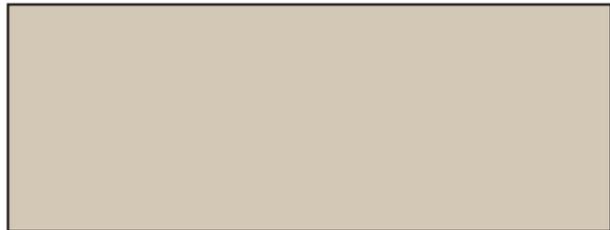


Sto Corp.  
 3800 Camp Creek Parkway  
 Building 1400, Suite 120  
 Atlanta, GA 30331  
 404/346.3666

[www.stocorp.com](http://www.stocorp.com)

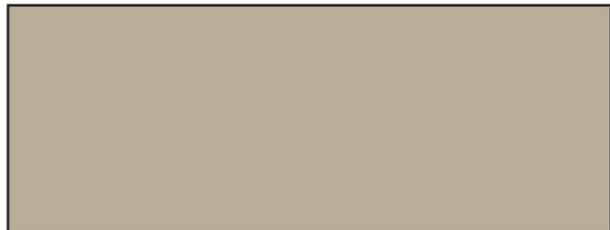
Project Name

**Ritz-Carlton**  
 Marina del Rey, CA



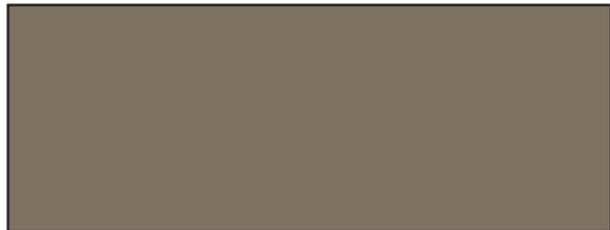
Color 1: Sto Color VT152976

Base Wall Color



Color 2: Sto Color VT152708

Main Accent Color



Color 3: Sto Color BMHC-85

Horizontal & Vertical Trim

Notes:  
 Sto Colors provided as reference.  
 Final colors to be determined and  
 samples to be approved by owner/  
 client.

Actual color of manufactured product  
 may vary slightly from this repre-  
 sentation. Always review product  
 samples under natural lighting condi-  
 tions, and construct full scale job site  
 mock-ups for final color approval.  
 Color concepts and renderings are the  
 exclusive intellectual property of Sto  
 Studio and Sto Corp. and cannot be  
 copied or modified for use without  
 the express written authorization  
 of Sto Studio and Sto Corp. Usage  
 licenses are available.

Drawing Number  
**15-NA067A03**

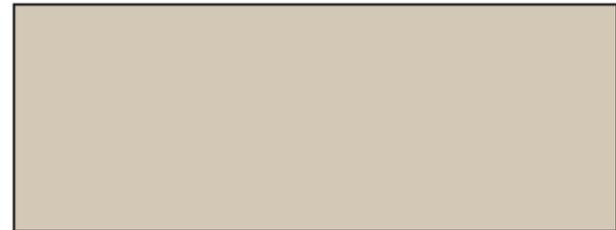


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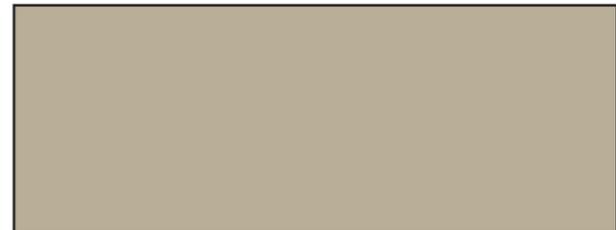
Project Name

**Ritz-Carlton**  
 Marina del Rey, CA



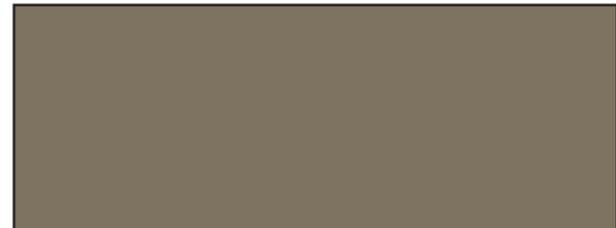
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Base Wall Color



Color 2: Sto Color VT152708

Main Accent Color



Color 3: Sto Color BMHC-85

Horizontal & Vertical Trim

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Drawing Number  
**15-NA067B03**



THE RITZ-CARLTON®  
**EXTERIOR REPAIRS**

**THE RITZ-CARLTON, MARINA DEL REY**

4375 ADMIRALTY WAY  
 MARINA DEL REY, CALIFORNIA 90292

**NOTES**

**GENERAL NOTES**

1. THESE DOCUMENTS INDICATE THE GENERAL SCOPE AND LEVEL OF QUALITY FOR EXTERIOR REPAIRS.
2. THE BASE INFORMATION ON THESE DRAWINGS WAS OBTAINED FROM ORIGINAL DRAWINGS BY GASSNER NATHAN + PARTNERS AND HAS NOT BEEN VERIFIED.
3. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMISSION OF A BID. NOT ALL EXISTING CONDITIONS ARE DEPICTED.
4. NOT ALL BUILDING ELEVATIONS ARE SHOWN.
5. PERFORM ALL WORK IN ACCORDANCE WITH LOCAL BUILDING CODES.
6. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS.
7. INSTALL PROPRIETARY MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

**EXISTING COMPONENT NOTES**

- 1 PORTLAND CEMENT PLASTER (STUCCO) WALL.
- 2 WOOD OR ALUMINUM DOOR.
- 3 WOOD OR ALUMINUM WINDOW.
- 4 BALCONY.
- 5 TERRACE.
- 6 EXPANSION JOINT.
- 7 HANDRAIL.
- 8 BALCONY SLAB EDGE.
- 9 WOOD TRIM.
- 10 PLANTER.
- 11 STUCCO CONTROL JOINT.
- 12 SOFFIT.
- 13 SITE WALL.
- 14 PERSONNEL DOOR AND FRAME.

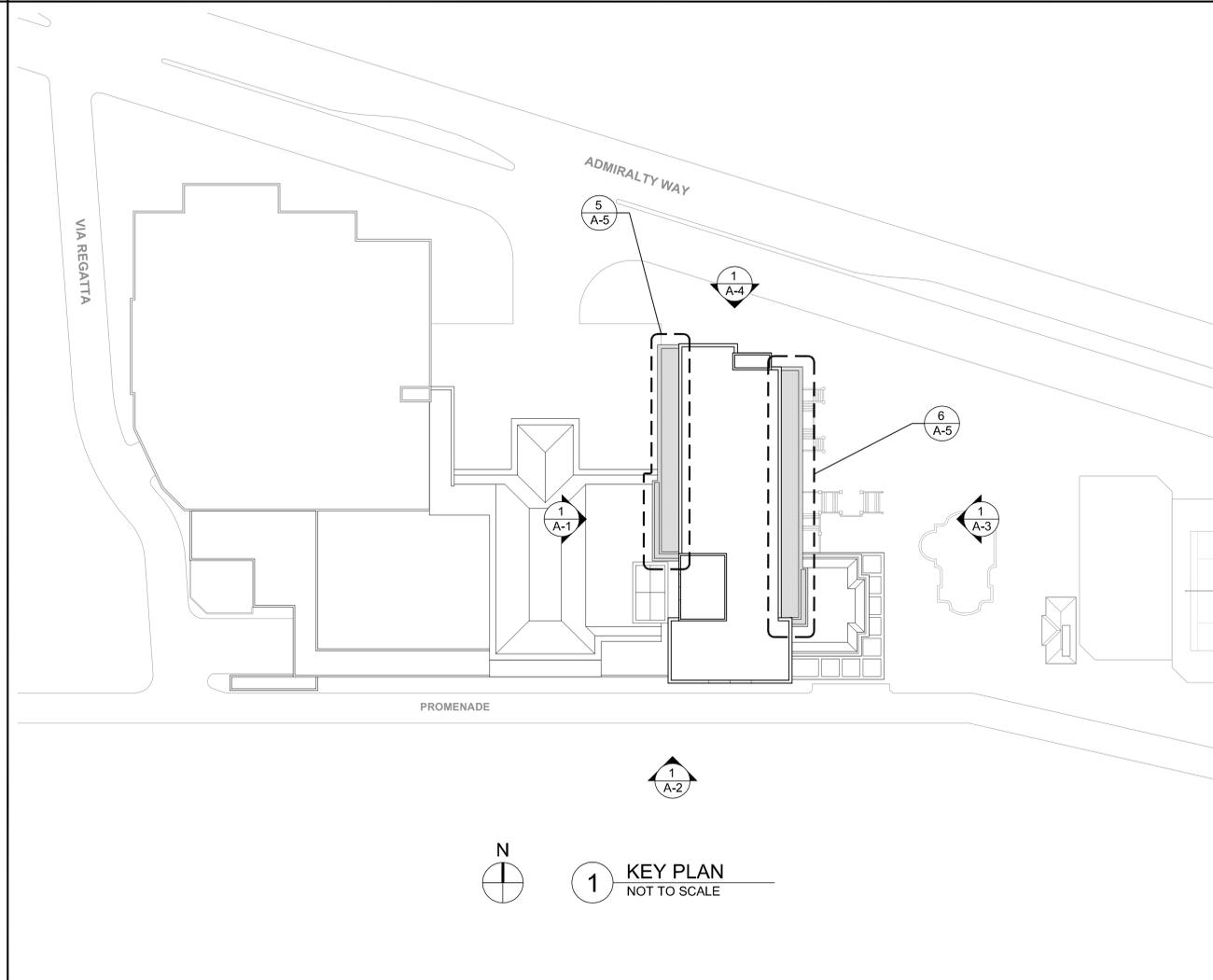
**DEMOLITION NOTES**

- 1 REMOVE EXISTING SEALANT AND BACKER ROD.
- 2 REMOVE EXISTING SEALANT (IF PRESENT).
- 3 REMOVE SEALANT AT EDGE OF EXPANSION JOINT AND AT ALL JOINTS.
- 4 REMOVE DETERIORATED STUCCO. (UNIT PRICE ITEM)
- 5 REMOVE DETERIORATED CONCRETE. (UNIT PRICE ITEM)
- 6 REMOVE BREAK METAL TRIM AT WINDOW PERIMETER AND SEALANT RESIDUE ON FACE OF STUCCO.
- 7 REMOVE EXISTING DECK WATERPROOFING (COMPLETE, ALL LAYERS).
- 8 REMOVE AND REINSTALL BIRD DETERRENT STRIPS/SPIKES TO ALLOW WORK TO BE PERFORMED.

**NEW CONSTRUCTION NOTES**

- 1 INSTALL BACKER ROD AND SEALANT IN ACCORDANCE WITH SECTION 07900.
- 2 INSTALL NEW STUCCO IN ACCORDANCE WITH SECTION 09220. (UNIT PRICE ITEM)
- 3 INSTALL SEALANT AT EDGES AND JOINTS OF EXPANSION JOINT IN ACCORDANCE WITH SECTION 07900.
- 4 INSTALL SEALANT IN ACCORDANCE WITH SECTION 07900.
- 5 APPLY ELASTOMERIC COATING ON ALL STUCCO SURFACES IN ACCORDANCE WITH SECTION 09830.
- 6 PAINT PERSONNEL DOORS AND FRAMES, HANDRAILS, SITE FENCES, SITE WALLS, METAL CAPS, ETC. IN ACCORDANCE WITH SECTION 09920.
- 7 INSTALL NEW PLYMER-MODIFIED CEMENTITIOUS REPAIR MATERIAL IN ACCORDANCE WITH SECTION 03735. (UNIT PRICE ITEM)
- 8 PAINT SLAB EDGES AND SOFFITS IN ACCORDANCE WITH SECTION 09920.
- 9 NOTE NOT USED.
- 10 NOTE NOT USED.
- 11 PAINT EXTERIOR WALLS AND COLUMNS OF PARKING STRUCTURE IN ACCORDANCE WITH SECTION 09920.
- 12 PAINT WOOD TRIM AT DOOR/WINDOW PERIMETER IN ACCORDANCE WITH SECTION 09920.
- 13 INSTALL NEW TRAFFIC-BEARING MEMBRANE SYSTEM AT BALCONIES AND TERRACES IN ACCORDANCE WITH SECTION 07121.

**KEY PLAN**



GENERAL REVISION  
 OCTOBER 27, 2015

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 Arlington Heights, Illinois 60004  
 (847) 788-1290 FAX (847) 788-1291

DESCRIPTION

TITLE SHEET,  
 KEY PLAN  
 AND NOTES

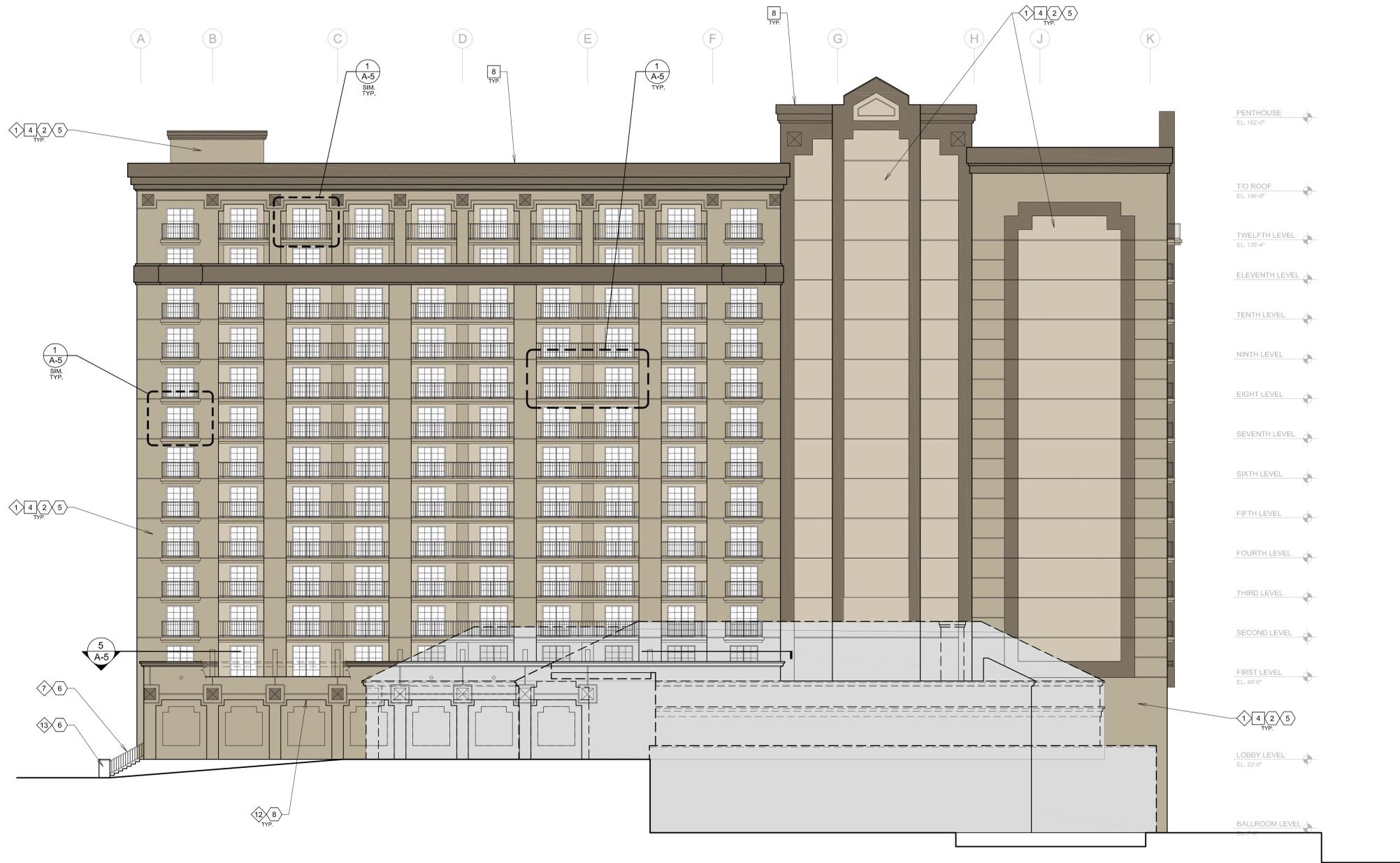
**DRAWING INDEX**

A-0	TITLE SHEET, KEY PLAN AND NOTES	A-4	NORTH ELEVATION
A-1	WEST ELEVATION	A-5	DETAILS
A-2	SOUTH ELEVATION	A-6	PHOTOS
A-3	EAST ELEVATION		

PROJECT 12713

DATE JUNE 2015

SHEET A-0



- PENTHOUSE  
EL. 162'-0"
- T/O ROOF  
EL. 148'-0"
- TWELFTH LEVEL  
EL. 136'-4"
- ELEVENTH LEVEL
- TENTH LEVEL
- NINTH LEVEL
- EIGHT LEVEL
- SEVENTH LEVEL
- SIXTH LEVEL
- FIFTH LEVEL
- FOURTH LEVEL
- THIRD LEVEL
- SECOND LEVEL
- FIRST LEVEL  
EL. 40'-0"
- LOBBY LEVEL  
EL. 22'-0"
- BALLROOM LEVEL

**1** WEST ELEVATION  
NOT TO SCALE

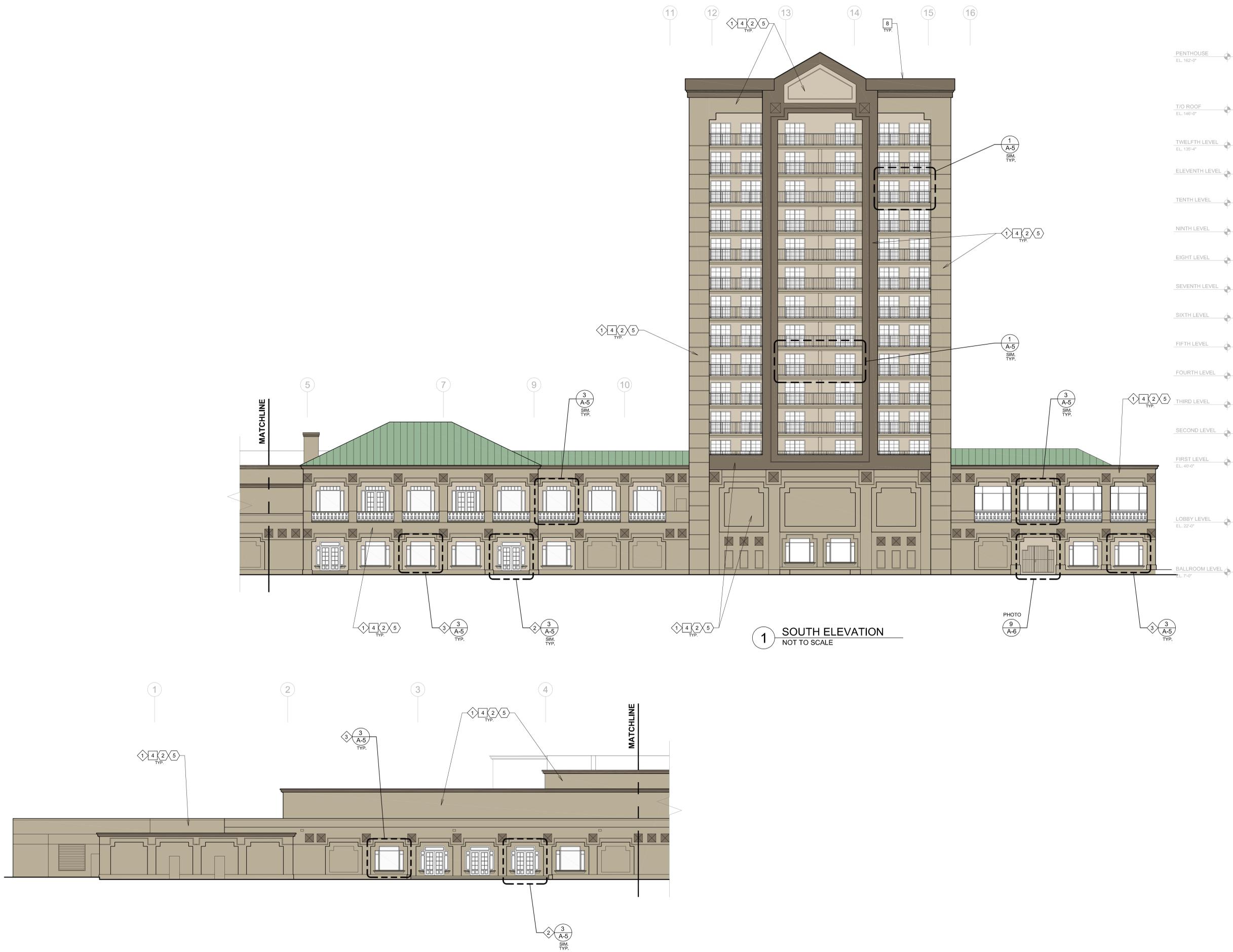
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DESCRIPTION	WEST ELEVATION
PROJECT	12713
DATE	JUNE 2015
SHEET	A-1



- PENTHOUSE  
EL. 162'-0"
- T/O ROOF  
EL. 146'-0"
- TWELFTH LEVEL  
EL. 139'-4"
- ELEVENTH LEVEL
- TENTH LEVEL
- NINTH LEVEL
- EIGHT LEVEL
- SEVENTH LEVEL
- SIXTH LEVEL
- FIFTH LEVEL
- FOURTH LEVEL
- THIRD LEVEL
- SECOND LEVEL
- FIRST LEVEL  
EL. 40'-0"
- LOBBY LEVEL  
EL. 22'-0"
- BALLROOM LEVEL  
EL. 7'-0"

1 SOUTH ELEVATION  
NOT TO SCALE

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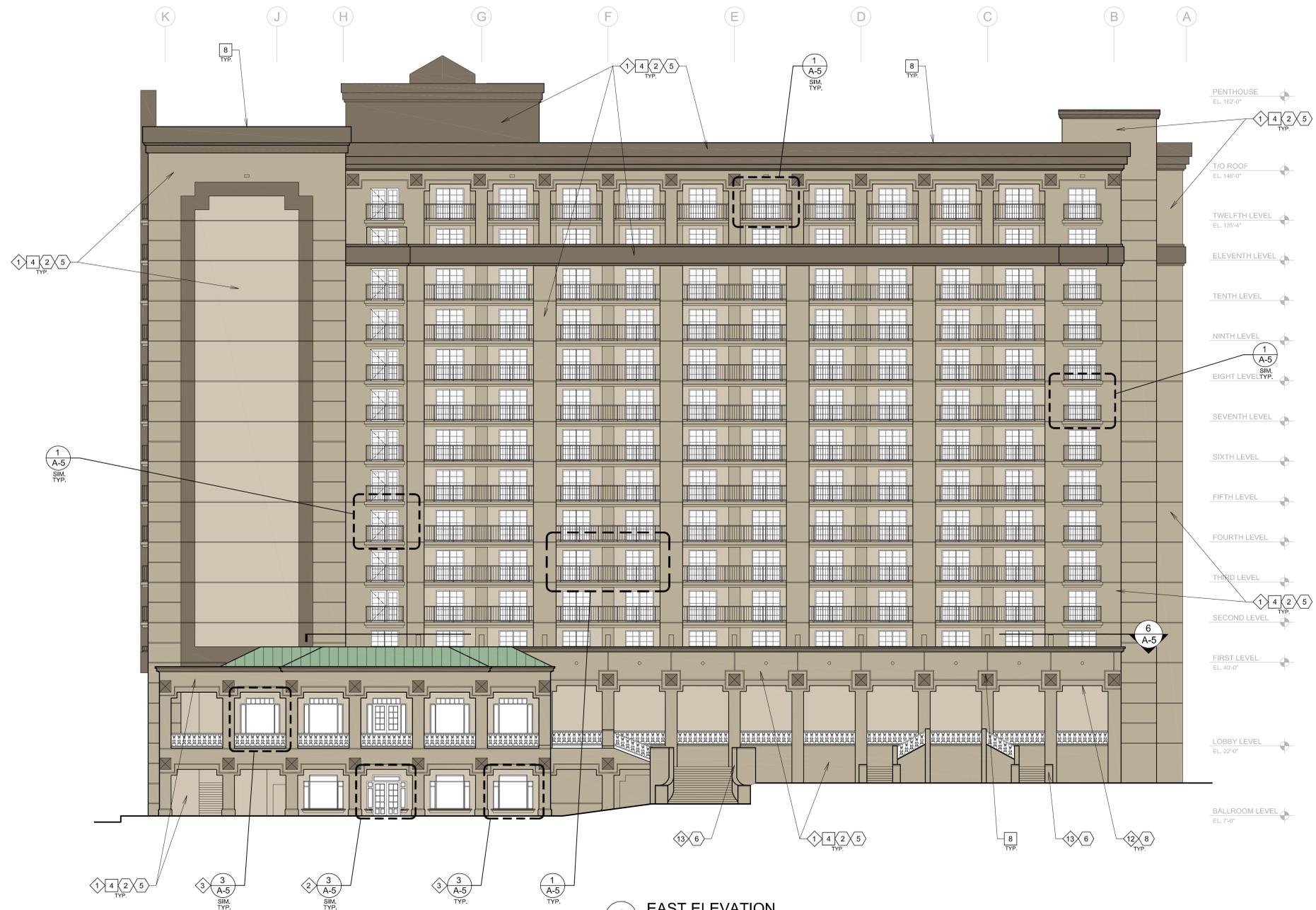
DESCRIPTION

SOUTH ELEVATION

PROJECT  
12713

DATE  
JUNE 2015

SHEET  
A-2



2 EAST ELEVATION  
NOT TO SCALE

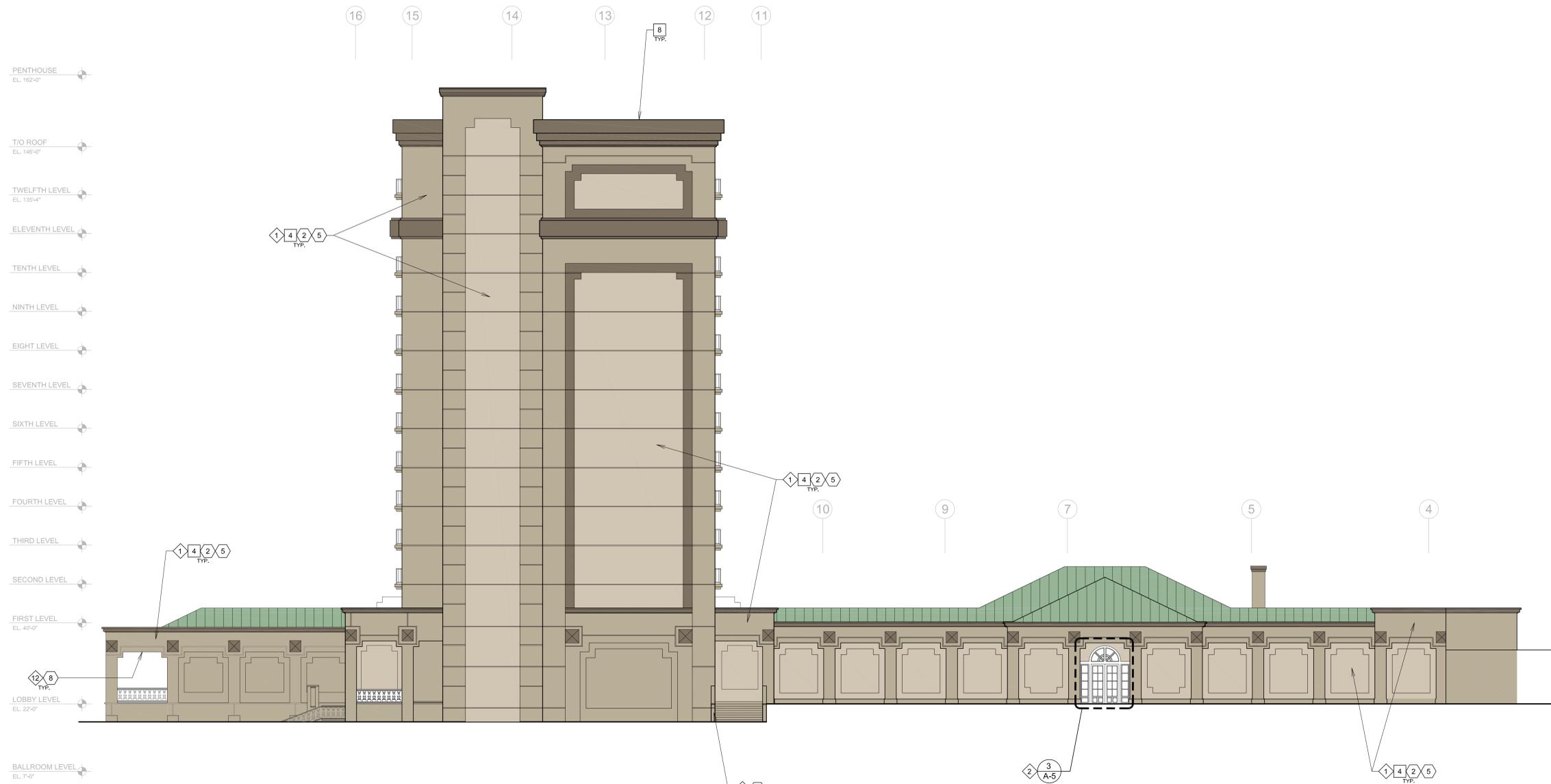
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DESCRIPTION	EAST ELEVATION
PROJECT	12713
DATE	JUNE 2015
SHEET	A-3



**2** NORTH ELEVATION  
NOT TO SCALE

△ GENERAL REVISION  
OCTOBER 27, 2015

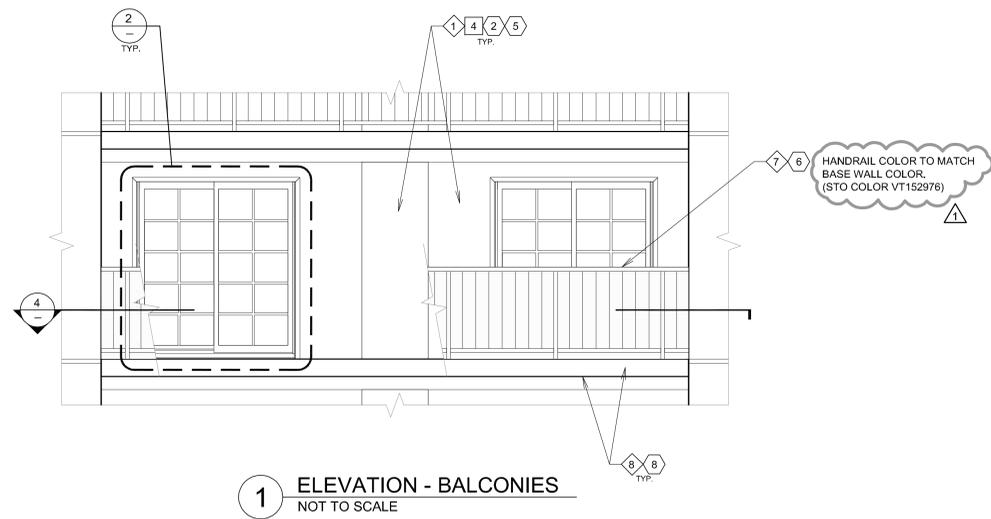
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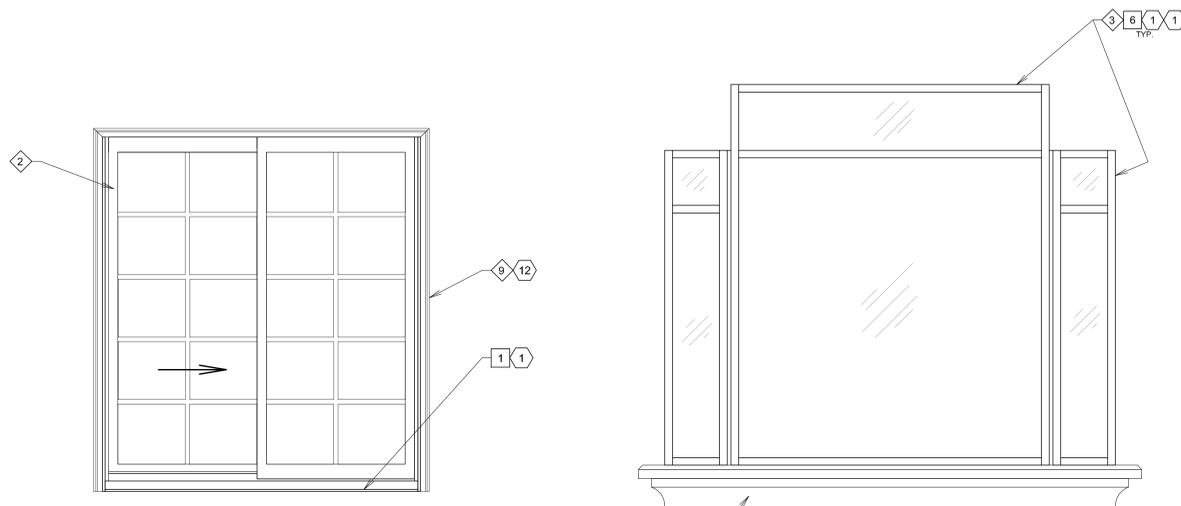
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DESCRIPTION  
  
NORTH ELEVATION

PROJECT	12713
DATE	JUNE 2015
SHEET	A-4



**1 ELEVATION - BALCONIES**  
NOT TO SCALE



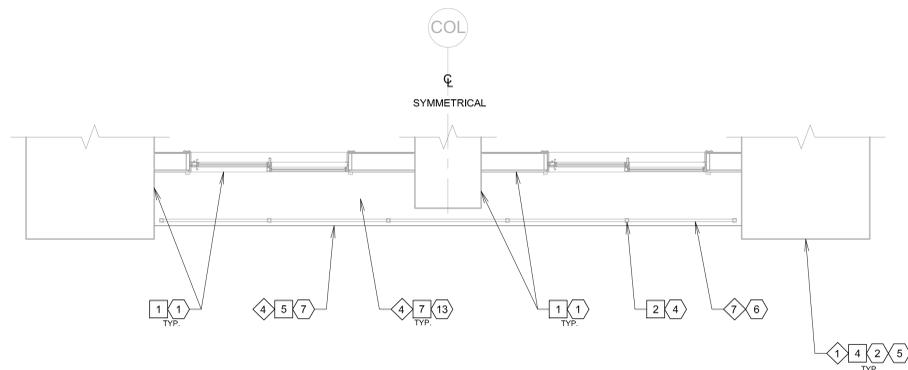
**NOTE:** HINGED IN-SWING DOOR SIMILAR.

**2 ELEVATION - SLIDING GLASS DOOR**  
NOT TO SCALE

**3 ELEVATION - FIXED WINDOW**  
NOT TO SCALE

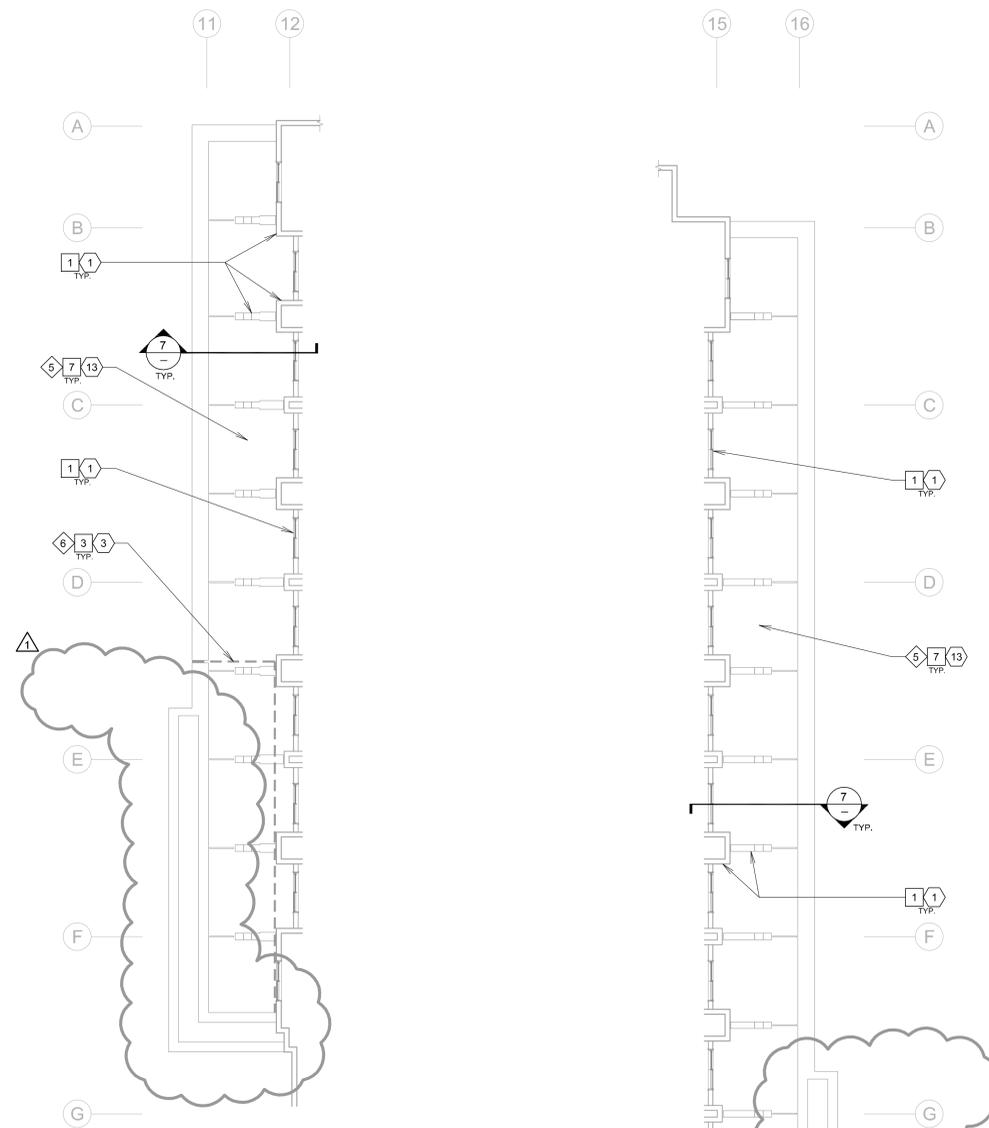
- NOTES:**
1. [6] IS TO BE PERFORMED AT 16 ALUMINUM WINDOWS AT THE BALLROOM LEVEL AND LOBBY LEVEL.
  2. DOORS SIMILAR.
  3. DOOR AND WINDOW COLOR TO MATCH BASE WALL COLOR. (STO COLOR VT152976)

**NOTE:** HANDRAIL COLOR TO MATCH BASE WALL COLOR. (STO COLOR VT152976)



**4 PLAN - BALCONIES**  
NOT TO SCALE

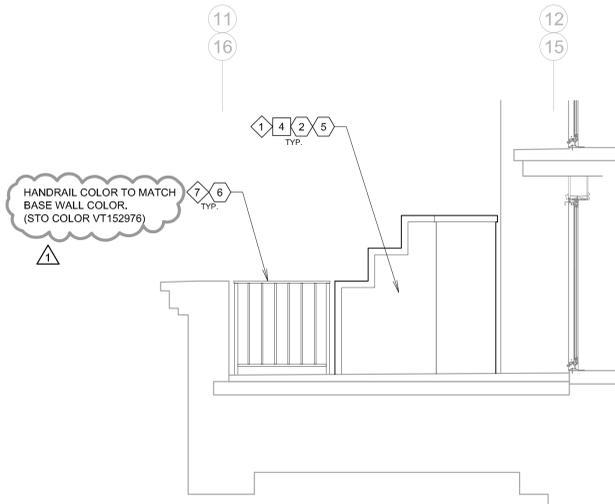
**NOTE:** BALCONY SIZES/CONFIGURATIONS VARY.



**5 PLAN - WEST 1ST FLOOR TERRACE**  
NOT TO SCALE



**6 PLAN - EAST 1ST FLOOR TERRACE**  
NOT TO SCALE



**7 SECTION**  
NOT TO SCALE

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OCTOBER 27, 2015

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DESCRIPTION

DETAILS

PROJECT  
12713

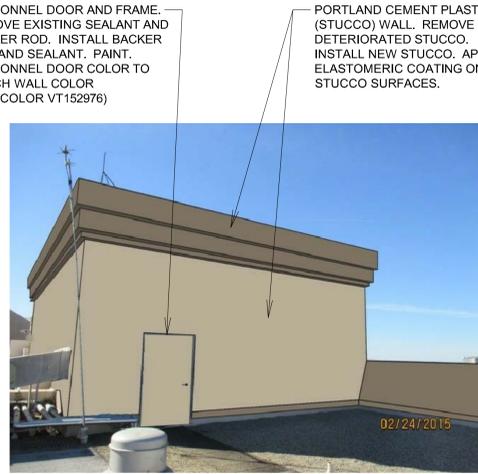
DATE  
JUNE 2015

SHEET  
A-5



EXPANSION JOINT. REMOVE SEALANT AT EDGE OF EXPANSION JOINT AND AT ALL JOINTS. INSTALL SEALANT AT EDGES AND JOINTS OF EXPANSION JOINT.

1 TERRACE EXPANSION JOINT



PERSONNEL DOOR AND FRAME. REMOVE EXISTING SEALANT AND BACKER ROD. INSTALL BACKER ROD AND SEALANT. PAINT. PERSONNEL DOOR COLOR TO MATCH WALL COLOR (STO COLOR VT152976)

PORTLAND CEMENT PLASTER (STUCCO) WALL. REMOVE DETERIORATED STUCCO. INSTALL NEW STUCCO. APPLY ELASTOMERIC COATING ON ALL STUCCO SURFACES.

2 PENTHOUSE



WOOD OR ALUMINUM WINDOW. REMOVE EXISTING SEALANT AND BACKER ROD. INSTALL BACKER ROD AND SEALANT.

STUCCO CONTROL JOINT. REMOVE EXISTING SEALANT (IF PRESENT). INSTALL BACKER ROD AND SEALANT.

3 ALUMINUM WINDOW - BREAK METAL TRIM



PERSONNEL DOOR AND FRAME. REMOVE EXISTING SEALANT AND BACKER ROD. INSTALL BACKER ROD AND SEALANT. PAINT. PERSONNEL DOOR COLOR TO MATCH WALL COLOR (STO COLOR VT152976)

PORTLAND CEMENT PLASTER (STUCCO) WALL. REMOVE DETERIORATED STUCCO. INSTALL NEW STUCCO. APPLY ELASTOMERIC COATING ON ALL STUCCO SURFACES.

4 LOADING DOCK



PAINT EXTERIOR WALLS AND COLUMNS OF PARKING STRUCTURE

PAINT HANDRAIL

5 PARKING STRUCTURE



PAINT SITE WALL (BOTH SIDES)

6 SITE WALL



FENCE N.I.C.

7 TENNIS COURT



PAINT SITE FENCES

8 SITE FENCE



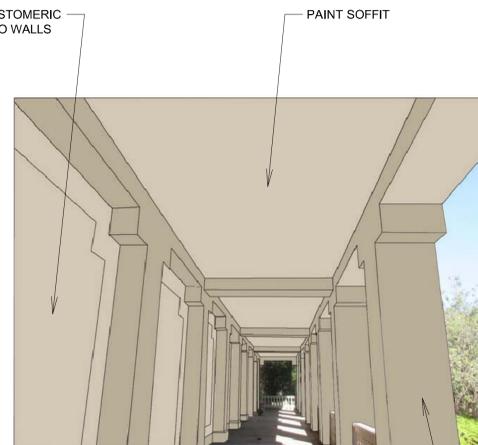
PAINT FENCE SHERWIN WILLIAMS SEA SERPENT SW 7615

9 GATE AND FENCE



PAINT BEAMS/COLUMNS

10 AWNING - CAST & PLOW RESTAURANT



APPLY ELASTOMERIC COATING TO WALLS

PAINT SOFFIT

11 FRONT ENTRANCE

APPLY ELASTOMERIC COATING TO WALLS

TYPICAL FENCE COLOR:  
SHERWIN WILLIAMS  
SEA SERPENT SW 7615



GENERAL REVISION  
OCTOBER 27, 2015

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EXTERIOR REPAIRS  
THE RITZ-CARLTON,  
MARINA DEL REY  
MARINA DEL REY, CALIFORNIA

**Building**  
CONSULTANTS, L.P.  
215 North Arlington Heights Road  
Arlington Heights, Illinois 60004  
(847) 788-1290 FAX (847) 788-1291

DESCRIPTION

PHOTOS

PROJECT

12713

DATE

JUNE 2015

SHEET

A-6



1 OVERALL VIEW OF BUILDING



2 SOUTH ELEVATION



3 SOUTH ELEVATION



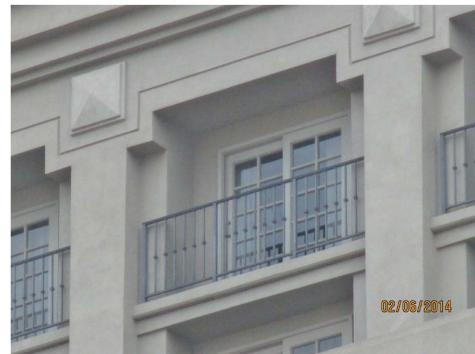
4 EAST ELEVATION



5 EAST ELEVATION



6 PARKING STRUCTURE



7 TYPICAL BALCONY



8 POOL BAR



9 ENTRY DOOR



10 TYPICAL WINDOW



11 CAST AND PLOW RESTAURANT



12 COPPER ROOF

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DESCRIPTION

PHOTOS

PROJECT

12713

DATE

NOVEMBER 2015

SHEET

A-7



Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones, Director

**SUBJECT: ITEM 6C – PARCEL 50 – WILLIAM B AND FRIENDS – DCB #15-015  
CONSIDERATION OF NEW SIGNAGE AND FAÇADE RENOVATION**

Item 6C on your agenda is a submittal from William B and Friends (Applicant) seeking approval for new signage and storefront façade improvements. The project site is a retail tenant space within the Waterside Shopping Center located on Lease Parcel 50, at 4700 Admiralty Way.

### **Façade Modifications**

The existing storefront façade consists of a dark grey stucco outer wall topped with a white cornice. The double entry doors are clear glass with storefront windows on both sides, and shade provided by a metal awning. The entry doors, storefront windows, and awning are framed by a 5" thick white faux stone square arch.

The Applicant proposes to apply a white brick veneer to the façade, covering all of the grey stucco. The stone arch, cornice awning, entry doors, and storefront windows would remain.

### **Signage**

The Applicant proposes two new façade-mounted identification signs and one new blade sign.

The new blade sign would be mounted directly to the building with an 8' clearance above the sidewalk. The sign would measure 2'-9" long, 1'-3" tall, and 3" thick and made of aluminum colored green PMS 380 C. The sign would read "WILLIAM B + friends" in 3" and 2" tall grey and white channel letters, in a custom font, with a projection of 1/8" from the sign panel surface. The channel letters would be reverse lit.

The storefront façade identification sign would be mounted approximately 13' above grade, located above the awning and enclosed by the stone arch. The sign would measure 1'-9" tall by 10'-8" wide, for a total of 18.63 square feet. The sign would use two sizes of 3" deep aluminum channel letters in a custom font. The larger channel letters would be 13" tall and read "WILLIAM B" in green (PMS 380 C). The smaller channel letters would be 4" tall and read "+ friends" in grey (80% black).

The rear façade identification sign, facing Lincoln Boulevard, would be mounted 12'-3" above grade, aligned with the other existing signs. The sign would measure 12" tall by 9'-

8" wide, for a total of 9.66 square feet. The sign would read "WILLIAM B" and use 12" tall and 3" deep aluminum channel letters in a green (PMS 380 C) custom font. The Applicant is providing two lighting options for the DCB to consider; one being reverse lit letters, and the other being dual lit (face lit and reverse lit).

### **Illumination**

Signage hours of illumination would conform to the shopping center's current schedule, which is from dusk until 11:30 p.m., or the closing of the latest-open restaurant, whichever is earlier.

### **STAFF REVIEW**

The proposed business identification signage request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. Staff finds that the dimensions and materials of the requested permanent signs meet the standards set forth in Sections 4 and 5 of the *Sign Controls*. Signage hours of illumination will conform to the shopping center's current schedule, which is from dusk until 11:30 p.m., or the closing of the latest-open restaurant, whichever is earlier. The proposed signs and hours of illumination are consistent with the Waterside Shopping Center's sign program approved by the DCB in July 2009.

The proposed façade renovation introduces a white brick veneer, which would be unique in the shopping center. The remaining elements of the storefront are consistent with the center's materials and colors.

**The Department recommends APPROVAL of DCB #15-015 with the condition that the Applicant obtain approval from the Department of Regional Planning.**

GJ:CM:te

# WILLIAM B + friends

10/20/15

County of Los Angeles  
Department of Beaches & Harbors  
13650 Mindanao Way  
Marina del Rey, CA 90292

Sent via email

To whom it may concern,

We are new tenants at Marina Waterside in space A-9. We would like to submit and seek approval on the attached plans.

The plans consist signage, which is consistent with our other locations as well as a plan and architectural detail to change the existing façade to brick which is also consistent with our other locations.

In addition to front signage, we are attaching plans for rear signage and a blade sign.

Our estimated cost for this project is \$6,880.

Thank you for your consideration.

Best Regards,

*Nick DeLeo*

Nick Deleo

VERSION 1.5



1 STOREFRONT ELEVATION

SCALE: 3/8" = 1'

# INSIGHT Sign Group

PO BOX 6602  
Torrance, CA 90504

Phone: 866.599.7446  
Fax: 866.599.7446  
www.insightsigngroup.com

## CLIENT NAME

WILLIAM B

## JOB ADDRESS

4716 Admiralty Way,  
Marina Del Rey, CA 90292

## REVISIONS

Completion:	AV 09/18/15
1	AV 09/21/15
2	AV 09/23/15
3	AV 09/23/15
4	AV 09/23/15
5	AV 09/24/15
6	

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## CLIENT APPROVAL

Client's Name:

Signature:

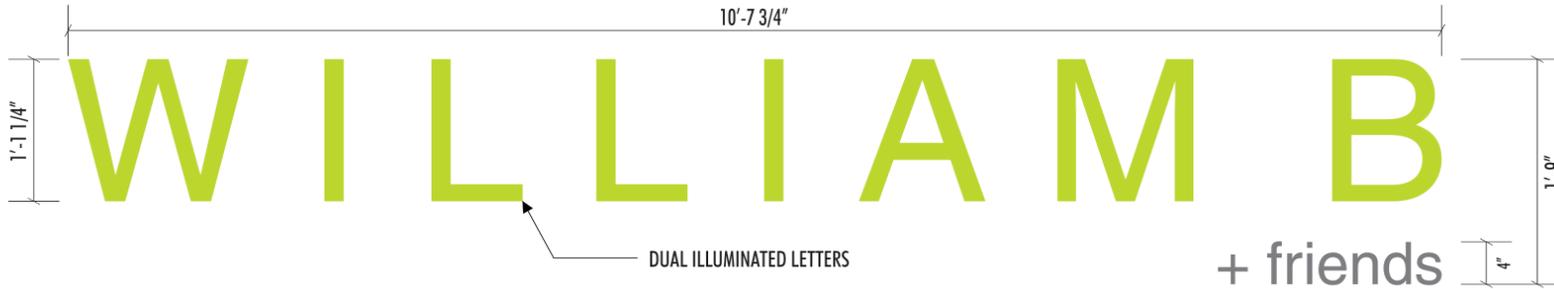
SCALE: AS NOTED PAGE NUMBER: 1 of 7

WBF - MARINA DEL REY R9.cdr

**STOREFRONT FONT: CUSTOM**

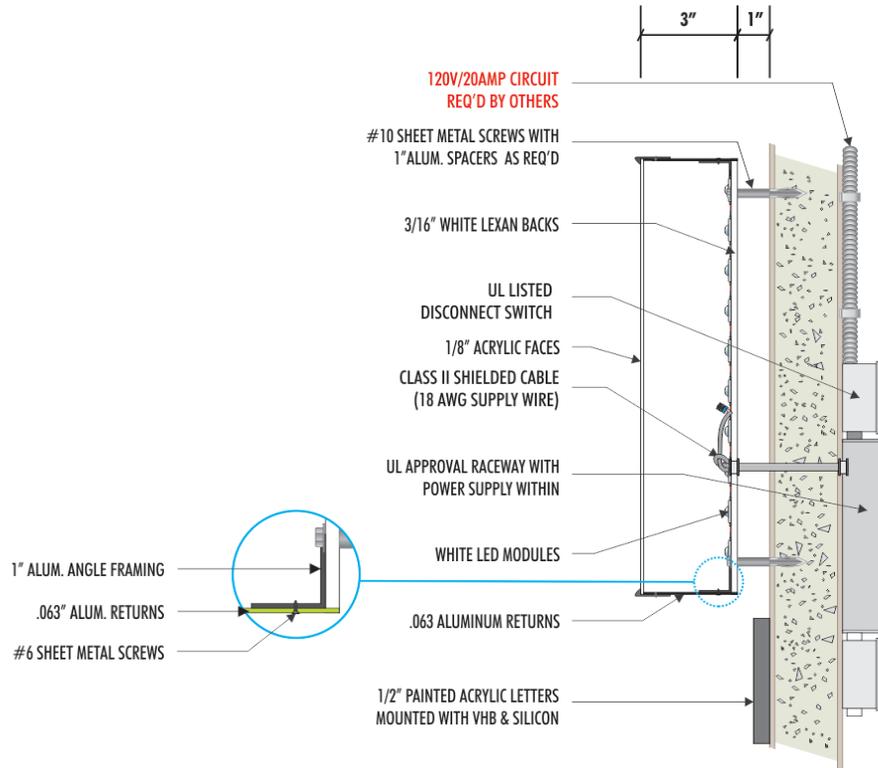
**SPECIFICATIONS**

 PMS 380 C



**A** STOREFRONT SIGN ELEVATION  
18.63 Sq. Ft.

QTY: (1)  
SCALE: 1"=1'



**1** DUAL ILLUMINATED LETTER SECTION DETAIL

SCALE: 3"=1'



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**CLIENT NAME**

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**REVISIONS**

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<b>1</b>	AV 09/21/15
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<b>6</b>	

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**CLIENT APPROVAL**

Client's Name:

Signature:

SCALE: AS NOTED PAGE NUMBER: 2 of 7

WBF - MARINA DEL REY R9.cdr

**STOREFRONT FONT: CUSTOM**

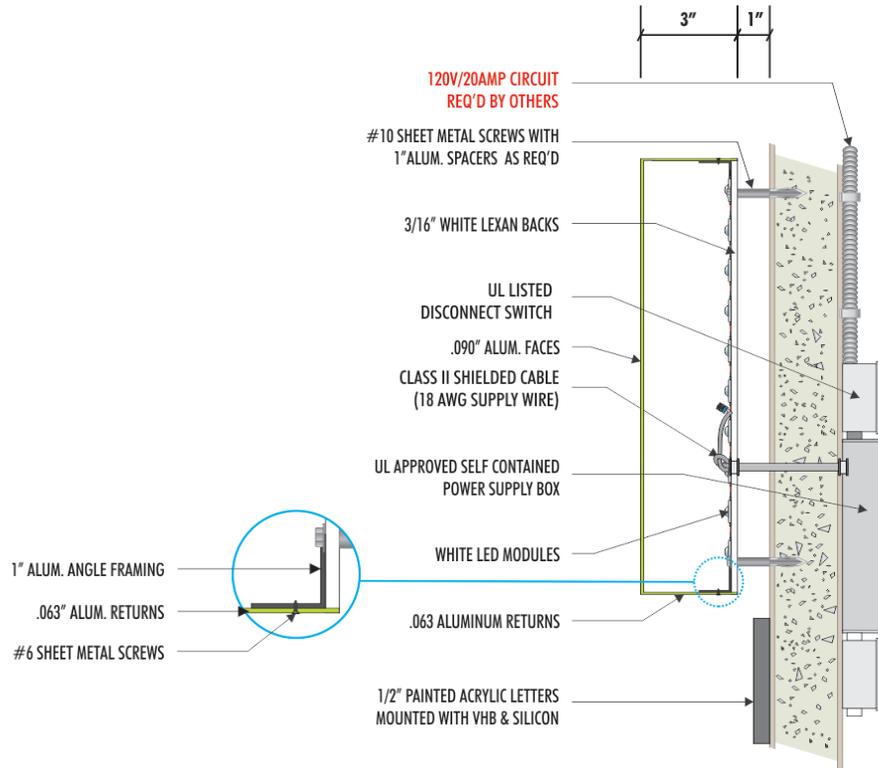
**SPECIFICATIONS**

 PMS 380 C



**A** SIGN ELEVATION  
18.63 Sq. Ft.

QTY: (1)  
SCALE: 1"=1'



**1** REVERSE CHANNEL LETTER SECTION DETAIL

SCALE: 3"=1'



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Client's Name:

Signature:

SCALE: AS NOTED PAGE NUMBER: 2 of 7

WBF - MARINA DEL REY R9.cdr

REAR



1 REAR ELEVATION

SCALE: 3/8" = 1'

# INSIGHT Sign Group

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## CLIENT NAME

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Marina Del Rey, CA 90292

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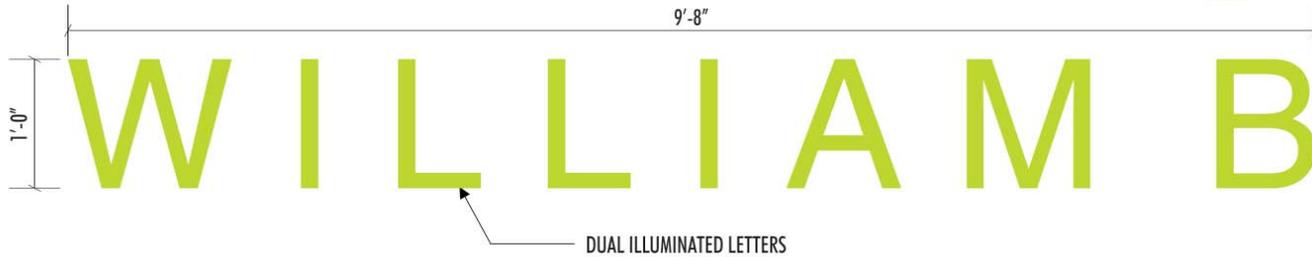
SCALE: AS NOTED PAGE NUMBER: 3 of 7

WBF - MARINA DEL REY R9.cdr

**REAR FONT: CUSTOM**

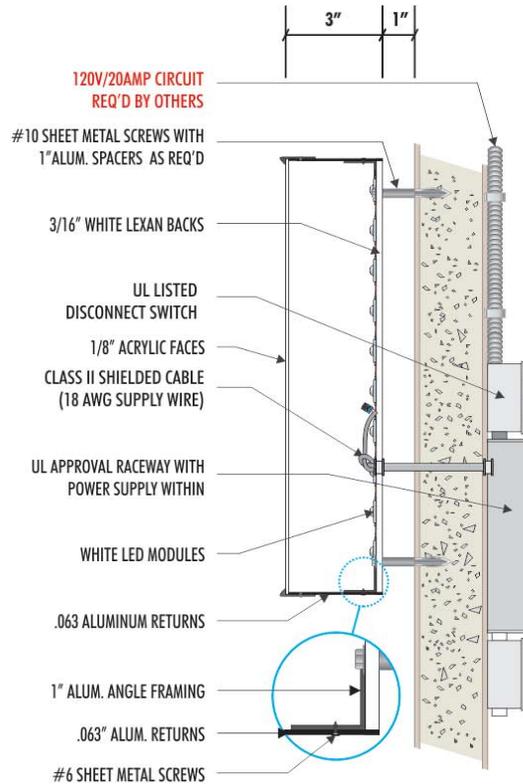
**SPECIFICATIONS**

 PMS 380 C



**B** REAR SIGN ELEVATION  
9.66 Sq. Ft.

**QTY: (1)**  
SCALE: 1"=1'



**1** DUAL ILLUMINATED LETTER SECTION DETAIL

SCALE: 3"=1'

**INSIGHT**  
**Sign**  
Group

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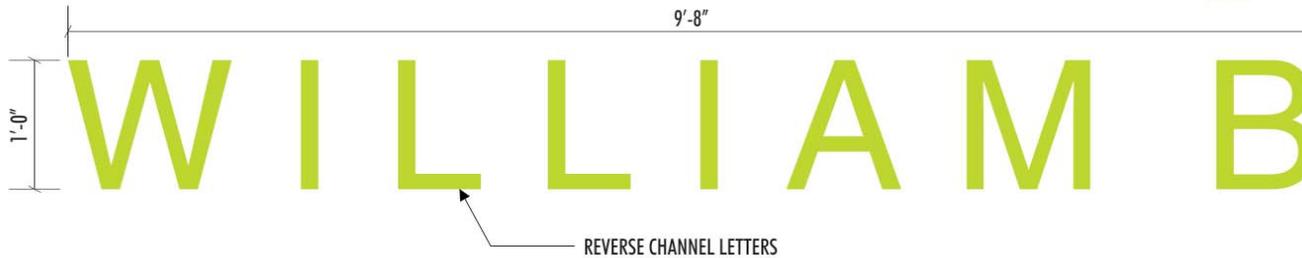
SCALE: AS NOTED PAGE NUMBER: 4 of 7

WBF - MARINA DEL REY R9.cdr

**REAR FONT: CUSTOM**

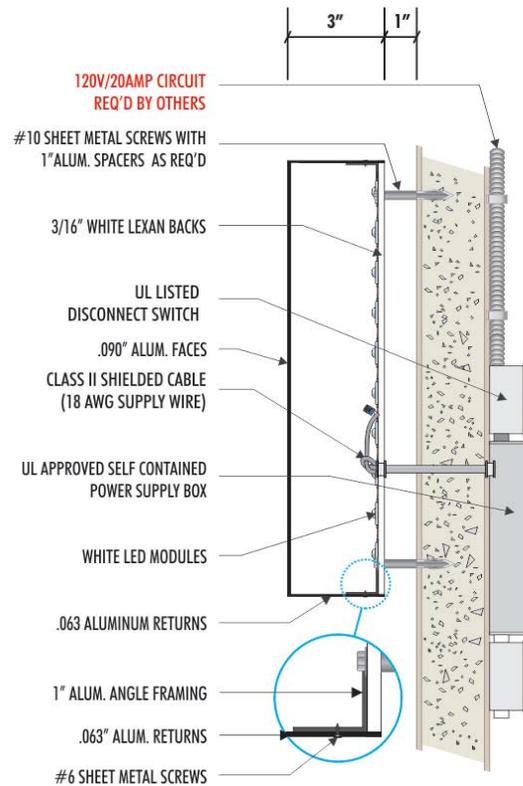
**SPECIFICATIONS**

 PMS 380 C



**B** REAR SIGN ELEVATION  
9.66 Sq. Ft.

**QTY: (1)**  
SCALE: 1"=1'



**1** REVERSE CHANNEL LETTER SECTION DETAIL

SCALE: 3"=1'

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Signature:

SCALE: AS NOTED PAGE NUMBER: 4 of 7

WBF - MARINA DEL REY R9.cdr



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WILLIAM B

## JOB ADDRESS

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Marina Del Rey, CA 90292

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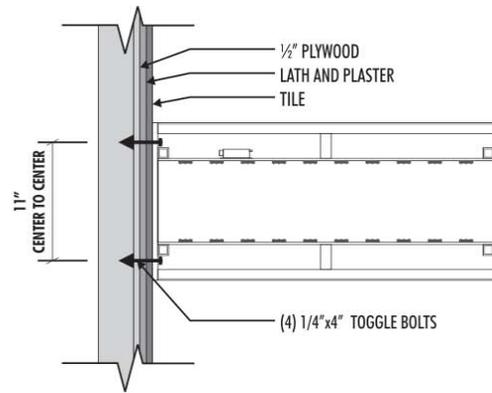
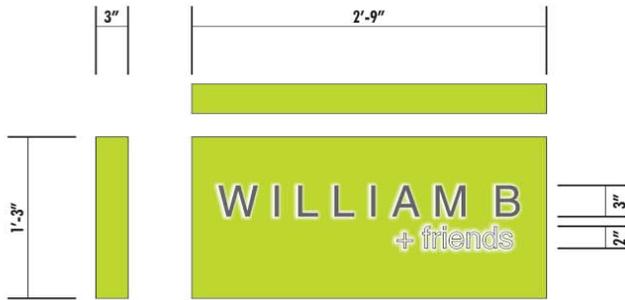
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Signature:

SCALE: AS NOTED PAGE NUMBER: 5 of 7

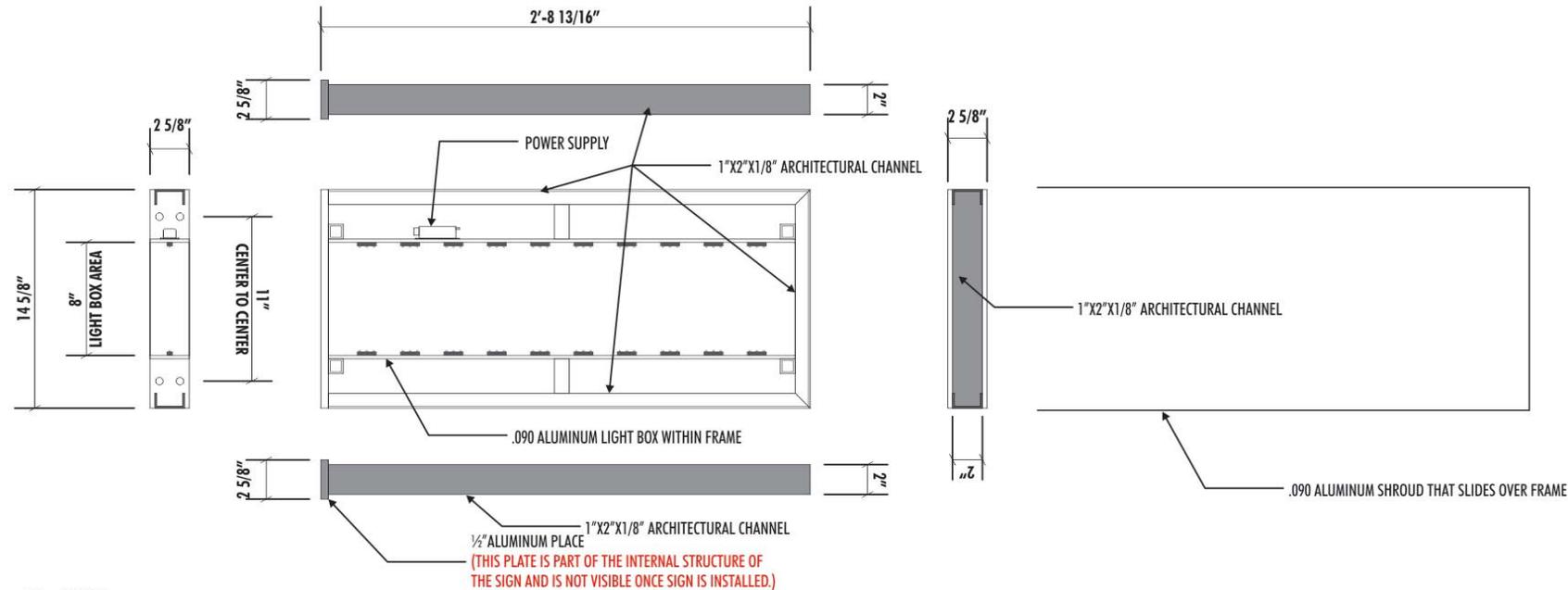
WBF - MARINA DEL REY R9.cdr

**NOT FOR MANUFACTURE** FONT: CUSTOM



**B** DETAIL - BLADE SIGN  
AREA: 3.44 SQ. FT.

SCALE: 1" = 1'-0"



**I** DETAIL

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

**INSIGHT**  
**Sign** Group

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**CLIENT APPROVAL**

Client's Name:

Signature:

SCALE: AS NOTED PAGE NUMBER: 6 of 7

WBF - MARINA DEL REY R9.cdr

**CLIENT NAME**

WILLIAM B

**JOB ADDRESS**

4716 Admiralty Way,  
Marina Del Rey, CA 90292

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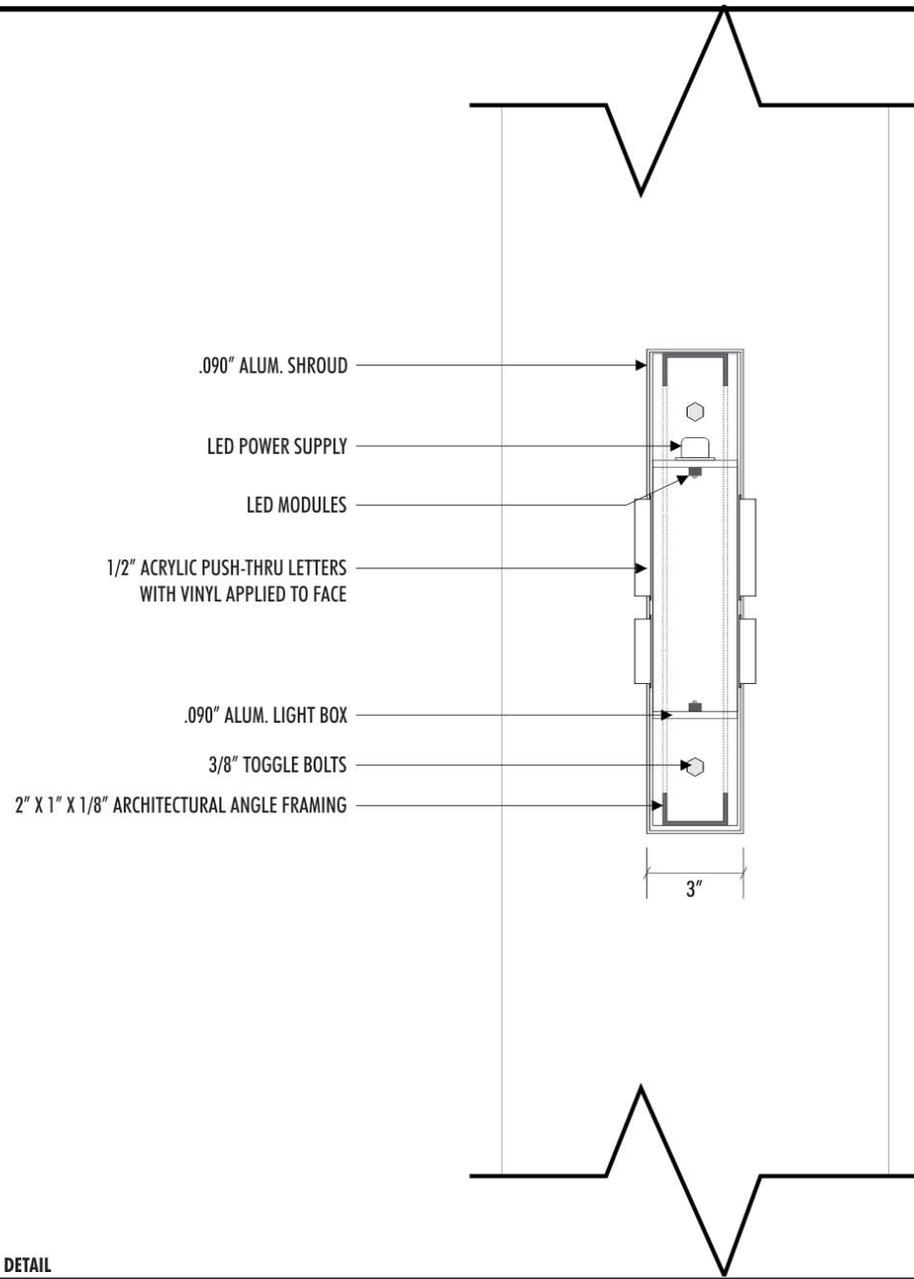
**CLIENT APPROVAL**

Client's Name:

Signature:

SCALE: AS NOTED PAGE NUMBER: 7 of 7

WBF - MARINA DEL REY R9.cdr



1 BLADE SIGN SECTION DETAIL

SCALE: 3"=1'



Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones, Director

**SUBJECT: ITEM 6D – PARCEL 50 – KREATION JUICE – DCB #15-014  
CONSIDERATION OF NEW SIGNAGE AND FAÇADE RENOVATION**

Item 6D on your agenda is a submittal from Kreation Juice (Applicant) seeking after-the-fact approval of existing signage and landscaping, as well as new signage and storefront façade improvements. The project site is a retail tenant space within the Waterside Shopping Center located on Lease Parcel 50, at 4700 Admiralty Way.

### Existing Conditions

The existing storefront façade is roughly 15' wide by 22' tall, and consists of a grey stucco outer wall topped with a white cornice. The double-wide entry doors are clear glass and each measures 3' wide by 10' high. Next to the entry doors is a 5'-3" wide by 10' tall display window. The entry doors and window are framed by a 5" thick faux stone arch. In front of the window is a 2' tall by 5' long and 10" deep wooden landscape planter, which was installed without Design Control Board (DCB) approval.

The Applicant previously installed a blade sign and multiple window signs without DCB approval. The blade sign was recently removed, but the sign arm remains. A new blade sign is proposed and is discussed in more detail below.

The existing main window sign is 1'-11" wide by 1'-2" tall and reads "Kreation" in 4" tall green and white vinyl in a custom font, followed by "Organic Cold Pressed Juicery" in 1'-6" tall white Helvetica font. Further down on the main window is a second window decal sign that reads "Cold Pressed Juice, Juice Cleanse, Detox Program, Raw Vegan, Kosher, Gluten-Free, Local Farmers Market, Open 7-10PM" written in 1'-6" tall white Helvetica font. The two glass storefront doors display a repeated pattern across the top of the doors, which features a heart, peace sign, and juice bottle in 6" tall white vinyl.

### Façade Modifications

The 5" thick faux stone arch would be removed, patched with stucco, and painted to match the existing adjacent surface finish. A 3' tall, 3' deep, and 11'-3" wide recycled wood slat awning would be installed above the storefront doors and window.

### **Landscaping**

The Applicant is seeking after-the-fact approval for a 5' long by 2' tall by 10" deep wooden landscape planter located in front of the storefront window. The planter contains a variety of succulents.

### **Signage**

The Applicant is requesting after-the-fact approval of existing window signage, a new blade sign, and two new façade-mounted identification signs. The new blade sign would utilize a decorative metal arm and project 3'-6" from the building, with an 8' clearance above the sidewalk. Below the metal arm would hang a 2'-6" wide by 1'-8" tall sign panel, made of ½" thick black PVC. The sign would read "Kreation" over "Organic" in 7.5" and 2.6" tall white acrylic letters, font type Helvetica, with a projection of ¼" from the sign panel surface.

Two new façade-mounted identification signs are proposed, one on either storefront façade. One façade-mounted identification sign would face the interior of the Waterside Shopping Center and would be mounted above the new awning, approximately 13' above grade. The sign would measure 2'-10" tall by 5'-4" wide, for a total of 15 square feet. The sign would feature reverse lit channel letters above a bar-shaped cabinet sign. The channel letters would read "Kreation" and range from 10" to 17" tall, in custom font, using aluminum painted white and green PMS 362c. The bar-shaped cabinet would measure 7.5" tall by 5' wide, with a laminated wood veneer. The proposed sign has four acrylic accent lines and the word "Organic" pushed through the wood, with white vinyl applied to the surface. The cabinet sign would be internally illuminated.

The rear façade sign, facing Lincoln Boulevard, would be mounted to the building approximately 16'-6" above grade. The sign would measure 2' tall by 3'-10" wide, for a total of 7.5 square feet. The sign would feature reverse lit channel letters. The main text would read "Kreation" and range from 7" to 13" tall, in custom font, using aluminum painted white and green PMS 362c. Underneath this text would be three bars with the word "Organic" in the middle, 2.5" high letters, font type Helvetica, using a white color.

### **Illumination**

Signage hours of illumination would conform to the shopping center's current schedule, which is from dusk until 11:30 p.m., or the closing of the latest-open restaurant, whichever is earlier.

### **STAFF REVIEW**

The proposed business identification signage request is before your Board pursuant to Section 2.a. of the *Revised Permanent Sign Controls and Regulations (Sign Controls)*. Staff finds that the dimensions and materials of the requested permanent signs meet the standards set forth in Sections 4 and 5 of the *Sign Controls*. Signage hours of illumination will conform to the shopping center's current schedule, which is from dusk until 11:30 p.m., or the closing of the latest-open restaurant, whichever is earlier. The proposed signs and hours of illumination are consistent with the Waterside Shopping Center's sign program approved by the DCB in July 2009.

The proposed façade renovation includes design elements such as a wooden slat awning and wooden landscape planter that are more contemporary in style compared to the rest of the shopping center. However, the remaining elements of the storefront are consistent with the center's materials and colors.

**The Department recommends APPROVAL of DCB #15-014 with the condition that the Applicant obtain approval from the Department of Regional Planning.**

GJ:CM:te



# KREATION FACADE MODIFICATION

4716 1/2 ADMIRALTY WAY, MARINA DEL REY, CA

## DRAWING SHEET INDEX

0	TITLE SHEET
1	SITE
2	EXISTING FRONT/REAR CONDITION
3	DEMO/ PROPOSED ELEVATIONS
4	SIGN S.ELEVATION
5	SIGN NORTH ELEVATION
6	BLADE SIGN



*PROPOSED FACADE AND SIGNAGE MODIFICATION*

**DESIGN CONTROL BOARD SUBMITTAL**

Wednesday, September 23rd, 2015





NOTE: (E) WINDOW GRAPHIC AND BLADE SIGN TO REMAIN  
 OVERALL SIGNAGE SQ.FT=7.42

EXISTING TEXT:  
 COLD PRESSED JUICE  
 JUICE CLEANSE  
 DETOX PROGRAM  
 RAW VEGAN  
 KOSHER  
 GLUTEN-FREE  
 LOCAL FARMERS MARKET  
 OPEN 7-10PM

FRONT/SOUTH FACADE

2

EXISTING FRONT/BACK

**KREATION FACADE MODIFICATION**  
 4716 1/2 ADMIRALTY WAY, MARINA DEL REY, CA



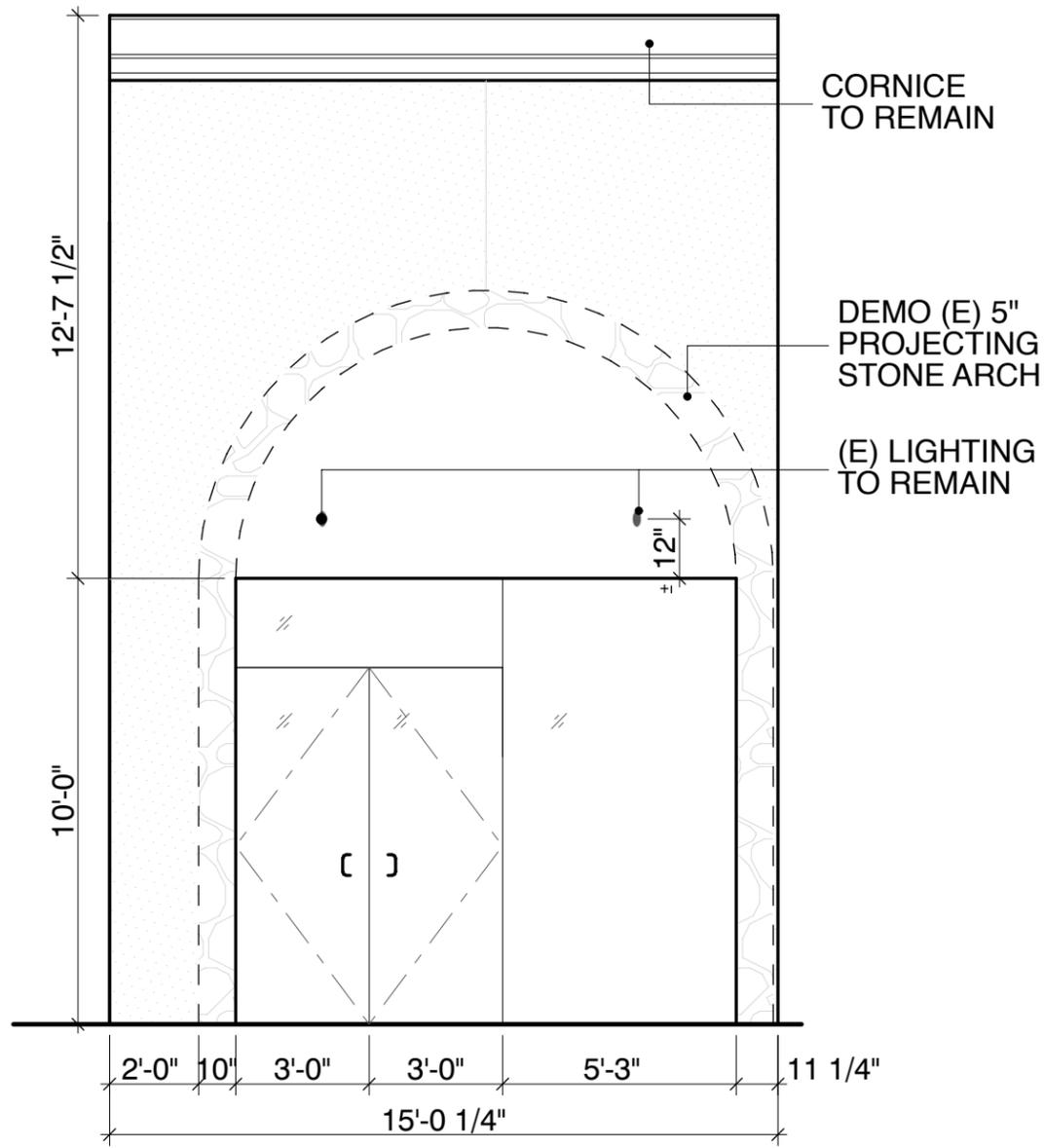
REAR/SOUTH FACADE

1

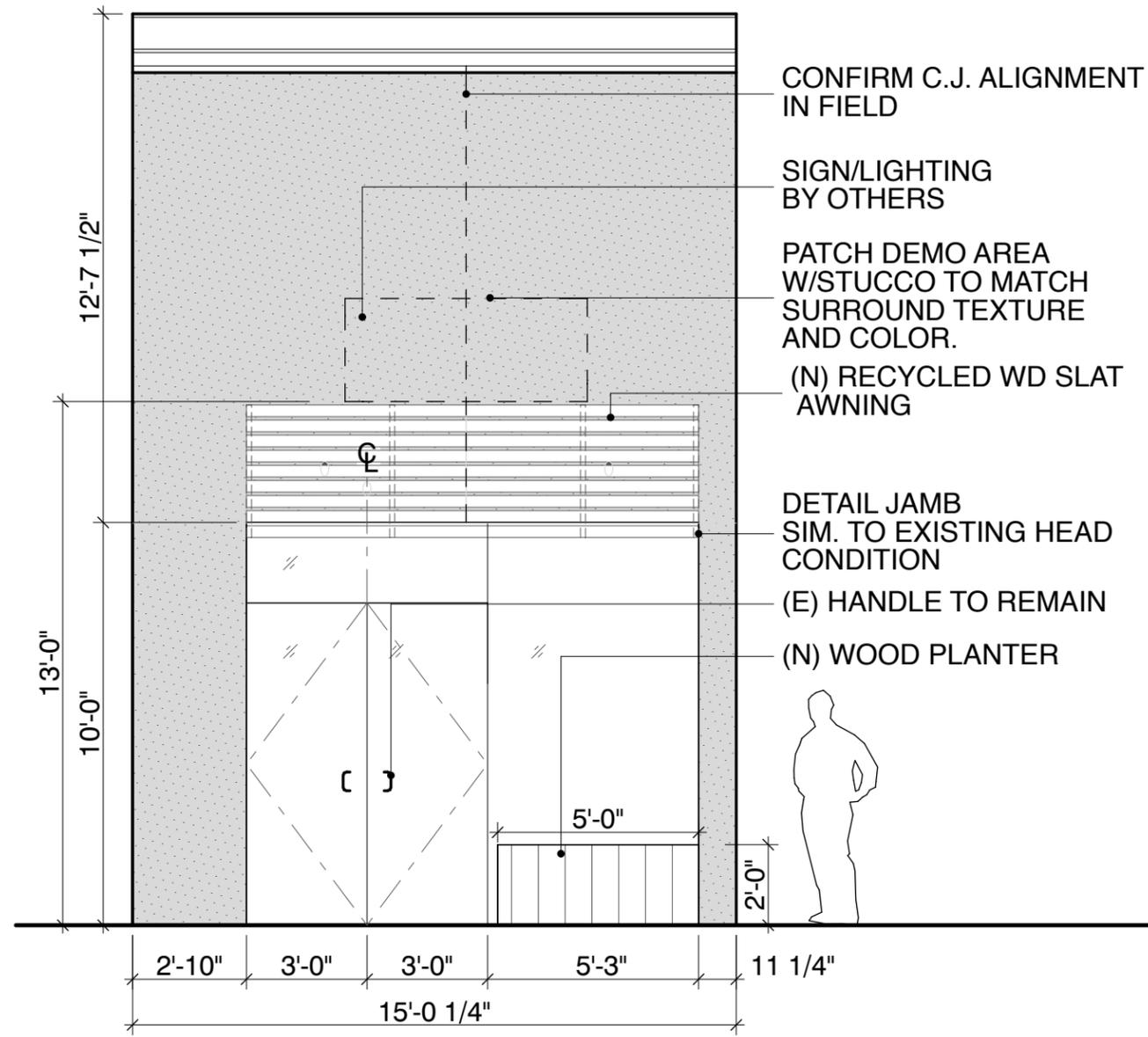
**hughes umbanhowar** architects

**DESIGN CONTROL  
 BOARD SUBMITTAL**

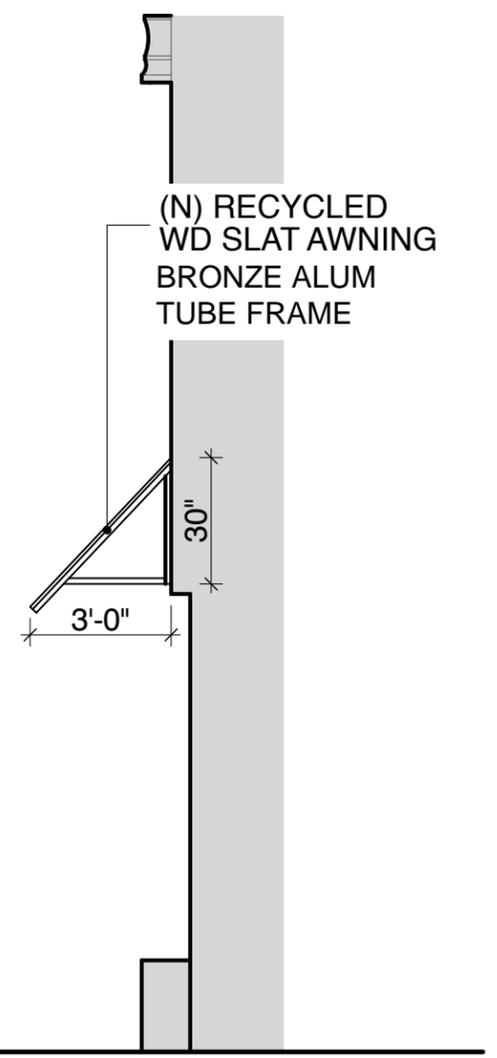
1322 PACIFIC AVE  
 VENICE, CA 90291  
 (310) 399-5757 tel  
 (310) 399-3422 fax  
 mail@huum.com



**DEMO ELEVATION** ③  
SCALE: 1/4" = 1'-0"



**PROPOSED ELEVATION** ②  
SCALE: 1/4" = 1'-0"



**SIDE ELEVATION** ①  
SCALE: 1/4" = 1'-0"

DEMO/PROPOSED ELEVATIONS

**KREATION FACADE MODIFICATION**  
4716 1/2 ADMIRALTY WAY, MARINA DEL REY, CA

**hughes umbanhowar** architects

**DESIGN CONTROL BOARD SUBMITTAL**

1322 PACIFIC AVE  
VENICE, CA 90291  
(310) 399-5757 tel  
(310) 399-3422 fax  
mail@huum.com

## Storefront Sign (South Elevation - Rev 2b)

"kreation" to be individual "reverse channel" Aluminum letters painted White & PMS 362c Green, 3"D with white Halo illumination and 1"D spacers.

"Bar" to be 3-4"D aluminum with wood veneer wrap on face and returns; clear acrylic "Push thru" copy with opaque White & Green vinyl applied first surface (edge-lit). White internal LEDs.

Qty: 1



Final Installation Height & L/R Position TBD Pending Access Survey & Landlord Approval.

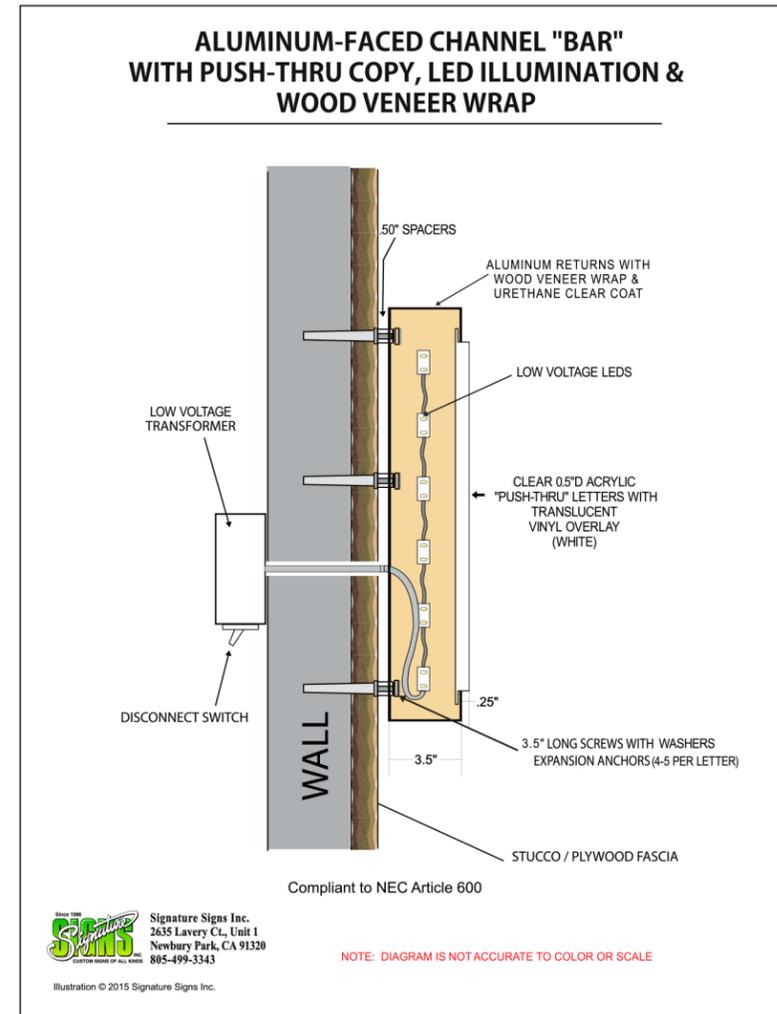


NIGHT TIME SIMULATION

PH: (805)499-3343  
FAX: (805)499-4636  
www.SigSigns.com

Project: Storefront Sign	Date: 11/06/2015
Client: Kreation Juicery	Revision: 2 3 4 5
Address: 4716 1/2 Admiralty Way, Marina Del Rey, CA	Rep: Mark
File: Kreation Juicery - Marina Del Rey - Storefront Sign - South Elevation - Rev 2	Designer: John
Client Approval Signature:	Date:

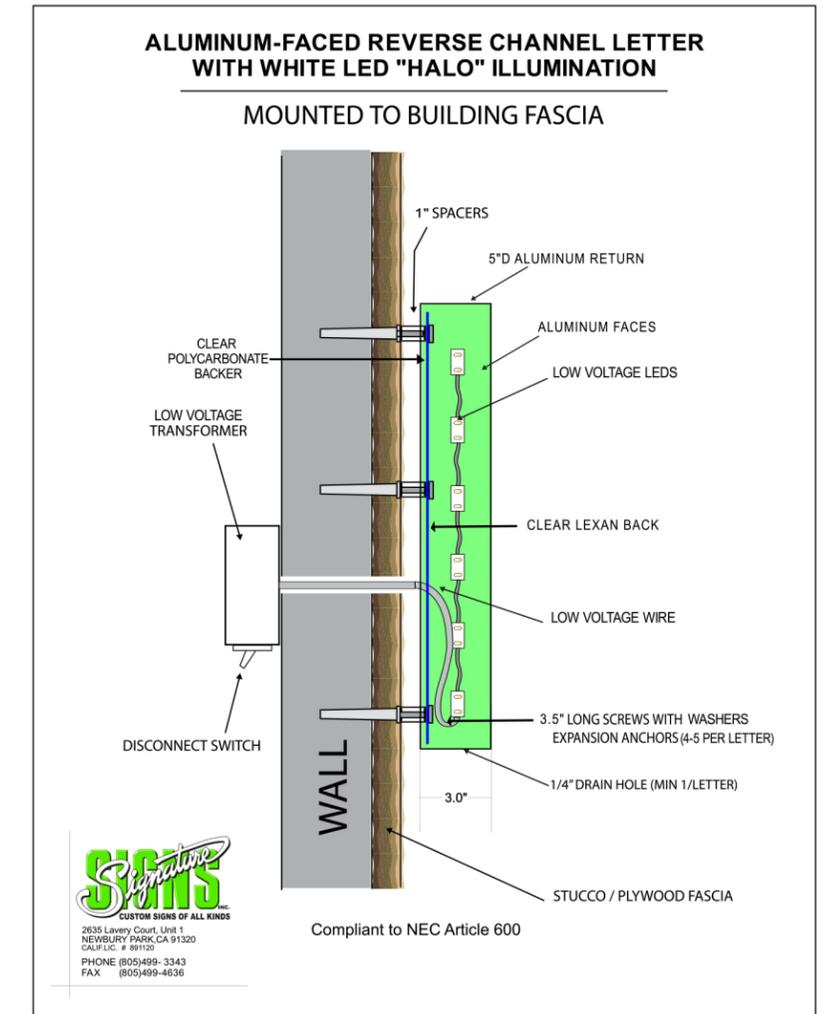
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Signature Signs Inc.  
2635 Lavery Ct., Unit 1  
Newbury Park, CA 91320  
805-499-3343

NOTE: DIAGRAM IS NOT ACCURATE TO COLOR OR SCALE

Illustration © 2015 Signature Signs Inc.



Signature Signs Inc.  
2635 Lavery Court, Unit 1  
NEWBURY PARK, CA 91320  
CALIF. # 881700  
PHONE (805)499-3343  
FAX (805)499-4636

SIGN SOUTH ELEVATION

KREATION FACADE MODIFICATION  
4716 1/2 ADMIRALTY WAY, MARINA DEL REY, CA

hughes umbanhowar architects

DESIGN CONTROL  
BOARD SUBMITTAL

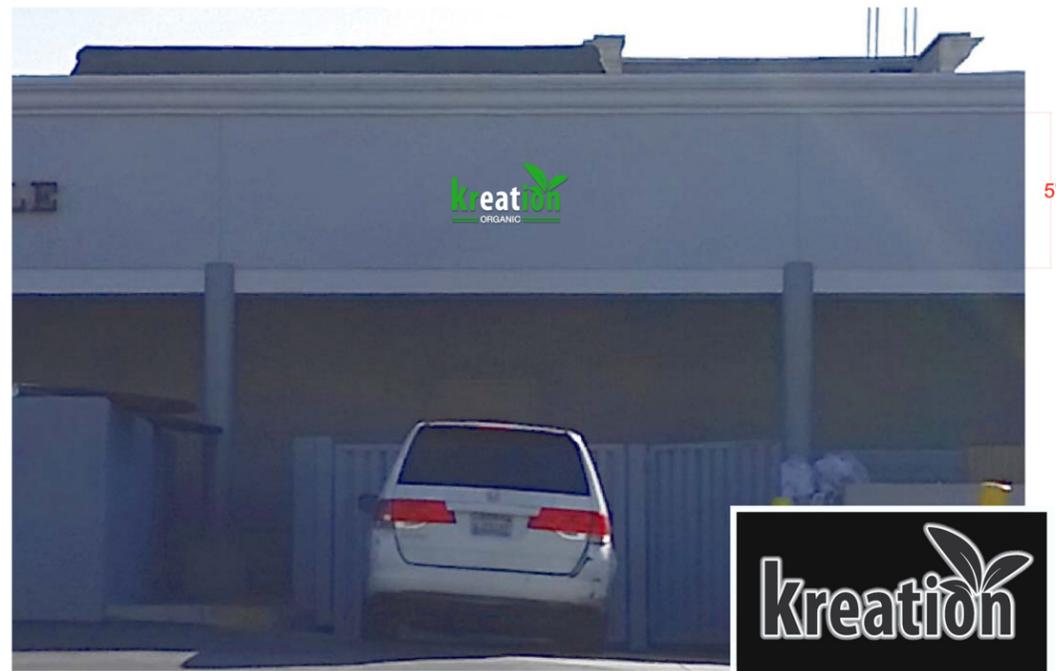
1322 PACIFIC AVE  
VENICE, CA 90291  
(310) 399-5757 tel  
(310) 399-3422 fax  
mail@huum.com

Wednesday, September 23rd, 2015

## Rear Sign (North Elevation - Rev 2b)

"kreation" to be individual channel letters painted White & Green PMS 362c, 3"D with white Halo illumination and 1"D spacers. "Bars & Organic" to be 0.50" Thick aluminum painted White & Green PMS 362c. Pin mounted with 0.25" spacers (Non-Illuminated).

Qty: 1



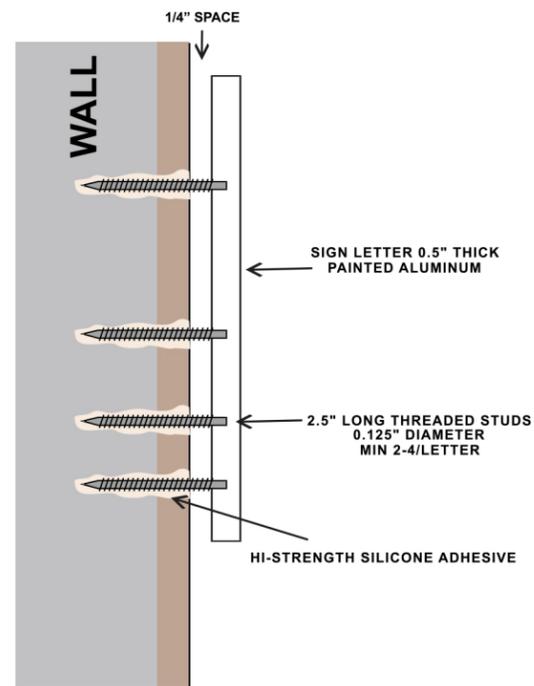
NIGHT TIME SIMULATION

CALIC. #891120  
**Signature SIGNS**  
 INC. 2635 LAVERY CT, UNIT #1  
 CUSTOM SIGNS OF ALL KINDS NEWBURY PARK, CA 91320  
 PH: (805)499-3343  
 FAX: (805)499-4636  
 www.SigSigns.com

Project: Storefront Sign	Date: 11/06/2015
Client: Kreation Juicery	Revision: X   2   3   4   5
Address: 4716 1/2 Admiralty Way, Marina Del Rey, CA	Rep: Mark
File: Kreation Juicery - Marina Del Rey - Rear Sign - North Elevation - Rev 2b	Designer: John
Client Approval Signature:	Date:

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### 0.5"D ALUMINUM LETTERS PIN-MOUNTED TO STUCCO FASCIA



DRAWING NOT ACCURATE TO  
COLOR OR SCALE - REFER TO SIGN RENDERING

**Signature SIGNS**  
 FULL SPECTRUM SIGNAGE  
 2635 LAVERY COURT UNIT 1  
 NEWBURY PARK, CA 91320  
 CALIF. LIC. #891120  
 PHONE (805)499-3343  
 FAX (805)499-4636

Illustration © 2015 Signature Signs Inc.

SIGN NORTH ELEVATION

**KREATION FACADE MODIFICATION**  
 4716 1/2 ADMIRALTY WAY, MARINA DEL REY, CA

**hughes umbanhowar** architects

**DESIGN CONTROL  
BOARD SUBMITTAL**

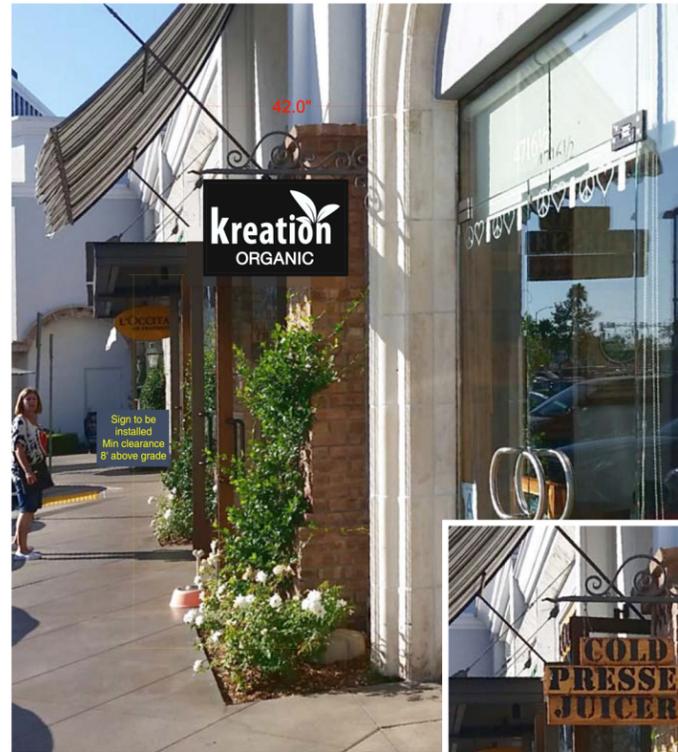
1322 PACIFIC AVE  
 VENICE, CA 90291  
 (310) 399-5757 tel  
 (310) 399-3422 fax  
 mail@huum.com

Wednesday, September 23rd, 2015

# Non-Illuminated Double-Sided Blade Sign

To install on existing bracket.

Qty: 1



EXISTING

Signature Signs Inc. 2635 LAVERY CT, UNIT #1 NEWBURY PARK, CA 91320  
 PH: (805)499-3343  
 FAX: (805)499-4636  
 www.SigSigns.com

Project: Blade Sign	Date: 10/23/2015
Client: Kreation Juicery	Revision: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5
Address: 4716 1/2 Admiralty Way, Marina Del Rey, Ca	Rep: Mark
File: Kreation Juicery - Non-Illuminated Double-Sided Blade Sign	Designer: John
Client Approval Signature:	Date:

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## BLADE SIGN SOUTH ELEVATION

**KREATION FACADE MODIFICATION**  
 4716 1/2 ADMIRALTY WAY, MARINA DEL REY, CA

**hughes umbanhowar** architects

**DESIGN CONTROL  
 BOARD SUBMITTAL**

1322 PACIFIC AVE  
 VENICE, CA 90291  
 (310) 399-5757 tel  
 (310) 399-3422 fax  
 mail@huum.com



Caring for Your Coast

• • •  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones, Director

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

Item 7A on your agenda is an update on permits that have been issued by the Department of Beaches and Harbors (Department) for temporary banners, signs and/or canopies. Since the October 2015 report, two temporary permits were issued by the Department:

**TP 15-009** Authorized the Marina del Rey Holiday Boat Parade to place a total of seven (7) 2' tall by 6' wide banners at the following locations.

- The Visitor Center (Parcel 49M)
- Harold L. Edgington Park (Park in front of Marina Beach, Parcel JS)
- Fuel Dock (Parcel 1)
- Pier 44 (Parcel 44)
- Fisherman's Village (Parcel 56/W)
- Fiji Gateway Park (Corner of Fiji and Admiralty, Parcel 51)
- Aubrey E. Austin Park (Parcel BR)

The signs are permitted through December 12, 2015.

**TP 15-010** Authorized the Department of Beaches and Harbors to display temporary signage for the Wetland Park Restoration Project. Signage consists of one (1) 5' tall by 15' wide banner at Parcel 9, along the chain link fence fronting onto Via Marina.

The sign is permitted through February 6, 2016.

GJ:CM:te

Attachment (2)





Caring for Your Coasts

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

November 25, 2015

Ms. Christine Rohde  
MdR Holiday Boat Parade  
13967 Marquesas Way #50  
Marina del Rey, CA 90292

**Temporary Signs for the Marina del Rey Holiday Boat Parade (TP 15-009)**

Dear Ms. Rohde,

By means of this letter, the Marina del Rey Holiday Boat Parade is permitted the following temporary signage for the event taking place in Marina del Rey on December 12, 2015 as follows:

- Seven (7) vinyl banners measuring 2' wide by 6' long, consisting of a small graphic next to text that reads "Marina del Rey, Holiday Boat Parade, 2<sup>nd</sup> Saturday of December, [www.mdrboatparade.org](http://www.mdrboatparade.org)."
- One (1) banner may be placed at each of the following locations.
  - The Visitor Center (Parcel 49M)
  - Harold L. Edgington Park (Park in front of Marina Beach, Parcel JS)
  - Fuel Dock (Parcel 1)
  - Pier 44 (Parcel 44)
  - Fisherman's Village (Parcel 56/W)
  - Fiji Gateway Park (Corner of Fiji and Admiralty, Parcel 51)
  - Aubrey E. Austin Park (Parcel BR)

The temporary banners and signs are permitted from November 25 through December 12, 2015. The banners must be removed by noon on December 13, 2015. Failure to remove the banners by this time will result in their removal and storage by the County of Los Angeles at your expense. Should you have any further questions, please contact me at (310) 305-9533.

Very truly yours,  
GARY JONES, DIRECTOR

Troy Evangelho  
Planning Division

GJ:TE





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 3, 2015

Mr. Michael Tripp  
Department of Beaches and Harbors, Planning Division  
13837 Fiji Way  
Marina del Rey, CA 90292

**Temporary Sign for Parcel 9 Wetland Park Restoration Project (TP 15-010)**

Dear Mr. Tripp,

By means of this letter, the Department of Beaches and Harbors Planning Division is permitting the following temporary signage for the Wetland Park Restoration Project as follows:

One (1) banner, measuring 5' tall by 15' wide may be placed at parcel 9, along the chain link fence fronting onto Via Marina.

The temporary banner is permitted from December 8, 2015 through February 6, 2016. The banner must be removed by noon on February 6, 2016. Should you have any further questions, please contact me at (310) 305-9533.

Regards,  
GARY JONES, DIRECTOR

Troy Evangelho  
Planning Division

GJ:TE





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones, Director

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

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

On November 3, 2015 the Board of Supervisors authorized the Sheriff's Department to accept and execute a Grant Award in the amount of \$53,300 from the State of California Department of Park and Recreation, Division of Boating and Waterways for the Fiscal Year 2015-16 Surrendered and Abandoned Vessel Exchange Program.

On November 17, 2015 the Board of Supervisors approved the project revisions and revised total project budget of \$6,407,000 for the Marina del Rey Boathouse Refurbishment Project.

On November 24, 2015 the Board of Supervisors denied the appeal of the Regional Planning Commission's approval of the Pier 44 commercial project, certified the Final Environmental Impact Report, and adopted associated Mitigation Monitoring and Reporting Program, Final Findings of Fact, and Statement of Overriding Considerations.

On December 1, 2015, the Board of Supervisors approved modifications to prior-approved leases, and an extension of the right to exercise lease options, for the Neptune Marina apartments on Parcels 10 and 14(FF).

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items relating to Marina del Rey were on the November 2015 Regional Planning Commission agenda.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

No items relating to Marina del Rey were on the November Coastal Commission agenda.

**FUTURE MAJOR DCB ITEMS**

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

**SMALL CRAFT HARBOR COMMISSION**

The October 2015 meeting minutes are attached. On November 10, 2015, the Small Craft Harbor Commission voted to endorse the Department's request to the Board of

Supervisors to extend the right to exercise the lease option for the proposed Neptune Marina apartments on Parcels 10 and 14(FF) for up to one year.

### **MARINA DEL REY TREE MAINTENANCE ACTIVITIES**

During the non-nesting season, from October 1 through December 31, the Department is performing its annual tree maintenance activities, including the pruning of trees and the removal of dead and dying trees. There are 18 trees anticipated for removal, including 6 trees on median islands under the Department of Public Works' jurisdiction.

The Department is also monitoring the tree maintenance/pruning activities on leasehold parcels during this non-nesting season.

### **MARINA DESIGN GUIDELINES UPDATE**

Staff has been updating the Marina del Rey Design Guidelines (Design Guidelines) and plans to present the draft document at the January DCB meeting. The last draft of the Design Guidelines, prepared by the County-contracted consultant, RRM Design, was presented for the DCB's consideration at the December 2008 meeting. The Design Guidelines have been updated to be consistent with provisions of the 2012 Marina del Rey Local Coastal Program Amendment, the 2014 Marina del Rey Visioning Statement, the County's 2013 Green Building Code update, the County's 2013 Healthy Design Ordinance, and current State-mandated water conservation measures. In addition, more focus and clarification have been added regarding community branding and wayfinding, mole-road design, and community-wide landscaping. The Design Guidelines have also been substantially revised to remove inconsistencies and redundancies, and to streamline the document to make it more user-friendly.

### **VENICE DUAL FORCE MAIN PROJECT UPDATE**

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

### **REDEVELOPMENT PROJECT STATUS REPORT**

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

GJ:CM:te

Attachments (2)

# SMALL CRAFT HARBOR COMMISSION MINUTES

## October 14, 2015

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

**Department of Beaches and Harbors:** Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Carol Baker, Chief of Community and Marketing Services Division; Gloria Perez, Management Fellow

**County:** Jill Jones, County Counsel; Sergeant Richard Godfrey, Sheriff's Department

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

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

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

### **Item 3 – Communication from the Public:**

*Public Comment:* Boat Captain Gustavo Santi is an owner of a large sailboat. He addressed the Commission about his desire to legally operate a charter in MdR and his frustration with finding a private marina that will allow him to operate a charter business on its premises. Captain Santi said there is a large demand for boat charters and there are other boat captains with the same issue.

Mr. Penn replied that the Department of Beaches and Harbors (DBH) has been receiving many inquiries about charter operations in MdR and added that there are zoning and licensing requirements for operating any legitimate business within MdR. DBH recommends individuals to contact private lessees whose zoning will permit this type of business. The Department itself does not provide approval for operating a chartering business. Mr. Penn offered to further discuss the issue with Captain Santi. Chair Lumian invited Captain Santi to come back and address the Commission if he does not find a successful solution.

*Public Comment:* Phillip Winter, representing Naos Yacht Sales, which also operates a charter business and sailing school, complemented DBH on employee's immediate response to his questions. He further spoke about charters and his concerns about the legality of all charter operations in the Marina with the exceptions of those housed in Fisherman's Village. Mr. Winter also requested information on the definition of charters and how and where his business can legally operate within MdR. He asked for further clarification regarding Dock 55 and if it would only allow for one operator. His understanding is that all other operators are excluded due to parking limitations. Mr. Winter would like to know how he may submit an official request to use Dock 55. Mr. Winter discussed how he would like to legally operate a charter business, about expanding his business and his willingness to pay more.

Chair Lumian requested that Mr. Penn meet with Mr. Winter to discuss his inquiries. He also requested DBH provide an overview of the charter operations in MdR at next month's meeting. He specifically requested information where charter businesses can/cannot operate in the Marina and if there is sufficient capacity to meet the demand for charters.

Mr. Penn replied that he will report back on the chartering businesses, specifying what kind of challenges, restraints, and regulatory process are currently in place and that he would meet with people to discuss their issues.

Mr. Winter also addressed the Commission about the County's occupancy of commercial space and his concern for potential loss of office space in MdR.

Mr. Lesser requested a report be provided at the next meeting listing buildings and properties the County is leasing for government use in MdR.

Mr. Penn replied that staff will create an inventory list of facilities being used by the County in MdR.

Chair Lumian listed the reports the Commission requested DBH present at next month's meeting: charter businesses in MdR, County's occupancy of buildings throughout the Marina, and a strategic plan for recreational boating.

**Item 4 – Communication with the Commissioners**

Chair Lumian reported he attended a meeting with Pier 44 Lessees to discuss developments. He also attended the CAL Boating Aquatic Director's Meeting which includes people from different boating centers throughout the State.

**Item 5a – Marina Sheriff**

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

Chair Lumian asked if liveaboard permits are still available and if there are any complaints about people not able to get one. Sergeant Godfrey replied that each anchorage determines how many it will allow. The Sheriff reminded everyone that the permits are free and the Sheriff conducts inspections 24 hours a day.

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

Ms. Baker reported that the Historic Harbor Tours have been very successful. Summer ridership was over 6,000 people. Field trips are being offered to school groups, including Loyola Marymount University. She announced the upcoming Halloween Haunt. Ms. Baker discussed the preparations for the Boat Parade scheduled for Dec. 12<sup>th</sup> and that DBH is considering having snow in the park along with sledding. DBH will continue to partner with a community group for this event. She also added that DBH is considering offering fireworks for New Year's Eve at 9 pm.

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

Ms. Baker reported that the docks at Parcel 47 are being replaced and construction is more or less on schedule. The docks are scheduled to be completed in June 2016. Approximately 44 tenants will be transitioned to the new docks.

Chair Lumian requested a tour of the docks by someone who is knowledgeable about the design choices.

Ms. Baker replied that if they are accessible she will be glad to offer the tour.

**Item 6a – Update on the Venice Pumping Dual Force Main Project**

Mr. Penn reminded the Commission that the project has been presented to the Commission on previous occasions. He further commented that the City of Los Angeles (City) is currently in the process of obtaining permits and also is in final stages of completing agreement with the County for access and temporary staging area for the project. He introduced Michael Rodriguez, the Chief Property Manager of the Department.

Mr. Michael Rodriguez presented an overview of the Venice Pumping Dual Force Main Project. The project will start at a County owned parcel off of Via Dolce and run down Via Marina. Temporary construction areas will be based at Lot 13 for a period of 300 days and 44 months on Lot F. Flood Control District will be issuing an easement; whereas, DBH will issue an access agreement. Payment will be made to the County for \$105,200 and provisions will be included to help protect residents such as best use practices.

Mr. Lesser asked why the project will take close to four years.

Abid Chowdhry, the City's project manager, responded that micro tunneling is a very slow process; he added that the sewer line is going to be at the depth of 30 to 50 feet underground. He further described the work being undertaken and commented average progress is about 20 to 30ft per day.

Mr. Lesser asked about the traffic disruption on Via Marina for the local residents.

Mr. Chowdhry replied that they have committed to completing the project no later than 20 months.

Mr. Rifkin asked about extended working hours in order to shorten the time frame of the project.

Mr. Chowdhry stated that the issue was discussed and the County's working hours are from 8am-5pm, Monday through Saturday and asked that the City maintain the same hours due to noise concerns. No construction activities after 5 pm will be allowed.

Chair Lumian expressed his concerns for the local residents and difficulties with access to their homes and businesses. He asked if there have been any efforts to reduce the time of construction.

Mr. Chowdhry replied that when preparing for a project such as this, they figure in risk assessment and risk mitigation; the 20 months have incorporated both.

Chair Lumian asked when the project will begin and end.

Mr. Chowdhry replied that the project is scheduled to begin August 1<sup>st</sup>, 2016 and end approximately April 30, 2019.

Chair Lumian asked why was the Grand Canal route not considered, since it seemed to be a lot faster, easier and less expensive.

Mr. Chowdhry replied that any project that goes to the coast has to go through Los Angeles County, Coastal Development Permit, and constructability issues. He explained the limitations of the project due to the size of the project and that it was not possible to go through the Grand Canal.

Mr. Rifkin pointed out that the City is going to pay the County a fee in the amount of \$105,000, and asked if that fee is for permits.

Mr. Rodriguez replied that the fees are for the use of parking spaces and the use of the underground portions. The City has to pay for permanent and temporary use of County property.

Mr. Rifkin asked how the fee amount was calculated.

Mr. Rodriguez replied that the City presented appraisals and the County had contract appraisers review them to make sure the County was getting fair market value for the temporary uses and the permanent uses.

Vice chair Alfieri asked if the fee is a one-time fee or an annual fee.

Mr. Rodriguez replied that it is a one-time fee.

#### **Item 7 – New Business**

None

#### **Item 8 – Staff Reports**

Mr. Penn provided the staff reports on ongoing activities.

Mr. Penn also recommended that the next SCHC meeting be moved to November 12<sup>th</sup> instead of the regularly scheduled November 10<sup>th</sup> meeting. The Pier 44 item will presented on November 10<sup>th</sup> to the Board of Supervisors, which is the same day of the scheduled SCHC meeting. It will be difficult for staff to present at both meeting. Therefore, DBH recommends to change the SCHC meeting to November 12<sup>th</sup>.

Mr. Lesser replied that he is unavailable on November 12<sup>th</sup> and has already made arrangements to attend November 10<sup>th</sup> meeting.

**Commissioner Rifkin motioned for approval of the SCHC meeting to be moved to November 12<sup>th</sup> from November 10, 2015, seconded by Vice Chair Alfieri, motion carried.**

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

*Chair Lumian asked for a moment of silence to recognize the passing of Debra Talbot.*

#### **Adjournment**

Chair Lumian adjourned the meeting at 10:50 a.m.

**Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of December 7, 2015**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
<b>Seeking Approvals</b>						
2	<b>9</b> -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 225'-high, 288-room hotel (152 hotel rooms and 136 timeshare suites). *Now: Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. * Wetland public park project (1.46 acres).	<b>Massing</b> -- Revised project will be resubmitted at a later date. <b>Parking</b> -- Parking plan will be resubmitted at a later date.	Proprietary -- Option was approved by BOS on 10/6/15. Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/29/08. On 10/14/09, the RPC requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that a modified hotel design return to RPC and DCB for reconsideration. The appeal of the park project was denied by the BOS. The park was appealed to the CCC on 06/07/12. On 12/12/12 the CCC found that the appeal raised a substantial issue. The CCC then approved a revised project (permit A-5-MDR-12-161). The redesigned hotel returned to DCB in January 2014. On 1/15/14, a new dual building hotel design project obtained conceptual approval by DCB. On July 22, 2015, the Regional Planning Commission approved the hotel project. The RPC's decision was appealed to the Board of Supervisors. On 10/6/15, the BOS denied the appeal, and approved the hotel project.	
3	<b>10/14 (FF)</b> -- Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. LCP Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/11/11; on April 26, 2011, the BOS indicated its intent to approve the project and recertified the EIR; Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals. On January 21, 2015, the final project design was approved by the Design Control Board.	
6	<b>21</b> -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Frank Hickman	* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for up to a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10. On April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied the appeal of the BOS 10/17/11 determination and the approval was final. Final DCB approval granted on 4/18/12. Demolition began on February 10, 2014.	
9	<b>43</b> -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	<b>Massing</b> -- <b>Parking</b> -- 163 Boater Parking spaces	Proprietary -- Term sheets initiated; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, No Variance proposed. Parking Permit for reduced parking, and extend lease for 39 years. On 8/29/13 BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years at Parcel 42. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Regulatory -- MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Dock replacement will be phased during a 5-year period beginning in 2015.	
10	<b>44</b> - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,760 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 60' tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- The lessee initialed a term sheet in May 2013 and initialed a revised Term Sheet on July 9, 2015. Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Conceptual approval on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Conceptual approval on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/8/12 in Chace Park, MDR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Project was approved by RPC on 4/24/13. A CDP for the waterside portion of the project was filed with the Coastal Commission in May of 2014. The waterside portion of the project was approved by the Coastal Commission on January 9, 2015.	Shared Parking Agreement No Variance proposed
11	<b>52</b> -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County Boatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease Option Agreement and extension for 6 months approved on 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting. Regulatory -- DCB review continued on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/8/12 in Chace Park, MDR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Project was approved by RPC on 4/24/13. A CDP for the waterside portion of the project was filed with the Coastal Commission in May of 2014. The waterside portion of the project was approved by the Coastal Commission on January 9, 2015.	structures bear least 15 ft. from bulkhead
12	<b>53</b> -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	<b>Massing</b> -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. <b>Parking</b> -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary -- On 11/6/2012 the Lessee initialed a term sheet for an extension of the leasehold. Regulatory -- DCB conceptual approval obtained on 8/21/13. The Regional Planning Commission approved the project CDP and adopted the MND at the March 25, 2015 hearing. The DCB reviewed the final design of the project on October 21, 2015. The DCB requested that the applicant make some minor changes and return for final approval at the November 18, 2015 meeting.	
13	<b>55/56/W</b> -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired. Lessee reconfiguring project. The lessee provided the SCHC with project updates at the March and May 2015 meetings. Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screen check DEIR in review. Lessee has indicated intent to submit a revised project. The Department of Regional Planning had considered a design concept, which would relocate the launch ramp to Fisherman's Village. In June 2014, Supervisor Knabe announced that moving the launch ramp would no longer be part of the visioning process.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
1	<b>113</b> -- Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities	<b>Massing</b> -- Thirty existing buildings varying from 1 to 4 stories high <b>Parking</b> -- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary -- A term sheet was initiated 9/23/2013 to create the economic terms of a lease extension. Regulatory -- EIR Scoping meeting held on 12/10/13. NOP for EIR public review from 11/19/13 through 12/19/13. On 3/26/14, DCB denied the conceptual design proposal and asked that the applicant return for review. A new EIR scoping meeting was held on 09/16/14 in Chace Park. The revised scope includes the environmental analysis for a CDP, to cover the removal of unoccupied nests, which occurred in November 2013.	
8	<b>147 (OT)</b> -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for up to a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/11/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. The BOS approved the project on 06/12/12.	
<b>Construction in Progress</b>						
4	<b>13</b> -- Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated commencing no later than 2029 * Improved pedestrian promenade and public amenities will be renovated.	<b>Massing</b> -- Four existing buildings up to 3 stories high <b>Parking</b> -- Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary -- The Lessee initialed the term sheet 6/1/12. On 8/1/12, the Board provided instruction to proceed with negotiations for an option agreement and revised lease document based on a term sheet initialed by lessee. At the 1/8/14 meeting, the SCHC endorsed DBH's recommendation to adopt the MND and grant an option and extension of the lease term, which was heard and approved by the Board on 2/4/14. Construction commenced on December 8, 2014. Completion of construction is currently anticipated in December 2016. Regulatory -- DCB conceptual approval obtained on 8/21/13. MND public review period from 12/19/13 through 1/20/14. On 2/4/14, the BOS adopted MND. On 6/18/14, the DCB approved the final design of the renovation project.	
5	<b>15</b> -- AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-parking space garage	<b>Massing</b> -- Six buildings up to 5 stories and 70' high <b>Parking</b> -- All parking to be provided on site within new 1,271-space parking garage.	Proprietary -- The Board of Supervisors approved the assignment of the lease on December 17, 2013. The sale/assignment closed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018. Regulatory -- DCB conceptual approval on 2/17/00. On 12/6/00 project obtained CDP/CUP/Parking Permit/Variance No. 98-134 from DRP. On 2/13/01 CCC determined that appeal failed to raise substantial issue. On 10/9/01 the CCC issued permit No. 5-01-0143 for 241-slip marina. Original DCB approval on 2/21/02 and 3/21/02. On 2/19/14, DCB approved final redesign of project. On June 30, 2014, demolition of the site commenced.	
7	<b>28</b> -- Mariners Bay	Cathleen Hayes	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation	<b>Massing</b> -- Seven buildings up to 3 stories high <b>Parking</b> -- Existing subterranean parking structure contains 947 parking spaces.	Proprietary -- The lessee initialed a term sheet in August 2013. The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Regulatory -- DCB conceptual approval obtained on 11/20/13. On June 3, 2015, Regional Planning approved the plot plan. On July 15, 2015, the DCB approved the final design of the project.	



Caring for Your Coast

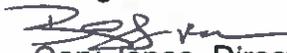
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**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board  
FROM:   
Gary Jones, Director  
SUBJECT: **AGENDA ITEM 7C – MARINA DEL REY SPECIAL EVENTS**

**BURTON CHACE PARK WALKING CLUB**

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

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

For more information: Call (310) 305-9595

**BURTON CHACE PARK AEROBICS CLASS**

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

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

For more information: Call (310) 305-9595

**MARINA DEL REY FARMERS' MARKET**  
Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Saturdays  
9:00 a.m. – 2:00 p.m.

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

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

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

13755 Fiji Way ♦ Marina del Rey  
Sponsored by Pacific Ocean Management, LLC  
All concerts are from 1:00 p.m. – 4:00 p.m.

Saturday, December 19<sup>th</sup>  
Kid & Nic, playing Contemporary

Sunday, December 20<sup>th</sup>  
Susie Hansen, playing Latin Jazz

Saturday, December 26<sup>th</sup>  
Upstream, playing Reggae

Sunday, December 27<sup>th</sup>  
2Azz1, playing Jazz Funk

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

**WINTER BREAK YOUTH SAILING CAMP**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
December 21 – 24 and December 28 – 31  
January 4 – 8

10:00 a.m. – 4:00 p.m.

\$160 per session for 4-day camp/ \$200 per session for 5-day camp

Ages 11 – 17 years old

Class size: 6 – 12 students with 2 Lifeguard Instructors

Los Angeles County Lifeguards will instruct beginning sailing courses teaching students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and introduction to ocean sailing. Students will learn to sail on 14-foot Capri sailboats (with main

sail and jib). In the final days of the session, students will get experience on 24-foot MacGregor sailboats.

\*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 (310) 305-9587

### **WINTER YOUTH CAMP**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey  
December 21, 22, 23, 28, 29 and 30, 2015  
January 4 – 8, 2016  
7:30 a.m. – 6:00 p.m.  
\$50 per day/ Boys and Girls/ Ages 6 – 10 years old

The Department will again offer a winter youth camp this holiday season that is sure to provide your child with new and fun experiences. Participants will enjoy outdoor activities, recreational sports, arts & crafts, water activities and much more! Don't be stuck in the cold, sign up now! Registration is open until program is full. No camp on Christmas Eve, Christmas Day, New Year's Eve and New Year's Day.

For more information: Call (310) 305-9595 to reserve your space.

### **NEW YEAR'S CELEBRATION**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
Thursday, December 31, 2015  
7:00 p.m. – 9:45 a.m.

Bring in the New Year with a bang! Guests are invited to Burton Chace Park at 7:00 p.m. to watch a live broadcast on a jumbo screen of *New Year's Eve Live* with Anderson Cooper and special co-host Kathy Griffin from Times Square in New York City. At 8:59 p.m., join in on the 60-second countdown and view the Times Square ball drop. Then at 9:00 p.m., watch the night sky light up with an amazing ten-minute fireworks show, which will be shot from the Marina's south jetty.

For more information: Call (310) 305-9595

### **LOS ANGELES BOAT SHOW (IN THE WATER PORTION)**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
February 25 – 26, 2016, 12:00 p.m. – 5:00 p.m.  
February 27 – 28, 2016, 10:00 a.m. – 5:00 p.m.  
Adults: \$12 (16 & older)

Kids: Free (15 & younger)  
Active Military: Free with Military ID

The Los Angeles Boat Show is the ultimate destination for boating and outdoor lifestyle enthusiasts, featuring sport fishing vessels, brokerage yachts, performance boats, sailboats, ski boats, cruisers, jet skis, pontoons, motorboats, catamarans, cabin cruisers, inflatables, canoes, kayaks, Stand Up Paddleboards and more. With the addition of the in-water portion of the show at Burton Chace Park in Marina del Rey, visitors can also find super-sized new and brokerage yachts — both power and sail — available for on-board tours and cruising “test drives.” Complimentary round trip shuttle transportation will be available to and from the LA Convention Center and Marina del Rey.

For more information: Visit [www.losangelesboatshow.com](http://www.losangelesboatshow.com)

**HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP**

Saturday, February 20, 2016

9:00 a.m. – 3:00 p.m.

Doc 52 Parking Lot ♦ 13483 Fiji Way ♦ Marina del Rey

The County of Los Angeles Department of Public Works and the Sanitation Districts of Los Angeles are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information: Call Los Angeles County Sanitation District at (800) 238-0173 or visit their website at [www.lacsd.org](http://www.lacsd.org)

**2016 POLAR PLUNGE**

Marina “Mother’s” Beach ♦ 4101 Admiralty Way ♦ Marina del Rey

Saturday, February 27, 2016

9:00 a.m. – 1:00 p.m.

Participate in the Polar Plunge to benefit Special Olympics Southern California athletes. Brave men, women and children will take the plunge to raise money, win awards, and have a good time. Registration begins at 8:00 a.m.

For more information: Call Brandon Tanner at (562) 502-1041, email at [btanner@sosc.org](mailto:btanner@sosc.org), or visit [www.sosc.org/laplunge](http://www.sosc.org/laplunge).



Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

December 10, 2015

TO: Design Control Board

FROM:   
Gary Jones, Director

**SUBJECT: ITEM 8 – COMMEMORATION OF HISTORIC FIGURES AND EVENTS**

The Board has indicated a desire to adjourn each meeting in 2015 in honor of a historic figure, place, or event, to celebrate Marina del Rey's 50<sup>th</sup> Anniversary. The October meeting adjourned in remembrance of the establishment of the Design Control Board. The historic event chosen to be honored for the month of December is the Holiday Boat Parade.

The Holiday Boat Parade is a celebration where festively decorated boats light up the harbor. Since its debut in 1963, this event has blossomed into one of the Marina's premier attractions, drawing spectators to popular viewing spots, such as Burton W. Chace Park, the public promenades and Fisherman's Village. The event features a fireworks show, a celebrity grand marshal, and a boat parade. The 2015 Holiday Boat Parade is scheduled for December 12th.

GJ:CM:te