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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

SPECIAL MEETING

Thursday, October 20, 2016, 2:30 p.m.

Del Rey Yacht Club
13900 Palawan Way
Marina del Rey, CA 90292

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

2. 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.

3. Old Business
A. Marina del Rey Design Guidelines **Attachment: Design Guidelines**

B. Parcel 15 – AMLI Residential / AMLI Marina del Rey – DCB # 14-002-B – Consideration of sign program and promenade details **Attachment: Applicant Plans**
Attachment: Applicant Plans

4. New Business
A. Parcel 50 – Caruso Affiliated / SugarFish – DCB # 16-005 – Consideration of new signage and façade modification **Attachment: Applicant Plans**

5. 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
- Redevelopment Project Status Report
- Venice Dual Force Main Update

C. Marina del Rey Special Events

6. Adjournment

PLEASE NOTE

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

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

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

Please visit the Department of Beaches and Harbors Website Address at http://marinadelrey.lacounty.gov, or the Design Control Board Archive for more information.

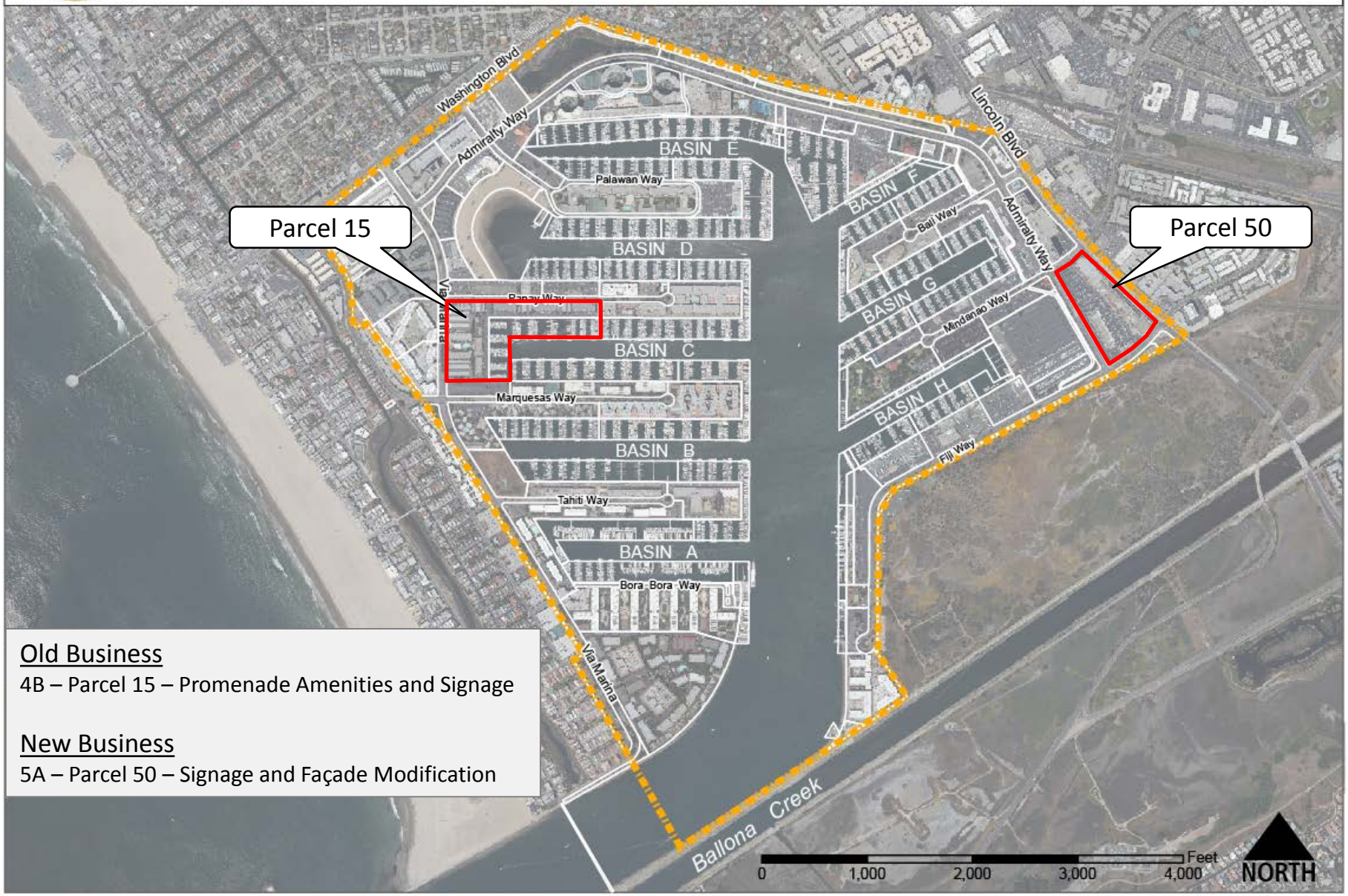
Department of Beaches and Harbors
Administration Building
13837 Fiji Way
Marina del Rey, CA 90292

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

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

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

Location of October 20, 2016 DCB Items



Old Business

4B – Parcel 15 – Promenade Amenities and Signage

New Business

5A – Parcel 50 – Signage and Façade Modification

Los Angeles County Department of Beaches and Harbors, Planning Division.

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October 13, 2016

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 3A – MARINA DEL REY DESIGN GUIDELINES

Item 3A on your agenda is a returning item from the Department of Beaches and Harbors (DBH), for the consideration of the draft *Marina del Rey Design Guidelines*.

PROJECT OVERVIEW

Background

This item was last before your Board at the May 2016 DCB Meeting, at which point your Board requested that the document return to the DCB after 120 days to offer the public an extended review period. Since that time, staff has received one (1) comment letter from the Marina del Rey Lessees Association, dated August 26, 2016 (attached). Additional background and history about the development of the Design Guidelines is provided below.

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

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

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

DBH staff has since resumed work on the guidelines and has updated the document to be consistent with provisions of the 2012 Marina del Rey Local Coastal Program (LCP)

Amendment, the 2014 Marina del Rey Visioning Statement, and various County sustainability initiatives. The document has also been substantially revised to remove inconsistencies and redundancies, to streamline it, and to make it more user-friendly. Staff has also incorporated comments from other County Departments such as the Department of Regional Planning. Additional changes are outlined below:

- *Introduction*. This chapter was streamlined and updated to reflect the outcome of the 2014 Visioning Process. A new map was added to illustrate the existing land uses in the Marina.

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

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

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

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

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

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

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

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

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

- New sustainable- and clean marina-related guidelines were added and highlighted throughout the document.

- A new "Community-wide Guidelines" section was added to each chapter. Guidelines that were previously repeated throughout the subsections of each chapter were added to this section to reduce redundancy and inconsistency throughout the document.

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

- All maps in the document were updated and redesigned.

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

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

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

	2009 Draft	2015 Draft
Chapter I	**Introduction**	**Introduction**
Chapter II	**Gateways** *Gateway Parks* *Linear Gateways* *Gateway Elements* *Boating Gateways* *Bicycle Gateways* *Landmarks*	**Placemaking & Wayfinding** *Community Gateways* *Community Markers* *Wayfinding Signage* *Public Art*
Chapter III	**Streetscapes** *Boulevards* *Arterials* *Special Mole Roads* *Residential Mole Roads* *Local Mole Roads*	**Streetscapes** *Community-wide Guidelines* *Location-Specific Guidelines*

Chapter IV	**Waterfront Walk** *Residential Areas* *Commercial Areas* *Marina Beach* *Burton Chace Park* *Aubrey E. Austin Jr. Park* *Walkstreets & Short-cuts*	**Public Promenade & Waterfront** *Community-wide Guidelines*
Chapter V	**Site & Buildings** *Commercial* *Residential* *Public*	**Site** *Community-wide Guidelines*
Chapter VI	**Parks & Piers** *Burton W. Chace Park* *Marina Beach* *Admiralty Park* *Oxford Basin* *Other Parks & Piers*	**Building** *Community-wide Guidelines*
Chapter VII	**Signage** *Commercial* *Residential* *Public*	**Activity Districts** *Location-Specific Guidelines*
Chapter VIII	**Administration**	**Parks** *Community-wide Guidelines*
Chapter IX		**Glossary**

STAFF REVIEW

Staff recommends that the DCB approve the Design Guidelines. If the DCB has recommended changes and additions, staff recommends that the item be continued to provide adequate time for staff to address your Board's comments.

GJ:BL:mmt

Attachments (1)

Marina del Rey
Lessees Association

C/o Mr. Timothy C. Riley, Executive Director
8537 Wakefield Avenue
Panorama City, CA 91402
Telephone: 818-891-0495; FAX: 818-891-1056

August 26, 2016

Maral Tashjian
Department of Beaches and Harbors
13837 Fiji Way
Marina del Rey, CA 90292

RE: Marina del Rey Design Guidelines

Dear Ms. Tashjian:

The Marina del Rey Lessees Association has conducted a preliminary review of the proposed Marina del Rey Design Guidelines and offers its comments herein. It is our expectation that additional written comments may be submitted by the Association or individual lessees at the time of the first hearing before the Design Control Board.

The Department should institute a "one-stop shop" concept for the consideration of design issues for a proposed project before architectural plans are drafted. We believe that the proposed Guidelines offer the potential for conflicting requirements between the Design Guidelines and other County departments, including notably the Fire Department and the Department of Public Works. For example, conflicts may arise about both fire access and the location of a bioswale or stormwater treatment on or near a public promenade.

The "one-stop shop" design consultation would be similar to the "one-stop" development consultation services coordinated by the Department of Regional Planning. To facilitate a better understanding of the design requirements, an Applicant should have the opportunity to meet with representatives of DBH, Fire, Public Health and Public Works prior to submitting conceptual architectural plans for consideration by DBH and the DCB.

The Association believes that "one size fits all" design standards are unrealistic. Guidelines that are excessively rigid or detailed have the potential to make it very difficult for a project applicant to either accomplish the requirements or to justify deviations. The County should be wary of a process where the guidelines on a particular subject in the aggregate can be conflicting, confusing or difficult to achieve.

For example, the guidelines for "Lighting" in Guidelines DG-156 through DG-162 taken as a whole are not particularly useful for understanding what is to be attained. DG-157 proposes to use "light fixtures that are architecturally compatible and express the unique character of the project," while DG-161 proposes that "light fixtures should be simple and contemporary in design, as opposed to highly stylized, vintage or period designs." Taken together it is not clear what is expected for the design of light fixtures.

In the reading of this section on "Lighting" it is also not evident how the issue of nighttime lighting is to be addressed by a project. There is no clarity about the amount of illumination that should be provided so that we avoid excessive nighttime lighting particularly at the docks.

DG-85 proposes to "encourage LEED Silver or equivalent for buildings over 10,000 square feet." Arguably, the wording of DG-85 may be viewed as a recommendation rather than a requirement. However, the encouragement of this green building standard sets an expectation that would be difficult, if not impossible, for many Marina properties to reach due to issues beyond the control of the Lessee. For instance, LEED points are provided for the accessibility of public transportation and schools. The public transportation system within the Marina is rather limited as opposed to projects in downtown Los Angeles that are proximate to mass transit, to say nothing of schools, employment centers, shopping areas and other services and amenities. The requirement to achieve LEED Silver would also potentially affect design features. For instance, limiting the size of windows to meet LEED could adversely impact the sense of place for water-oriented properties.

We believe the LEED Silver recommendation should be restated so as not to suggest that a standard is expected to be met now or in the near future. The "encouragement" of the LEED Silver certification would motivate the DCB, as it may be constituted either now or in the future, to view this green building program as one that commands adherence notwithstanding the special circumstances of the location of Marina projects. It was previously stated by DBH staff that this LEED requirement did not apply to renovations but the wording of DG-85 only refers to 10,000 square feet and does not distinguish whether a "building" is new or existing.

While on the subject of environmental concerns, we are puzzled by the conflicting suggestions regarding solar panels and green roofs. DG-229 proposes to "encourage the installation of solar panels to power to the uses of the building." DG-230 proposes to "incorporate 'cool' or green roofs and water harvesting strategies in building design." Incorporating both solar panels and green roofs on building roof tops may pose inherent conflicts that have not been contemplated. It is not clear that the Applicant should have the option, if proven feasible, to choose one method over the other.

The Design Guidelines propose the enhancements of promenade and waterfront residential streets for the well-intentioned objective of creating more views of the water from passing motorists and enhancing the pedestrian experience of the waterfront along promenades. These guidelines, however, do not suggest that the Fire Department has been consulted for the access that is required by fire trucks, or that Public Works has been consulted for the placement of bioswales or stormwater runoff mitigations.

Additional contradictions in the guidelines relate to ground floor heights for residential units. DG-211 calls for a minimum height of 15 feet on the ground floor, and yet DG-248 proposes to "maintain lower building heights on parcels adjacent to…the main channel" and DG-249 desires to "maintain lower building heights to preserved coastal visual resources in the LCP."

The issue of building heights on the ground floor of Marina projects is also complicated by the proposed Guideline DG-218—establishing a guideline that individual street entrances for ground floor residential units. While this is a guideline that would seem consistent with the desire to create a pedestrian scale and interest at the street level (see DG-214), is the Design Guideline now to require a 15-foot minimum height for ground floor apartments?

A few other design-related suggestions have been advanced by an architect's review of the guidelines. These are a few points worthy of consideration:

1. The design and paving materials selection should extend all the way to the curb rather than stopping at the property line.
2. Street lighting should become part of the design process so the Marina would become more unified.
3. The County should provide specifications for the promenade lighting and railing so the promenade feels like a continuous walkway.
4. All projects should be required to include "people places" where visitors can sit down and enjoy the views and atmosphere. This goes beyond the view corridors requirements.
5. The Design Guidelines should be flexible, so revision can be made based on changes applicable in the future projects.

The Association appreciates the Department's consideration of our comments for incorporation into a Staff Report to be submitted to the Design Control Board prior to their deliberations.

We look forward to a constructive process of discussion and consideration of the guidelines to ensure enough flexibility is in place that the design of projects is not unreasonably delayed by design standards too challenging to accomplish.

Sincerely,

David O. Levine

David O. Levine
President

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Deputy Director

October 13, 2016

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 3B – PARCEL 15 – AMLI RESIDENTIAL / AMLI MARINA DEL REY – DCB # 14-002-B – CONSIDERATION OF SIGN PROGRAM AND PROMENADE DETAILS

Item 3B on your agenda is a submittal from AMLI Residential (Applicant), seeking approval for a new sign program and promenade details. The project is located at 4242 Via Marina.

PROJECT OVERVIEW

Background

At the February 2014 Design Control Board (DCB) meeting, your Board approved the final design for the AMLI Apartments development, with the following conditions.

1. The project must return with specifics on promenade paving linkages with other parcels and proposed promenade furniture; and

2. The signature building must return with further details.

Condition number two was satisfied with revisions of the signature building approved administratively. The applicant is now returning to satisfy condition number one.

Existing Conditions

The site is currently under construction.

Proposed Project

The applicant is proposing promenade improvements and a sign program. The promenade details would include covered seating, built-in seating, bike racks, drinking fountains, trash receptacles, and transitional paving at the ends of the north and south promenades. The sign program would consist of approximately 85 new signs to be utilized throughout the apartments, promenade, and docks.

Summary of Changes

The original approved apartment and promenade design would remain unchanged. The items presented to the DCB for this project are new additions to the already approved project.

SITE DESIGN

Promenade

Transitional paving would be provided at the edges of the north and south promenade. The promenade transitions would consist of the pavers utilized at the AMLI Apartments' boardwalk edge. These pavers would be 2.25" x 9", made of ceramic, and in various shades of light grey and light tan.

Amenities

Amenities provided along the promenade would include covered seating, built-in seating, bike racks, trash receptacles, and drinking fountains. The trash receptacles would be located every 300' along the promenade and would consist of a silver metal mount and lid, with a black metal waste basket. Stainless steel fountains would be located at five locations along the building side of the promenade. Stainless steel, ring-style bike racks would be located at 10 locations along the water side of the promenade.

There would be five covered seating areas located along the water side of the promenade. The covered seating would measure 9'-4" long, 3' wide, with a 9' tall canopy. The bench would consist of a concrete base with stone veneer and wooden slat seats. Covering the bench would be a metal canopy with wooden slats, supported by two angled I-beams located on either side of the bench.

There would be three bench seating areas located against the planter wall along the building side of the promenade. These benches would measure 10' long by 2'-6" deep. The benches would be made of solid wood with steel edging and supports.

SIGNAGE

Sign Program

The proposed sign program would include approximately 85 signs to be located throughout the AMLI Apartments, promenade, and docks.

Main Building Façade

The proposed main building façade identification sign would be 140 square feet and measure 5' wide by 28' tall. The sign would be mounted on the top right edge of the main building facing Via Marina, and partially wrap the corner. The sign panel would consist of 1'-tall slats of CertainTeed Mahogany with a blackened stainless steel strip along the corner edge. The sign would read "AMLI" at the top with 1'-3"-tall letters using Helvetica font. Below AMLI, the name "MARINA DEL REY" would be written in a vertical orientation using Museo font, with the word "MARINA" using 3'-wide letters, and "DEL REY" using 1'-6"-wide letters. All text would use brushed aluminum channel letters and would be halo lit.

Secondary Building Façade

Other apartment amenities and retail spaces would utilize identification building façade signs. These signs would vary in length depending on the name of the tenant, but would

utilize 1' tall, 2" deep, stainless steel letters, using Museo font type. These signs would be mounted on top of the storefront awning and illuminated with LED strip lighting.

Freestanding Column

The proposed freestanding identification sign would be 70 square feet and measure 12' high by 7' wide. The sign would be sited at the edge of the property near the Via Marina street frontage. The sign would consist of a wooden panel atop a stone base. The Coronado Getty stone base would be scored and measure 13' wide, 2' tall, and 2' deep. The wooden panel would measure 10' tall, by 7' wide and consist of CertainTeed Cedar Board or oak wood slats to match the building façade sign. The sign would have two identical faces, oriented north and south along Via Marina. One end of the sign panel would read "AMLI" at the top with 6.5" tall letters using Helvetica font. Below AMLI, the name "MARINA DEL REY" would be written in a vertical orientation using Museo font, with the word "MARINA" using 9"-wide letters, and "DEL REY" using 6.5"-wide letters. This text would use brushed semi-transparent acrylic push-through letterforms with a brushed aluminum face. This portion of the sign would be halo lit. The opposite end of the sign panel would provide a sign space to identify each of the five retail tenants. This text would be made of brushed marine-grade aluminum.

Directional / Informational

The proposed directional and informational signage includes building addresses, parking information, wayfinding, marina signage, and general apartment information.

Each of the five buildings would have a 31.5 square-foot address sign, with 3'-tall and roughly 2'-wide stainless steel numbers, mounted on the street facing façade. Each garage entrance would have a 14 square-foot address sign, with 2'-tall and roughly 1'-wide stainless steel numbers, mounted on the ground-level façade near each vehicle driveway. The marina facing side of each building would have a 5 square-foot address sign, with 1'-tall by roughly 6"-wide stainless steel letters, mounted on the awning above the lobby entrance and uplit with LED strip lighting.

Each building would utilize a 39 square-foot lobby identification sign, with a 7'-3"-tall by 4'-9"-wide number and the word "lobby" written vertically measuring 4'-10" tall by 1' wide. These signs would be made of white frosted vinyl applied to the glass window near the lobby entry.

The public parking garages would be identified with a three dimensional box, mounted onto the driveway awning. The box would utilize punch-through letters with internal illumination. Resident and marina parking garages would be identified with 8"-tall extruding metal letters with halo lighting.

Ten freestanding public wayfinding signs would be located at various locations along the promenade, street frontage, and view corridors. The signs would be 5.75 square feet, standing roughly 3' tall and 2' wide. The signs would be made out of aluminum and painted Chinese Red, and utilize cut-through letters, with white acrylic backing that is

internally illuminated. The top of the sign would feature a map directory and the bottom would read "Public Promenade" with an arrow.

The dock gates would utilize one square foot signs, made of aluminum and painted Chinese Red with white lettering. The dock piles would utilize a three square-foot sign, measuring 1' wide by 3' tall, and made of composite aluminum, painted Chinese Red with white graphics and lettering. In addition to traditional dock numbering, each sign would be labeled alphabetically with a sea animal name and graphic. Individual slip identity signage would be mounted onto the dock box and pile of each slip. This sign would measure 3.5" tall by 8" wide, be made out of ½"-thick polyethylene painted Chinese Red, with the text in a white reflective paint. The boathouse located on the dock would be labeled with 1'-tall stainless steel channel letters and LED halo lighting.

Numerous regulation signs are found throughout the apartment complex. These signs are primarily 8" x 8" but they do vary in size. The signs are made of aluminum and painted Neptunian Grey with white text.

STAFF REVIEW

Staff finds the proposed project is consistent with the Manual for Specifications and Minimum Standards of Architectural Treatment and Construction, the Statement of Aims and Policies, the Revised Permanent Sign Controls and Regulations, and Design Control Board's conditions of approval.

Staff recommends APPROVAL of DCB #14-002-B, subject to the following condition(s):

1) **The Applicant shall obtain approval from the Department of Regional Planning.**

2) **No change shall be made to the approved design without written approval from the Department of Beaches and Harbors Planning Division staff.**

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

GJ:BL:te

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October 13, 2016

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 4A – PARCEL 50 – CARUSO AFFILIATED / SUGARFISH – DCB # 16-005 – CONSIDERATION OF NEW SIGNAGE AND FAÇADE MODIFICATIONS

Item 4A on your agenda is a submittal from SugarFish (Applicant), seeking approval for new signage and storefront façade modifications. The project is located at 4720 Admiralty Way.

PROJECT OVERVIEW

Existing Conditions

The tenant space is located within the Waterside Shopping Center and is currently occupied by a clothing retailer. The storefront features a large fabric awning over the main entrance and a smaller fabric awning over the display window.

Proposed Project

This project would consist of removing the existing exterior storefront and creating a covered waiting area and building entrance for the proposed restaurant. Two new signs would also be added to the storefront tower.

BUILDING DESIGN

Tenant Space

The proposed tenant space would consist of new awnings leading to a covered waiting area with built-in, wood-bench seating, hanging pendant lights, and a 3'-6"-tall railing. The covered waiting area would lead to the new building entry featuring new display windows and doors.

Color and Materials

The unmodified portions of the exterior building will utilize the existing brick cladding and colored plaster consistent with the shopping center design. The new canvas awnings would be black. The railing surrounding the covered waiting area would consist of a wooden hand rail, a black stainless steel frame, and clear glass panels. The flooring of the covered waiting area would utilize the same pavers as the exterior of the shopping center.

The new restaurant entrance would consist of a black anodized aluminum frame with clear storefront glazing, wood slat panels, decorative metal screening, a slat wood header, and wood plank door. The walls around the entry would be grey Venetian plaster.

SIGNAGE

Building Façade

There would be two identical building façade identification signs located on each of the two front-facing sign panels. Each sign would be 23 square feet, for a total 46 square feet. Each sign would consist of a fish graphic on top of text reading "SUGARFISH BY SUSHI NOZAWA" in Adobe Myriad font. The fish would measure 5'-9" wide by 2'-3" tall, made from ½" waterjet cut aluminum painted grey. The "SUGARFISH" letters would be 9"-tall aluminum channel letters painted black. The text "BY SUSHI NOZAWA" would be 6"-tall aluminum channel letters painted white. The signs would be halo backlit from sunset to 15 minutes after the closing of the last restaurant.

STAFF REVIEW

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

Staff recommends APPROVAL of DCB #16-005, subject to the following conditions:

1) **The Applicant shall obtain approval from the Department of Regional Planning.**

2) **No change shall be made to the approved design without written approval from the Department of Beaches and Harbors Planning Division staff.**

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

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October 13, 2016

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: ITEM 5A – TEMPORARY PERMITS ISSUED BY THE DEPARTMENT

Item 5A 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 August 2016 report, no temporary permits were issued by the Department.

GJ:BL:te

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October 13, 2016

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: **ITEM 5B - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

On August 9, 2016, the Board of Supervisors approved and authorized the Chair to sign an amendment to a lease agreement with Legado Marina, LLC for Parcel 33R in Marina del Rey, maintaining all existing percentage rental rates, adding a provision to safeguard minimum rent against future downward adjustments, adjusting the security deposit and updating the insurance provisions for the 10-year period ending April 1, 2026.

On August 9, 2016, the Board of Supervisors approved and instructed the Chair to sign an amendment to a lease agreement with Panay Way Marina, L.P. for Parcel 20 in Marina del Rey to readjust the Percentage Rents, Annual Minimum Rent and General Liability insurance for a 10-year period ending May 10, 2025.

On October 4, 2016, the Board of Supervisors approved the assignment of the Parcel 10R lease and the assignment of the option agreements for Parcels 10R and 14, from Legacy Partners Neptune Marina L.P. to GS Neptune Marina Apartments, LLC, and approved amendments to the option agreements for Parcels 10R and 14 to extend each of their terms for up to an additional six months, as well as modifications of the previously-approved leases under the option agreements for Parcels 10R and 14 to accommodate lessee's construction financing and new equity requirements.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items relating to Marina del Rey were on the August 2016 and September 2016 Regional Planning Commission agendas.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items relating to Marina del Rey were on the August 2016 and September 2016 California Coastal Commission agendas.

FUTURE MAJOR DCB AGENDA ITEMS

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

SMALL CRAFT HARBOR COMMISSION MINUTES
The approved July 13, 2016 and August 10, 2016, meeting minutes are attached.

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

VENICE DUAL FORCE MAIN PROJECT UPDATE
There are no further updates on the Venice Dual Force Main Project since the March 2016 report.

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Attachments (1)

SMALL CRAFT HARBOR COMMISSION MINUTES
July 13, 2016

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

Department of Beaches and Harbors: Gary Jones, Director; Brock Ladewig, Deputy Director; Steve Penn, Chief of Asset Management Division; Carol Baker, Chief of Community and Marketing Services Division; Michael Blenk, Real Property Agent I; Michael G. Rodriguez, Chief Property Manager; Gloria Perez, Management Fellow

County: Amy Caves, County Counsel; Deputy Sheriff Michael Mitchell

Item 1- Call to Order and Pledge of Allegiance
Chair Lumian called the meeting to order at 10:06 a.m. followed by the Pledge of Allegiance led by Deputy Sheriff Michael Mitchell. Chair Lumian read the Commission's policy on public comments.

Item 2- Approval of Minutes
Motion to approve by Vice Chair Rifkin, seconded by Commissioner Lesser, unanimously approved.

Ayes: 5 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri, Ms. Delgado and Mr. Lesser

Item 3 – Communication from the Public
None

Item 4 – Communication with the Commissioners
Commissioner Lesser reported on a meeting he had with Supervisor Knabe to discuss funding for Los Angeles youth to visit the Marina and other beach areas to teach them about oceanography. He also discussed the displacement of yacht sales tenants.

Chair Lumian stated he attended the dedication of Oxford Basin Park, the External Tank (ET) Comes Home celebration, and the US Coast Guard's Navigation Safety Advisory Council Meeting in Washington, D.C.

Item 5a – Marina Sheriff
Deputy Sheriff Michael Mitchell presented the Crime Stats reports.

Item 5b – MdR and Beach Special Events
Carol Baker reported that the ET relocation events, including a "Party in the Park" at Burton Chace Park, were all very successful. She also announced upcoming summer activities planned for MdR.

Item 5c – Marina Boating Section Report
Michael Blenk announced that Cal Yacht Club was sponsoring the U.S. Junior Olympic Sailing Festival in MdR July 15-17, 2016, and that DBH arranged parking. He provided a detailed report about the completion of Anchorage 47. Carol Baker added that the Boating Section is also providing support to the sailing program.

Steve Curran spoke about being displaced from Pier 44 due to the redevelopment of the property. He thanked Pacific Ocean Management Company (Pacific) and the County for

extending the time he has to relocate and for developing plans to allow his boat sales business to stay in MdR, including securing office space in Fisherman's Village. However, there is no area to display boats. As a result, part of his business will be relocated to Long Beach. He expressed his concern that MdR is reducing its focus on recreational boating.

Commissioner Lesser asked staff if there's anything else the Department can do to keep Mr. Curran's business operating in the Marina.

Gary Jones replied that DBH is trying to do everything possible to accommodate Mr. Curran. He agreed with Mr. Curran's assessment that it has been a challenge to find alternative accommodations. Unfortunately, the Marina was not designed to support a large amount of commercial activity and the emphasis has always been recreational boating.

Commissioner Alfieri inquired about a possible month-to-month agreement during the boating season to allow boat brokers to dock at Anchorage 47. Gary Jones replied that County policy will not allow commercial activity at Anchorage 47.

Gary Jones further commented that the Department will continue to work with the lessee to help resolve issues related to the redevelopment of Pier 44.

Tim Riley inquired about the rental rates and the number of slips in each category for Anchorage 47. Tim Riley also asked about the 25% percentage rent that is charged by the County for anchorages throughout the Marina and if Anchorage 47 is subject to the same fees.

Gary Jones replied that the Board of Supervisors (BOS) approved the rental rates for Anchorage 47 as well as the methodology. The item was endorsed by the Small Craft Harbor Commission (SCHC) before going to the BOS. He explained that DBH's staff conducted a study reviewing comparable anchorages throughout the Marina. Anchorage 47's slip rates were calculated based on the average of the comparable anchorages. He further commented that 100% of the revenue from Anchorage 47 is placed into a County account that is used for the operation of the anchorage and to pay off the debt incurred to fund the redevelopment project.

Commissioner Alfieri requested to see a slip fee pricing schedule.

Gary Jones replied that staff would provide the Commissioners with the requested information.

Chair Lumian stated that he received an e-mail from Steve Curran stating that he received a 60-day notice to vacate his business location. He added that he forwarded the e-mail to DBH staff and Pacific. Both parties reported that they had met with Mr. Curran to develop the solutions that Mr. Curran had already reviewed.

Chair Lumian asked if there are any other businesses besides Mr. Curran's that have been identified as not having suitable alternative accommodations.

Gary Jones replied that there is one other business, and assistance has been provided by Pacific and the County. There may also be a number of live-aboards in Pier 44 but Mr. Jones believes no one has approached the County for assistance. He further stated that

Anchorage 47 does permit live-aboards, and that there are approximately 15 currently permitted in the Marina.

Chair Lumian expressed the need to have businesses that support recreational boating in the Marina and asked DBH to take measures to retain these type of businesses. His concern is that without these businesses the number of boat owners will decrease. He further voiced his concern regarding the large amount of redevelopment happening simultaneously with MdR anchorages. He asked if there is a plan to avoid temporary shortages and large increases to slip rental rates.

Steve Penn replied that Michael Tripp will address those concerns during his presentation on Item Number 8.

Chair Lumian asked what was the total amount spent on the redevelopment of Anchorage 47 and how was the project financed?

Gary Jones responded that he did not have the exact amount but he estimates approximately $15 million. The project was financed by monies collected in prior years, when the County managed Anchorage 47. In addition, the County incurred debt that will be paid back with future revenue generated by slip fees.

Item 6a – Old Business
None.

Item 7a – Dock 55 Management Program
Michael Rodriguez, presented the staff report providing details of the management program for the newly built Dock 55, which will assist charter operators. There has been an increase in the demand for charter operators in MdR but very few marinas can allow charters to operate. The program will allow charter boats to be docked throughout the Marina but will allow them to legally load/unload passengers at Dock 55 for a fee. The program will be launched in August/September and will be managed by the same company that operates Fisherman's Village.

Daniel Ginzburg pointed out that Dock 55 is not a new charter dock. The dock was originally planned to fulfill requirements by the Coastal Commission and Department of Regional Planning to mitigate the loss of Dock 52. He wants to make sure the plan for Dock 55 meets these requirements and is an efficient and appropriate way of utilizing the space, and addresses everyone's interests.

Vice Chair Rifkin asked if the new program is based on first come first serve.

Michael Rodriguez replied that the program will try to accommodate as many businesses as possible. There are issues with parking which are currently being reviewed. Mr. Rodriguez emphasized that the program will serve both small and large operators.

Vice Chair Rifkin expressed his concern of DBH's reliance on one company to manage the program.

Mr. Rodriguez replied that an internal study was conducted. DBH does not have sufficient staff to properly manage the program. Furthermore, Dock 55 does not have an office or

amenities available. Pacific was identified as the best option because the business is already operating in a nearby location and can offer amenities to the charter boat passengers.

Amy Caves added that the County's agreement with Pacific contains language that provides DBH the right to terminate. She further added that this a trial program and adjustments can be made to address issues as they develop.

Vice Chair Rifkin requested DBH staff provide an update report in six months. He also applauded DBH's efforts to assist charter boat operators in the Marina.

Pat Younis voiced her concerns about the new program and believed it was too much work for one agency to accomplish.

Matt Schubert, a permitted water taxi operator, talked about how charter boat operators in San Diego pay 7% of their revenue to help pay for the operation of the charter boat dock and encouraged DBH to adopt a similar policy.

Brian Mitchell of Luxury Liners asked if there will be a sublease requirement and requested pricing information.

Chair Lumian asked if the operations would be limited to skipper charters or is it also for bareboat charters, and provided definitions for the different type of charters.

Mr. Rodriguez replied that the program is open to all types of charters. He addressed Brian Mitchell's questions: (1) an agreement between Pacific and the charter boat operator will be required; and (2) fees are still being established.

Commissioners Lumian and Lesser both commended DBH for outsourcing the program and for contracting with Pacific to operate the new program.

Gary Jones thanked Mr. Rodriguez, and stated that the Department will provide ongoing progress reports to the Commission.

Item 7b – Lease Amendment for Parcel 20 (Panay Way Marina) to include Decennial Rent Adjustment.
Michael Rodriguez provided the staff report.

Motion to approve by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

Ayes: 5 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri, Ms. Delgado and Mr. Lesser

Item 7c – Lease Amendment for Parcel 33 (Killer Shrimp) to include Decennial Rent Adjustment.
Michael Rodriguez provided the staff report.

Motion to approve by Commissioner Alfieri, seconded by Vice Chair Rifkin, unanimously approved.

Ayes: 5 – Chair Lumian, Vice Chair Rifkin, Mr. Alfieri, Ms. Delgado and Mr. Lesser

Item 8 – Staff Reports
Gary Jones provided the staff reports on ongoing activities including that the CDP on Parcel 9's wetland park has been extended and the project will be able to move forward.

Steve Penn discussed an e-mail that the Chair Lumian sent to DBH voicing his concerns regarding pending construction projects of various marinas in MdR and the impact on boaters.

Michael Tripp provided an overview of the CDP and Local Coastal Program amendment which provides protections for smaller boats including a mandate that 59% of the boats slips in MdR be reserved for boats 35 feet or under. Additionally, before a marina is redeveloped, a transitional plan must be submitted to the Coastal Commission which outlines resources for boaters to assist them with relocation.

Chair Lumian expressed concern about multiple projects potentially triggering a sharp increase in slip rental fees.

Michael Tripp explained that when a dock is being redeveloped construction is usually phased to minimize the number of boaters being displaced.

Steve Penn added that the majority of MdR's ground leases contain a controlled price clause. Under this clause, if a slip rental fee is beyond a reasonable level, a boater can bring it to the County's attention. DBH staff will conduct a market analysis. If the price is found to be unreasonable, DBH has the authorization to request a correction.

Adjournment
Chair Lumian adjourned the meeting at 11:42 a.m.

SMALL CRAFT HARBOR COMMISSION MINUTES

August 10, 2016

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

Department of Beaches and Harbors (DBH): Gary Jones, Director; Steve Penn, Chief of Asset Management Division; Carol Baker, Chief of Community and Marketing Services Division; Michael Blenk, Real Property Agent I; Michael G. Rodriguez, Chief Property Manager; Don Geisinger, Lease Specialist; Gloria Perez, Management Fellow

County: Amy Caves, Senior Deputy County Counsel; Richard Godfrey, Deputy Sheriff

Item 1- Call to Order and Pledge of Allegiance
Chair Lumian called the meeting to order at 10:06 a.m., followed by the Pledge of Allegiance led by Deputy Sheriff Barrios. Chair Lumian read the Commission's policy on public comments.

Item 2- Approval of Minutes
Motion to approve July 13, 2016, meeting Minutes by Commissioner Alfieri, seconded by Vice Chair Rifkin, unanimously approved.

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

Item 3 – Communication from the Public
Kelly Cantley-Kashima, the Commodore for the South Coast Corinthian Yacht Club, expressed her concerns regarding the plans for the interim accommodations and permanent facilities.

Chair Lumian asked staff if there were going to be additional meetings with the Yacht Club.

Gary Jones stated that the lessee is responsible for resolving the issues.

Chair Lumian requested that staff keep the commissioners updated on the situation.

Gary Jones stated that he will be meeting with the lessee in the afternoon to discuss the issues.

Elliot Zimmerman of Blue Water Sailing expressed his concerns about the illegal commercial charters in Marina del Rey (MdR).

Commissioner Lesser expressed his concern about the unfairness to legal charter operators in the Marina and asked staff what are the penalties for illegal charters.

Gary Jones replied that DBH does not oversee the enforcement. He stated that DBH would have to work with the Sheriff as well as other agencies to determine penalties.

Commissioner Lesser made a motion to place the issue of illegal boat charters on a future agenda and have DBH staff provide a summary of agencies responsible for enforcement.
Motion by Commissioner Lesser place the subject of illegal charters for the next meeting and have staff return with more information regarding enforcement. Seconded by Commissioner Alfieri, unanimously approved.

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

Item 4 – Communication with the Commissioners
Vice Chair Rifkin announced that he received a survey from the California Coastal Commission asking his opinion on issues related to the organization's rules and regulations and operations.

Item 5a – Marina Sheriff
Deputy Sheriff Richard Godfrey presented the liveaboard reports. He also announced that the grant money the Sheriff received from the State for the removal of abandoned vessels has been depleted. However, the State has issued a new grant and funds are forthcoming.

Item 5b – MdR and Beach Special Events
Carol Baker reported that the summer concerts at Burton Chace Park were successful and she thanked the Sheriff's department for all their hard work and coordination. She further announced upcoming fall activities planned for MdR, including having haunted tall ships on display during Halloween.

Item 5c – Marina Boating Section Report
Michael Blenk announced that Parcel 77's Power Boat Dry Storage Electrical Installation Project has been completed. He further announced that Anchorage 47 has a waiting list. He offered assistance to boaters that are having difficulty securing a slip in MdR.

Item 5d – Marina del Rey Convention Visitors Bureau (CVB) Report
Janet Zaldua reported that tourism is thriving in MdR and the hotel occupancy rate is at 84.1%, which is an increase from 79.2% that was reported last year. All hotels in MdR are fully operational and none are currently undergoing renovations. She announced that the CVB website was redesigned to make it more mobile friendly. She also talked about the Free Ride Program that will be made available in the future. The Free Ride Program will offer transportation throughout MdR during the hours of 11:30 am to 9:30 pm. The program will be funded through advertising revenue. Ms. Zaldua played a new video produced by the CVB, with the assistance of DBH. The video highlighted MdR's history and the County's development of the recreational harbor.

Vice Chair Rifkin commented that he had met with other cities to discuss their bike share programs and asked if there is a market in MdR for this type of program.

Ms. Zaldua replied that Carol Baker is exploring the issue.

Item 6a – Old Business
None.

Item 7a – Total Maximum Daily Load (TMDL) Update
Michael Tripp, presented the staff report, providing an update to the TMDL program and reviewed the ways DBH is mitigating the situation.

Chair Lumian asked about the Biotic Ligand Model and stated that originally it was believed that it would benefit MdR.

Michael Tripp replied that the Biotic Ligand Model may replace the site specific study at a fraction of the cost. He believes the new model will help increase the target for allowable level of copper originally established by the California Regional Water Quality Control Board.

Commissioner Lesser asked if there is any updated information regarding the use of low-toxic paint as an alternative to copper based paint.

Michael Tripp stated that there is a small number of boaters that support this option, but the boatyards are reporting that the low-copper paints are fairly effective. However, the low-copper paints do not last as long as regular copper paints. He reviewed other measures that are being used to help the situation, including the use of boat lifts.

Item 7b – Lease Amendment for Parcel 140 (Admiralty Apartments) to include Decennial Rent Adjustment.
Michael Rodriguez provided the staff report.

Motion to approve by Commissioner Lesser, seconded by Vice Chair Rifkin, unanimously approved.

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

Item 7c – Lease Amendment for Parcel 100/101 (The Shores) to revise affordable housing provision.
Don Geisinger provided the staff report.

David Levine expressed his availability to answer questions.

Chair Lumian asked about the number of affordable housing units.

Don Geisinger replied that there are 54 units.

David Levine explained that there are 17 very-low-income units that rent for approximately $700 per month and 37 moderate-income units that rent for approximately $1,460 per month. The rent amount is established by the Los Angeles County Community Development Commission. He added that they are consistent with the Mello Act and Coastal Development Permit.

Commissioner Lesser asked what is the full market rent.

David Levine replied that on average it's about $3,000 per month.

Motion to approve by Commissioner Lesser, seconded by Commissioner Alfieri, unanimously approved.

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

Item 8 – Staff Reports

Gary Jones spoke about the California Department of Parks and Recreation - Division of Boating and Waterways. The State has been conducting public meetings and surveys to review the organization's structure to make improvements. It is Mr. Jones' understanding that there will be no changes within the Division of Boating and Waterways. If the State makes any changes, Mr. Jones will provide an update to the Commissioners. In the meantime, Mr. Jones will send the Commissioners the link to the Division for their information.

Chair Lumian announced the State Parks Department meeting is scheduled for August 15, 2016, in Sacramento and suggested that a County representative attend the meeting.

Gary Jones stated that a representative from the County's legislative contacts will attend the meeting.

Adjournment

Chair Lumian adjourned the meeting at 11:30 a.m.

Marina del Rey Redevelopment Projects Report
As of October 3, 2016

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott. *New promenade improvements, restaurants and amenities. * Wetland public park project (1.46 acres).	**Massing** -- Revised project will be resubmitted at a later date. **Parking** -- plan will be resubmitted at a later date.	**Proprietary** -- Option was approved by BOS on 10/6/15. October 2016 –status unchanged **Regulatory** -- January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On May 13, 2016, the CCC granted a time extension, until December 12, 2016, for the wetland park CDP On July 11, 2016, work began on the wetland park.
10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	* Demolish existing facilities and build 526 apartments. * 161-slip marina + 7 end-ties. * 28 foot-wide waterfront promenade.	**Massing** -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor. **Parking** -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site) * Replacement of public parking both on and off site.	**Proprietary** – December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. **Regulatory** -- On January 21, 2015, the final project design was approved by the Design Control Board.
43 -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	**Massing** -- **Parking**--163 spaces for boaters	**Proprietary** -- BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Lessee exercised its option to expand the lease term. October 2016 –status unchanged **Regulatory** -- Dock replacement will be phased during a 5-year period beginning in 2015. October 2016 –status unchanged. **Regulatory Matter**: No Variance proposed. Parking Permit for reduced Parking.

44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 82,652 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	**Massing** -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed. **Parking** -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).	**Proprietary** -- The lessee initialed a revised Term Sheet on July 9, 2015. On January 13, 2016, SCHC endorsed DBH's recommendation to grant lessee an option to extend the lease term for 39 years. DBH anticipates the Grant of Option to go before the BOS in October 2016. **Regulatory** -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016. **Regulatory Matter:** Shared Parking Agreement. No Variance proposed
52 -- Boat Central/Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility* 30-vessel mast up storage space* 5,300 s.f. County Boatwright facility	**Massing** -- 81.5' high boat storage building partially over water. **Parking** with view corridor parking. All parking required of the project to be located on site.	**Proprietary** -- An extension to the Option was approved at the 11/12/13 BOS meeting. September 21, 2016, the SCHC voted 2 to 1 in favor of endorsing the recommendations to approve the Option and the new Lease for Parcel 52. Since three votes were needed to endorse the recommendation, there was no endorsement by the SCHC. **Regulatory** -- The waterside portion of the project was approved by the Coastal Commission on January 9, 2015. On August 23, 2016, the USACOE approved the 404 permit.
53 -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	**Massing** -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. **Parking** -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	**Proprietary** -- On 11/6/ 2012 the Lessee initialed a term sheet for an extension of the leasehold. On January 13, 2016, SCHC endorsed DBH's recommendation to extend the lease for 39 years. The grant of option was approved by the BOS at its March 15, 2016 meeting. October 2016 –status unchanged **Regulatory** -- The DCB approved the final design of the project on December 16, 2015. **Regulatory Matter:** Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead.

Marina del Rey Redevelopment Projects Report
As of October 3, 2016

55/56/W -- Fisherman's Village/Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	**Massing** -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor. **Parking** -- On-site Parking includes all project required Parking, Parking for Parcel 61 lessee (Whiskey Reds).	**Proprietary** The lessee provided the SCHC with project updates at the March and May 2015 meetings. October 2016 –status unchanged **Regulatory** -- 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. **Regulatory Matter**: Shared Parking Agreement. Variance for reduced setbacks (side and waterfront).
113 -- Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities		**Proprietary** – Item opened on 9/23/2013. October 2016 – status unchanged. **Regulatory** -- A new EIR scoping meeting was held on 09/16/14 in Chace Park. October 2016 – status unchanged.
13 -- Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated commencing no later than 2029 * Improved pedestrian promenade and public amenities will be renovated.	**Massing** -- Four existing buildings up to 3 stories high. **Parking** -- Existing open air Parking and Parking structure will be renovated. Total Parking provided on site is 572 spaces.	**Proprietary** -- Construction commenced on December 8, 2014. Completion of construction is currently anticipated in December 2016. October 2016 – status unchanged. **Regulatory** -- On 6/18/14, the DCB approved the final design of the renovation project. October 2016 – status unchanged.

15 -- AMLI Residential	Jason Armison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-Parking space garage	**Massing** -- Six buildings up to 5 stories and 70' high **Parking** -- All Parking to be provided on site within new 1,271-space Parking garage	**Proprietary** -- Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018. October 2016 –status unchanged **Regulatory** -- June 30, 2014, demolition of the site commenced. October 2016 –Construction of project is underway.
28 -- Mariners Bay	Tim O'Brien	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation	**Massing** -- Seven buildings up to 3 stories high **Parking** -- Existing subterranean Parking structure contains 947 Parking spaces.	**Proprietary** -- The 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** -- On July 15, 2015, the DCB approved the final design of the project. October 2016 –status unchanged

(310) 305-9503 • 13837 Fiji Way, Marina del Rey, CA 90292 • beaches.lacounty.gov

Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Brock Ladewig
Deputy Director

October 13, 2016

TO: Design Control Board

FROM: Gary Jones, Director

SUBJECT: **AGENDA ITEM 5C – 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: Burton Chace Park at (310) 305-9595

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

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

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

FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES
13755 Fiji Way ♦ Marina del Rey
Sponsored by Pacific Ocean Management, LLC

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

Saturday, October 22nd
Blue Breeze, playing R&B

Sunday, October 23rd
2Azz1, playing Jazz Funk

Saturday, October 29th
Upstream, playing Reggae

Sunday, October 30th
Floyd & The Flyboys, playing R&B/Funk

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

HARVEST DAYS & HAUNTED NIGHTS
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Friday, October 28th from 5:00 p.m. – 9:00 p.m.
Saturday, October 29th from 10:00 a.m. – 9:00 p.m.
Sunday, October 30th from 10:00 a.m. – 8:00 p.m.

Experience a transformation in Marina del Rey like no other. Join us for a family-friendly harvest celebration during the day and spine-tingling thrills at night. Enjoy haunted pirate ships, games, rides, crafts, pirates, and much more! All ages are welcome, however, Haunted Nights is recommended for ages 13 and older. Admission is free. Food and beverages available for purchase.

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

SNOW WONDER
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Saturday, December 10, 2016
12:00 p.m. – 6:00 p.m.

Join in the spirit of winter at Marina del Rey's Snow Wonder event! Children can enjoy real snow, sledding, arts & crafts, face painting, a DJ, and gourmet food trucks.

54TH ANNUAL MARINA DEL REY HOLIDAY BOAT PARADE
Saturday, December 10, 2016
5:55 p.m. – 8:00 p.m.

After Snow Wonder, stay in the park to view the fireworks that will be shot off the south jetty at 5:55 p.m. to kick off the start of the parade. Beautifully lit and decorated boats will participate in the event, which is free to the public. Boat owners will compete for numerous prize packages. Best spots for viewing the boat parade are Burton Chace Park, located at 13650 Mindanao Way, and Fisherman's Village, located at 13755 Fiji Way.

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

NEW YEAR'S FIREWORKS CELEBRATION
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
December 31, 2016 – January 1, 2017

7:00 p.m. – 1:00 a.m.

Bring in the New Year with a bang! Guests are invited to Burton Chace Park at 7 p.m. to watch a live broadcast on a jumbo screen of *New Year's Eve Live 2017* with Anderson Cooper from Times Square. View the Times Square ball drop and enjoy two ten-minute fireworks show at 8:59:30 p.m. and 11:59:30 p.m., both shot from the Marina's south jetty.

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

GJ:BL:te