

# BUSINESS

## FACEBOOK DEAL PUTS STORIES ON APP

Instant Articles allows media to publish news on company's site.

BY SARAH FRIER  
BLOOMBERG NEWS

Facebook Inc. reached a deal with The New York Times Co. and eight other media outlets to post stories directly to the social network's mobile news feeds as publishers strive for new ways to expand their reach.

Under a program called Instant Articles, Facebook will allow media partners to publish stories directly to its site. The media partners will get the revenue from ads they place within the articles or split sales on ads placed by Facebook.

The other partners are BuzzFeed, National Geographic, NBC News, The Atlantic and, from Europe, the Guardian, BBC News, Spiegel and Bild, Facebook said on its website.

The world's largest social network is working to increase the quality of news that appears on its feeds. By publishing articles directly on Facebook, rather than as links to the original sites, Instant Articles delivers stories faster, improving the experience for many of Facebook's 1.44 billion active users.

Meanwhile, media companies' own sites are struggling to stay relevant as readers increasingly discover and share stories through Twitter, Facebook and other social media.

"Not having to go to The New York Times site to get a story is part of a significant change in the world of digital media," said Mitchell Stephens, a journalism professor at New York University. "Journalism comes from many directions. News organizations have got to allow themselves to be driven by different winds."

For The New York Times, the partnership builds on what already is a source of readership.

"We have a long tradition of meeting readers where they are, and that means being available

SEE APP • PAGE 7



SAM GANGWER, STAFF PHOTOGRAPHER

A construction worker drives a small Bobcat earthmover with a scoop of dirt last week along the street in the Lido Marina Village. Phase two of construction of the Newport Beach marina will begin during the summer.

# MARINA VILLAGE GETTING LONG-OVERDUE MAKEOVER

The waterfront site has been mostly vacant for many years, but investor DJM Capital Partners stepped in with ambitious plans for new retail and restaurants.

On a recent Tuesday, the stench of gas fills the air as construction crews upgrade underground utilities along the brick-paved Via Oporto, a charming Newport Beach road with storefronts that boast waterfront views.

Yet, despite the premium marina location, 75 percent of the commercial space has been vacant for years. Long neglected by absentee owners, the enclave is slowly coming to life under DJM Capital Partners.

The San Jose company is rejuvenating the 1970s-era Lido Marina Village with a mix of boutique retail shops, fine-dining restaurants, a gourmet market

and chef-driven bistros. The collection of new restaurants and retailers, some with views of Newport Harbor, is part of the luxurious but laid-back tone imagined for the multimillion-dollar commercial project. It is slated for completion by year's end.

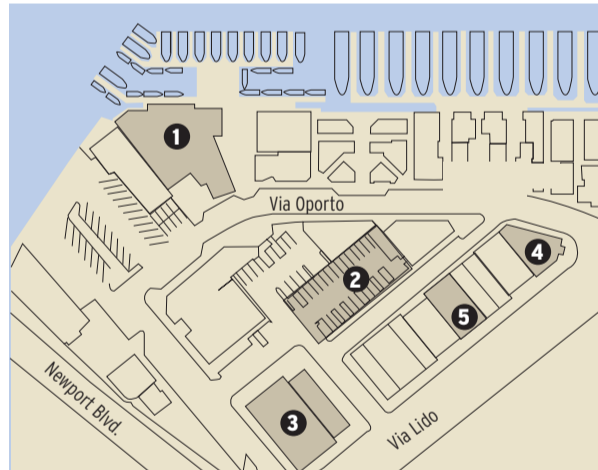
"We've been feeling like we've been given the keys to kingdom," said DJM President Lindsay Parton. "If we're close to what we're envisioning, this will be a place where everyone will want to go."

### TRANSFORMING A NEGLECTED WATERFRONT

Lido Marina Village, a section of the 17-acre Lido Village, was developed in the early 1970s as a pedestrian-friendly

#### Lido Marina Village

1. Former The Warehouse slated for one restaurant and two retailers.
2. 358-space parking structure
3. Former bank slated for gourmet market and restaurant
4. Honor Coffee Roasters (coming this summer) and Jolie (now open)
5. Juice Served Here (temporary pop-up shop now open)



STAFF GRAPHIC

SEE MARINA • PAGE 3

## Dunkin' Donuts to roll out more Orange County locations

BY NANCY LUNA  
STAFF WRITER

Santa Ana and Westminster are the next two Orange County cities to land a Dunkin' Donuts.

Newport Beach-based Frontier Restaurant Group held a groundbreaking ceremony last week at the Westminster location, a former 76 gas station at 15482 Goldenwest St. The restaurant, which will have a drive-through, is scheduled to open by early fall.

Frontier is among several franchisees with development rights in South-



WIKIA COMMONS

SEE DUNKIN' • PAGE 7

Advertorial

## ASK THE ADVISOR ANOTHER RICK STORY

"As featured in newspapers across the country"

**QUESTION:** I HAVE SEVERAL IDEAS ABOUT WANTING TO HELP MY GRANDCHILDREN WITH THE MONEY I WON'T NEED BUT THEN I FEEL IT'S NOT WORTH IS BECAUSE WE'RE NOT TALKING ABOUT A LOT OF MONEY. HOW MUCH IS WORTH THE BOTHER?

**ANSWER:** The other day I was out in front of my house. My friend Rick's father was teaching his fifteen year old granddaughter, Rick's niece, how to drive a stick-shift car. After I jumped out of the way, I thought how great it was. For the rest of her life she will be able to tell the story of how her grandfather taught her to drive. That is a great example of a legacy – something that you leave behind.

We review legacy plans at least annually with our clients. It is never too early to begin thinking about it and it does not matter how much or little you have. It is just one important piece

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of comprehensive post-retirement planning. At Seeman Holtz, we are lucky to be able to speak with clients about legacy ideas and plans as part of our job. This provides a great opportunity to think about our own legacies, both the money and the memories.

We have great ideas about how to creatively leave money but we also work hard to make sure our clients simply don't leave a mess. Speaking of which, Rick's niece still owes me and a neighbor for knocking down our mail boxes.

For more articles, visit us on-line at [www.seemanholtz.com](http://www.seemanholtz.com)



"The Leader in Post-Retirement Financial Planning"

### MORE INSIDE

#### MORE RECALLS

Japanese automakers sharply expanded recalls of cars equipped with air bags made by Takata, adding 6.5 million vehicles worldwide. **Page 4**

#### STOCKS LISTLESS

Weak retail sales data set the stage for a listless day on Wall Street. The Nasdaq rose slightly, but other indexes fell. **Page 5**

### MARKET RECAP



**Dow Industrials**  
Close: 18,060.49  
Change: -7.74



**S&P 500 Index**  
Close: 2,098.48  
Change: -0.64



**Oil per barrel:**  
Close: \$60.50  
Change: -\$0.25



**Nasdaq Index**  
Close: 4,981.69  
Change: +5.50



**10-year Treasury:**  
Close: 2.28%  
Change: +0.03



**O.C. gas prices:**  
Gallon: \$3.940  
Change: +\$0.083

MORE ON PAGE 5



# MARINA

FROM PAGE 1

shopping and dining district. One of the most iconic fixtures was The Warehouse, a Polynesian eatery that originated in Marina Del Rey.

In the mid-1970s, it became a haven for lavish parties attended by the rich and famous, including John Wayne and Robert Goulet. The 16,000-square-foot space, despite its panoramic harbor views, has been vacant since the late 1990s.

Other 40-year-old storefronts on Via Oporto also have remained empty, suffering over the years from absentee owners and a tanking economy.

Since 2010, the city has proposed refurbishing the Lido Village area. But with redevelopment funds eliminated in California, city officials say they've had to rely on private equity investors like DJM to rebuild the area.

In a postrecession economy, suitors have come calling.

Besides DJM's marina makeover, R.D. Olson is turning the old city hall into a 130-room boutique hotel. Townhomes also are planned along the 3300 block of Via Lido, replacing a church building.

"We're seeing a lot of investment into Lido Village," said Kim Brandt, the city's community development director. "We're so excited about it."

## LONG NEGLECTED

DJM bought a majority of the Lido Marina Village property in May 2013. Construction started last year.

The goal: Modernize the throwback property without sacrificing its charm.

DJM, which is developing the retail and restaurant arm of Pacific City in Huntington Beach, declined to reveal its capital investment. But executives won't deny the cost has run into the millions.

Acquiring the former Warehouse space cost \$6.3 million. Capital costs on the marina village range from infrastructure upgrades to façade enhancements.

The makeover also includes painstaking preservation tasks.

Last week, workers removed bricks along Via Oporto to upgrade the underground utilities. Roughly 626 linear feet of brick will carefully be laid back down to keep the historic look of the street.

To date, most of the storefronts have been re-clad and painted white, black or gray. Awnings made of redwood, pressurized lumber or Sunbrella fabric have been added to give the village a Cape Cod style. Walkways are a mix of wood and tile.

Much of the exterior upgrades should be complete soon.

"By summer, you're real-



An artist's rendering of what the Lido Marina Village should look like once DJM Capital Partners' ambitious restoration of the long-neglected Newport Beach waterfront is complete.

## Next up: The Marina

The last significant remodel of the marina was completed in the 1970s. Still, portions of the 47-slip marina are 60 years old, according to DJM Capital Partners, which owns the property. DJM is working with the city on a makeover. Tentative plans call for a 90-foot-long public dock area, more space for smaller recreational boats and kayak and gondola rentals, expansion of the public walkway to give visitors better access and the relocation of large charter and party boats to the other end of the marina to open up views along the waterfront.

DJM has stated the marina project could cost \$5 million to \$6 million. The overhaul is expected to be complete in 2017, DJM said. Sources: DJM and Newport Beach

ly going to see a transformed Lido Marina Village, but we won't be done by a long shot," said Linda Berman, executive project director for DJM.

## VACANT TO VIBRANT

Under the DJM-owned properties in the marina village, Curl Fitness gym, Lido Village Books and a few office tenants are the only existing businesses sticking around.

Berman said the project is slated for a "complete change-out" with the prime goal of attracting a unique mix of shops, services and restaurants that cater to the larger Lido community.

Earlier this month, DJM announced its first food tenant, Juice Served Here. It opened in a 400-square foot pop-up space on Via Lido, across from the landmark Lido Live theater. When the marina development is complete, it will expand to a 1,110-square foot space with communal seating.

The hip juice bar from Los Angeles is known for its take-home cleanses and innovative, cold-pressed detox juices such as Charcoal Lemonade. The murky-looking drink contains activated charcoal – the same stuff medical professionals use to treat poisonings. Founded two years ago in West Hollywood, Juice Served Here has earned na-

tional media buzz for being on the frontier of using charcoal, with mentions in Harper's Bazaar, Vogue and the New York Post.

"We call it the dark knight of detox," said co-founder Alex Matthews, who previously worked in the fashion and advertising industries.

Matthews said he's given away 2,000 of his chic, glass-bottled juices to local surf brands such as Hurley. Open only two weeks, the juice bar already is earning a loyal following, he said.

The former advertising executive said he at first had "reservations" about bringing his modern brand to a nearly dormant business zone.

"It had such a checkered past," he said. "Most of the retailers there are remnants of a time gone by."

But Parton, a frequent visitor of the Juice Served Here shop in Venice, assured him that DJM was replacing the past with concepts of the future.

"What we hear in Newport Beach is everyone is tired of the same old places to shop," Parton said. "That's not a knock on the fabulous places in Newport Beach. (But) people want a more unique special place to shop."

With Balboa Island and Fashion Island nearby, retail consultant Gregory



Jo Sung talks to customers at the new Juice Served Here store in the Lido Marina Village last week.

Stoffel said offering something the community can't get anywhere else is a smart strategy.

"In any environment like that, it has to be different in order to be successful," said Stoffel, a shopping center strategist at Irvine-based Stoffel & Associates.

## FUTURE TENANTS

Besides Juice Served Here, Charlie & Me pet store and fashion designer Steven Alan's clothing shop, DJM has not revealed a final list of tenants.

Berman said spaces will be leased to indie concepts run by experienced entrepreneurs.

"You won't see anyone that's in a mall," Berman said.

And no first-time operators.

"As exciting as that can be, (it) can also be risky both for them and us," Berman said.

Roughly 24,000 square feet of the DJM-owned space is earmarked for restaurants. In the case of the old Warehouse eatery, the 16,377-square-foot building has been demolished to the studs. DJM is renovating the space to accommodate an upscale dining restaurant and two retailers. The two-story building faces the 47-slip marina, which DJM plans to upgrade in 2016.

The old bank building at

3440 Via Lido is slated to house a gourmet food market whose offerings would range from fresh-cut flowers to grab-and-go foods for a picnic at the beach.

Berman said DJM is close to sealing the deal with its No. 1 choice for the 9,000-square-foot space.

"It will be one of the more exciting announcements in Newport Beach in a long time," she said.

## COMBINED EFFORT

DJM officials said they are working with other marina village property owners including Newport Beach-based Burnham USA to create a harmonious mix of businesses.

Burnham USA owns a prime corner space at Via Oporto and Via Lido. Scott Burnham, chief executive of Burnham USA, said he has upgraded his property to match DJM's design.

Jolie, a high-end women's apparel shop, opened in the Burnham space last year. Specialty coffee house, Honor Coffee Roasters, is opening this summer next to Jolie. Honor plans to roast its coffee beans in-house and bring a Portland, Ore.-inspired coffee experience to Newport Beach, co-founder and Portland native Ken Schultz said.

Burnham said he's happy to play a small part in the

## Via Oporto and parking

- **Via Oporto** is the main road that cuts through Lido Marina Village. The road, which contains 20,000 square feet of brick, will have intermittent closures throughout the course of construction, DJM said. Utility upgrades will continue for the next several weeks.

- **Parking:** City officials say surrounding parking and the 358-space parking structure on Via Lido are adequate to support the marina village project. Sources: DJM and Newport Beach

reinvention of the village.

"I think its going to be the heart and soul of that area," he said.

Burnham knows a little something about shopping center turnarounds.

He and Bryon Ward, partners at Burnham Ward Properties, successfully reinvented South Coast Collection in Costa Mesa.

Burnham said DJM is doing a great job of "rolling up its sleeves" to improve a site that has "lacked direction and strategy."

"It's not the type of property you buy and passively manage," Burnham said.

He said the marina village makeover reminds him of the Brentwood Country Mart in Los Angeles. The refurbished throwback shopping plaza features a barber shop, a specialty food store and a clothing boutiques.

"It's an old village that was reinvented, and is very reminiscent of what (Lido) is intending to do," he said.

In finding the right retail and food mix, DJM's Berman said she is listening first to the needs of locals who have indicated a desire for shopping and dining throughout the day. Besides clothing boutiques and full-service restaurants, she's looking for dessert and snack shops.

As long as parking is adequate, Stoffel said the area could become a countywide destination.

"The more real it is to local residents, the more desirable it will be outside the community," Stoffel said.

That's true for Costa Mesa resident Teresa Blashaw. Since Juice Served Here opened two weeks ago, she has stopped by often for a fix of Cream Party. The concoction, billed as anti-aging, blends young coconut water with mature coconut pulp.

During her visits, she's enjoyed seeing the village's transformation. "They are really spicing up the area. I live near South Coast Plaza but I'd rather live here."

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