MARINA DEL REY DESIGN CONTROL BOARD
AGENDA

*SPECIAL MEETING*

Wednesday, September 25, 2019, 1:30 p.m.

Boathouse
Meeting Room 1A
13640 Mindanao Way
Marina del Rey, CA  90292

Audio

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

2. ☁️ 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.

3. ☁️ Consent Agenda
   The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.

4. ☁️ Old Business
   ☁️ A. Parcel 9 – Marriott Courtyard and Residence Inn – DCB # 04-015-F – Consideration of new promenade improvements

5. ☁️ New Business
   ☁️ A. Parcel 54 – Yachts 4 Fun – DCB # 19-001 – Consideration of new signage

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 (424) 526-7752 (Voice) or (TTY/TDD) users, please call the California Relay Service at 711. The ADA coordinator may be reached by email at rstassi@bh.lacounty.gov.

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

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

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

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

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

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

Lloyd Taber-Marina del Rey Library
4533 Admiralty Way
Marina del Rey, CA 90292
Location of September 25, 2019 DCB Items

Old Business
4A - Parcel 9 – Marriott Courtyard and Residence Inn

New Business
5A – Parcel 54 – Yachts 4 Fun
September 25, 2019

TO: Design Control Board
FROM: Gary Jones, Director

SUBJECT: ITEM 4A – PARCEL 9 – MARRIOTT COURTYARD AND RESIDENCE INN – DCB # 04-015-F – CONSIDERATION OF FINAL PROMENADE DESIGN

Item 4A on your agenda is a submittal from Marriott Courtyard and Residence Inn (Applicant), seeking approval for final promenade design. The project is located at 13800 Tahiti Way.

PROJECT OVERVIEW

Background
In August 2017, your Board considered and approved the final design for the project site under the condition that the applicant return for final approval of the promenade, signage and public art designs. Per the DCB’s previous conditional approval, the Applicant has returned with a final promenade design for your consideration.

Existing Conditions
The subject property is located at the northeast corner of Via Marina and Tahiti Way. The 3.7-acre property is currently under construction, with 1.46 acres of the southerly portion developed as a tidally-influenced wetland park. The property fronts Basin B, and has a contiguous promenade connecting to the adjacent properties.

Proposed Project
The proposed project consists of promenade improvements along the waterfront of parcel 9. Promenade materials, including landscaping and concrete pavers, would be consistent with the approved materials for the neighboring property, Neptune Marina Apartments.

SITE DESIGN
Promenade Improvements
The 28-foot wide waterfront promenade, which doubles as Fire Department access, would have paving treatments, landscape pockets, and seating areas for waterfront viewing opportunities. The bulkheads would be lined with eight 18’ brown trunk height date palm trees, wooden benches, bicycle racks, trash receptacles, a water taxi shelter, a water fountain, and new lighting. All amenities and landscaping would be located within the eight-foot outer perimeter of the promenade, adjacent to promenade railing.
Promenade lighting treatments include four 22’ poles with multi-directional lights located along the hotel frontage and four 15’ pole mounted LED fixtures located along the wetland park frontage. Terrace railing on the open dining terrace facing the Marina would be clear glass with prefinished aluminum rails. Cable railing would be installed at the bulkheads fronting the hotel to match the cable railing at Neptune Marina Apartments. Standard County anodized aluminum alloy railing would be installed at the bulkheads fronting the wetland park. This is being done to remain consistent with other County-maintained bulkheads. Promenade materials include precast concrete pavers and colored concrete (see page A-02 of Applicant’s submittal). Fire lane concrete pavers are composed of a three-color pattern that incorporates Stanford Sand, Granada White, and light gray tones to match the public promenade at the adjacent property, Neptune Marina Apartments. Mocha colored linear pavers would be installed at the promenade edge. A shaded water taxi seating structure and a new dock gate are also included in this design proposal (see page A-04 of Applicant’s submittal).

There are three public points of pedestrian access to the waterfront promenade. A public sidewalk would connect Via Marina to the promenade along the northerly property line, located between the hotel and Neptune Marina Apartments. A public pathway would connect Via Marina to the promenade along the fire lane between the hotel and wetland park. Public access would also be provided through the main hotel lobby.

STAFF REVIEW
An ex parte pre-review meeting was held on September 10, 2018 with Department of Beaches and Harbors Staff, the project applicant team, and Design Control Board (DCB) member Steven Cho. Staff finds the proposed project is consistent with the Marina del Rey Design Guidelines.

Staff recommends APPROVAL of DCB #04-015-F, 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, landscaping, hardscape or materials without written approval from the Department of Beaches and Harbors Planning Division staff.

3) No substantial change shall be made to the approved design, landscaping, hardscape, or materials without the written consent of the Design Control Board.

GJ:MT:pw
SHADED AREAS UNDER PREVIOUS DRB REVIEW/APPROVALS

PROMENADE: 3 COLOR PAVERS
LINEAR CONCRETE PAVERS @ PROMENADE EDGE
CITY R.O.W. SIDEWALK - 8' MIN. WIDTH

HARDSCAPE LEGEND

RESIDENCE INN
COURTYARD
WETLAND PARK
TAHITI WAY
VIA MARINA
FIRE ACCESS
NEPTUNE MARINA
MARINA DEL REY

RESIDENCE INN & COURTYARD by MARRIOTT
MARINA DEL REY PARCEL 9
MDR HOTELS, LLC
DCB SUBMITTAL: 25 SEPTEMBER 2019

A-01 OVERALL SITE PLAN
COUNTY STANDARD ALUMINUM RAIL (PHOTO FOR REFERENCE ONLY)
CRANEVEYOR CORP. GANGWAY G2600 ANODIZED ALUMINUM (OR APPROVED EQUAL) REFER TO COUNTY SPECIFICATION.

CABLE RAIL AT MARINA BULKHEAD

GLASS RAIL HOTEL

PROMENADE CONCRETE PAVERS @ FIRELANE
BORDER: MOCHA
PATTERN COMPOSED OF: STANFORD SAND GRANADE WHITE LIGHT GRAY

RESIDENCE INN & COURTYARD by MARRIOTT MARINA DEL REY PARCEL 9 MDR HOTELS, LLC A-02 PROMENADE LANDSCAPE ELEMENTS
DCB SUBMITTAL: 25 SEPTEMBER 2019
GENERAL NOTES:

1. PIPE HANDRAILS SHOWN ARE ALUMINUM "C-V PIPE RAIL" AS MANUFACTURED BY CARBRISON CORP., OXEN時の, CA.

2. ALL RAILS, END CAPS, BRACKETS AND FITTINGS ARE EXTRUDED ALUMINUM ALLOY 6065-T6. SLICE SLEEVES ARE DRAWN ALUMINUM TUBING ALLOY 6061-T632. FASTENERS WHERE REQUIRED, TO BE 304 OR 316 STAINLESS STEEL.

3. CONNECTING RAILS (HORIZONTAL AND SLOPED) ARE CUT TO LENGTH IN FIELD BY INSTALLERS TO FIT THE EXACT CONDITIONS AND DIMENSIONS AS REQUIRED.


5. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.

6. GATE HARDWARE TO INCLUDE HINGES ONLY, GATE LOCKING MECHANISM N.I.C.

7. FOOTING FOR NEW RAILING AND GATES ARE N.I.C.

8. CORE DRILLING FOR GUARDRAILS IS NOT INCLUDED. CORE DRILLING FOR FENCE/GATE POSTS IS INCLUDED.

9. FENCE WILL YES TO GRINDING AND WELDED FLAT SURFACES TO BE GROUND SMOOTH.

10. PERFORATED PANELS SHALL BE 1/2 INCH ALUMINUM CLEAR ANODIZED FINISH.

11. SECURITY COVERS/NOSES TO BE FABRICATED FROM 1/8 INCH ALUMINUM SHEET 6061-T632 ALLOY, FINISH TO BE ANODIZED TO MATCH RAIL.

12. ISOLATION TAPE AT POSTS WHERE ALUMINUM MEET CONCRETE FOOTING.

13. CAP EXPOSED ENDS OF ALUMINUM PIPES AND TUBES.

COUNTY STANDARD ALUMINUM RAIL
(PHOTO FOR REFERENCE ONLY)

COUNTY STANDARD ALUMINUM RAIL SHOP DRAWING
September 25, 2019

TO: Design Control Board
FROM: Gary Jones, Director

SUBJECT: ITEM 5A - PARCEL 54 - YACHTS 4 FUN - DCB # 19-001 - CONSIDERATION OF NEW SIGNAGE

Item 5A on your agenda is a submittal from Yachts 4 Fun (Applicant), seeking approval for new signage. The project is located at 13645 Fiji Way.

PROJECT OVERVIEW
Existing Conditions
The project site currently consists of a boat yard, garages, several office spaces and workshops, boater restrooms, and a surface parking lot. There is one double-sided free-standing sign adjacent to Fiji Way, located near the driveway of the site. This sign reads “Windward Yacht Center” followed by various subtenant names.

Proposed Project
The applicant proposes to install one new free-standing directional sign.

SIGNAGE
Directional
The new Yachts 4 Fun sign would be free-standing and located adjacent to the eastside of the Windward driveway. The sign would consist of blue text against a white background that reads “Powerboat Academy, Yachts 4 Fun, Marina Del Rey, California, Boat Rentals” with a blue directional arrow pointing towards the facility and a rope graphic border. The double-sided dibond (aluminum-plastic composite) sign would have a welded metal frame bolted to two vertical pipes with (6) ¼” bolts. The proposed sign would measure 6’ wide by 3’ tall, while the total height of the frame and vertical posts would reach 8.5’ above grade. The 3.5” diameter metal posts would be cemented 2’ into the ground. Both the frame and vertical posts would be painted light brown to match the adjacent “Windward Yacht Center” monument sign.
Staff finds the proposed project is consistent with the Marina del Rey Design Guidelines, and the Revised Permanent Sign Control and Regulations.

Staff recommends **APPROVAL** of DCB #19-001, 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 signage without written approval from the Department of Beaches and Harbors Planning Division staff.

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

GJ:MT:pw
72"x36"x1/4" DOUBLE SIDED DIBOND(ALUMINUM PLASTIC COMPOSITE) SIGN
WITH WELDED METAL FRAME, PIPE AND FRAME PAINTED LIGHT BROWN TO MATCH ADJACENT MONUMENT SIGN

FRAME IS BOLTED TO VERTICAL PIPE WITH 6 1/4" BOLTS

3.5" DIAMETER METAL PIPE
CEMENTED 24" INTO THE GROUND
WINDWARD YACHT CENTER

- 100 TON HAULOUT
- Complete BOAT REPAIRS
- MARINE HARDWARE STORE
- BOAT SLIPS AVAILABLE

13645

C. C. MARINE SERVICE