



Caring for Your Coast

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Amy M. Caves
Deputy Director






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



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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.**



RESIDENCE INN & COURTYARD by MARRIOTT

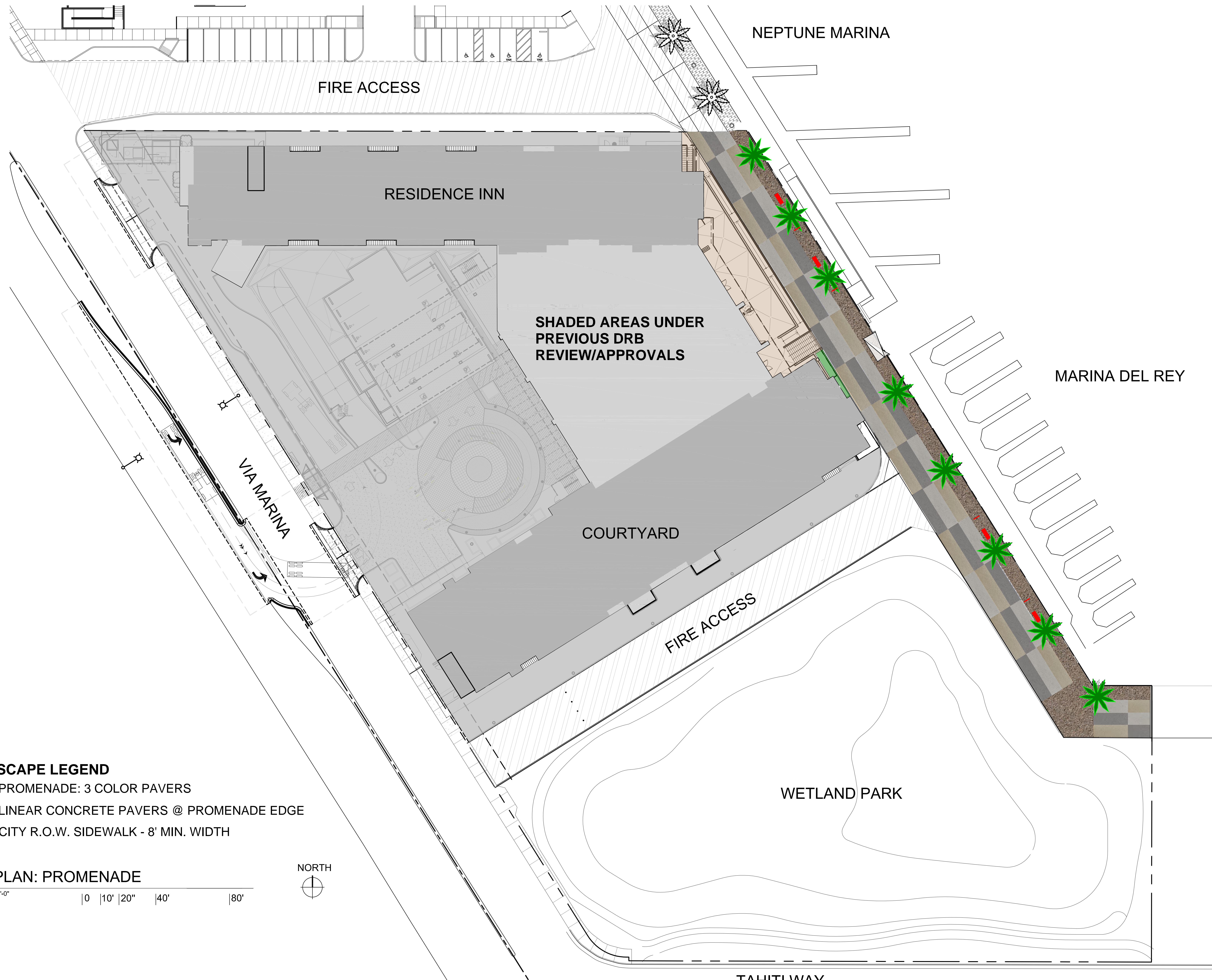
MARINA DEL REY PARCEL 9

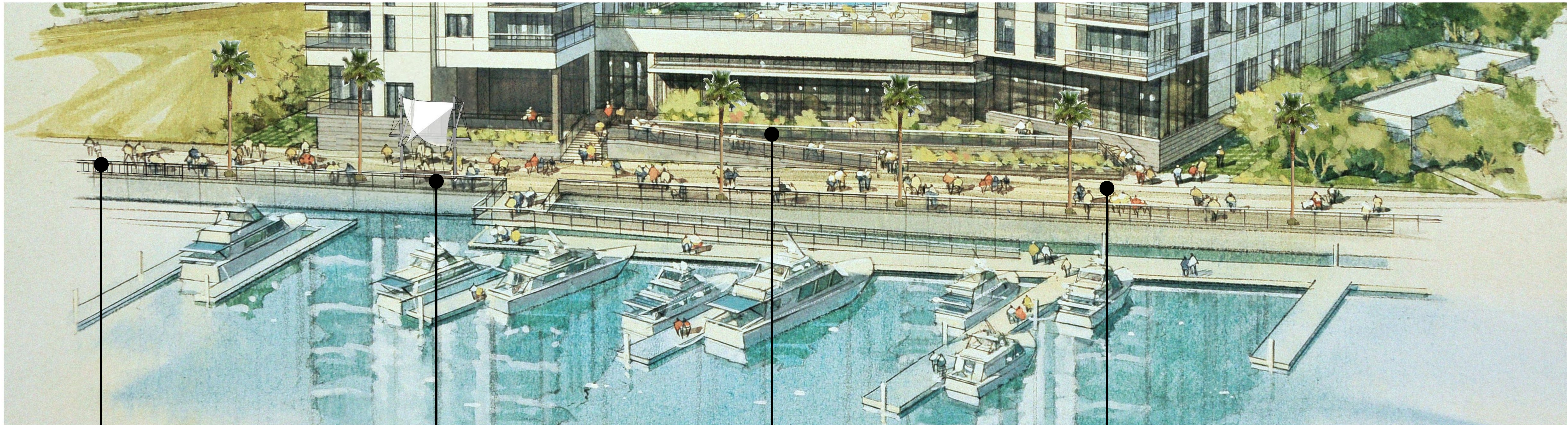
MDR HOTELS, LLC

A-00 PUBLIC PROMENADE

DCB SUBMITTAL: 25 SEPTEMBER 2019







COUNTY STANDARD ALUMINUM RAIL

(PHOTO FOR REFERENCE ONLY)
CRANEVEYOR CORP. GANGWAYG2600
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



BIKE RACKS ALONG PROMENADE



PHOENIX DACTYLIFERA
DATE PALM 18' B.T.H.



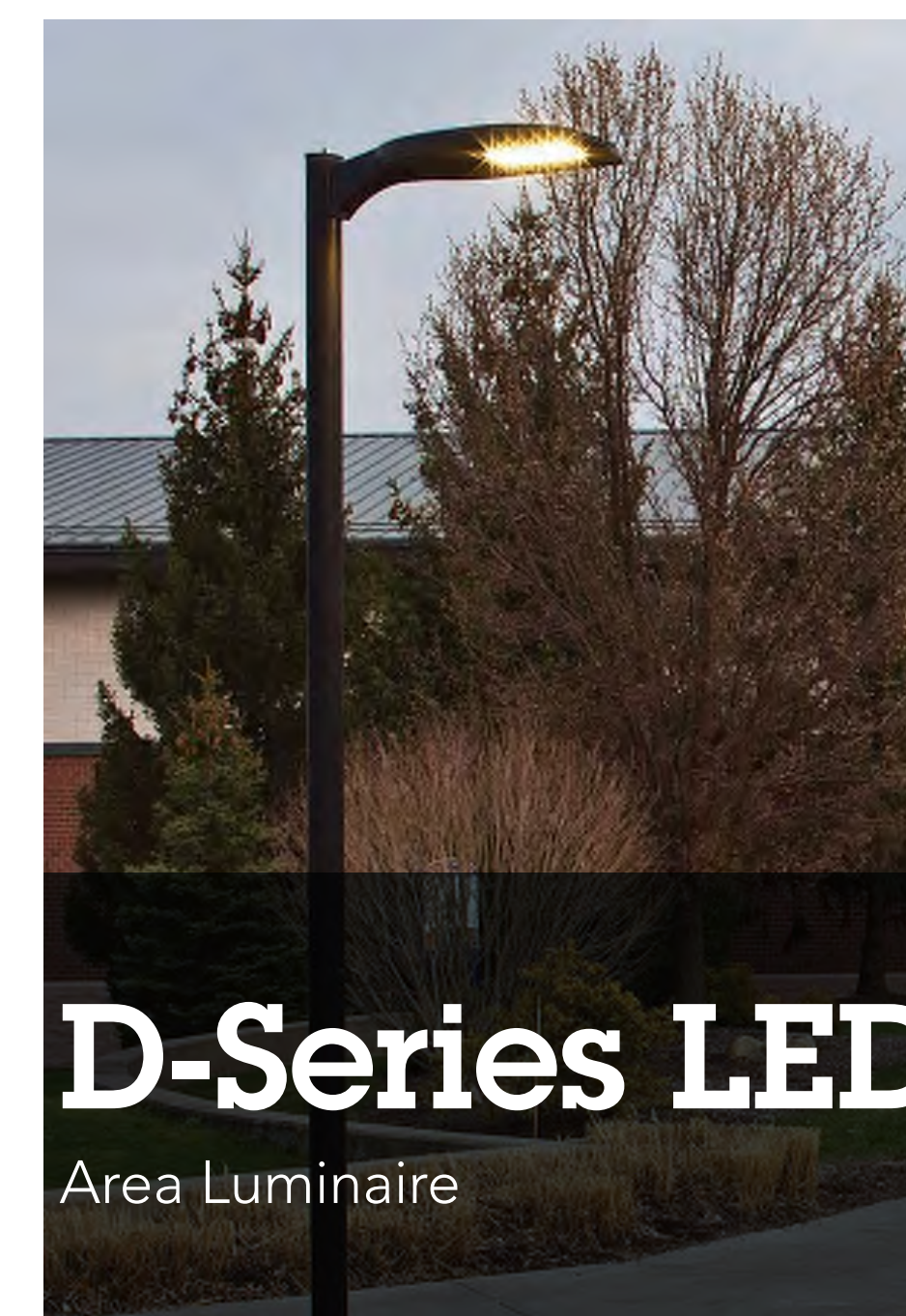
POLE WITH MULTI-DIRECTIONAL
LIGHTS ALONG PROMENADE



BENCHES ALONG PROMENADE



DRINKING FOUNTAIN
COLOR: BRONZE MIST

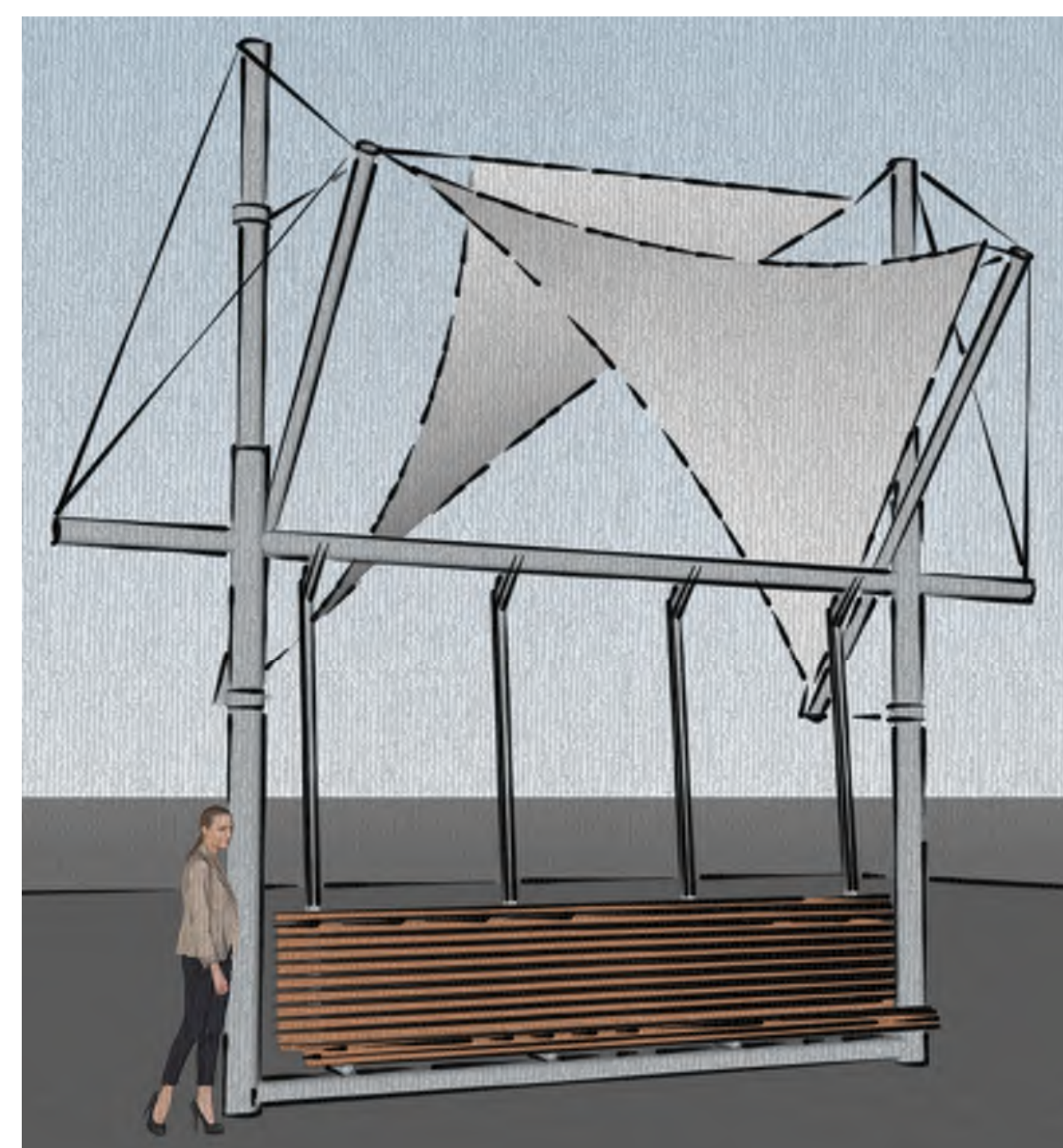


D-Series LED
Area Luminaire

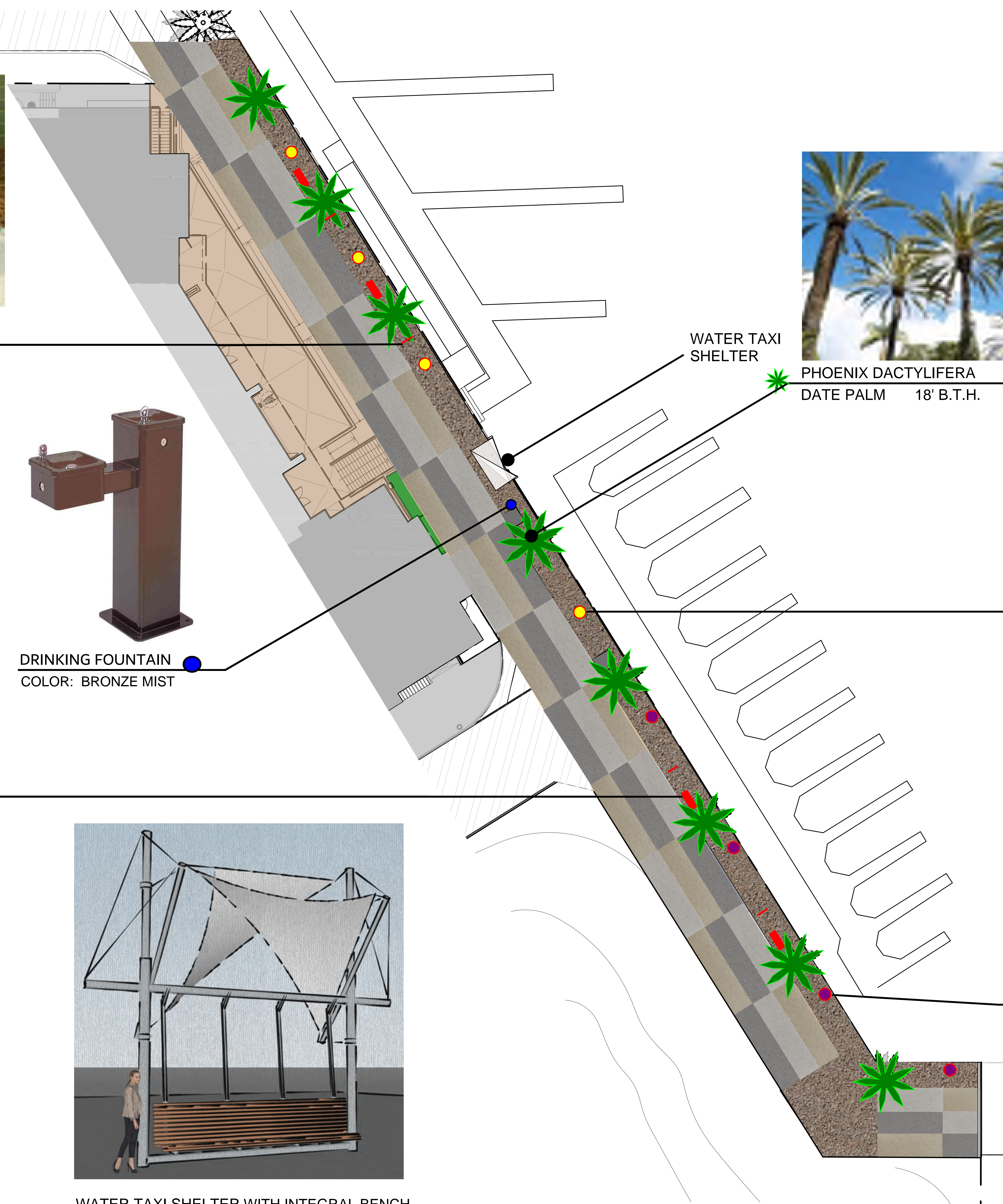
15' POLE MOUNTED LED LIGHTS
ALONG WETLAND PROMENADE
FRONTAGE



TRASH RECEPTACLES



WATER TAXI SHELTER WITH INTEGRAL BENCH

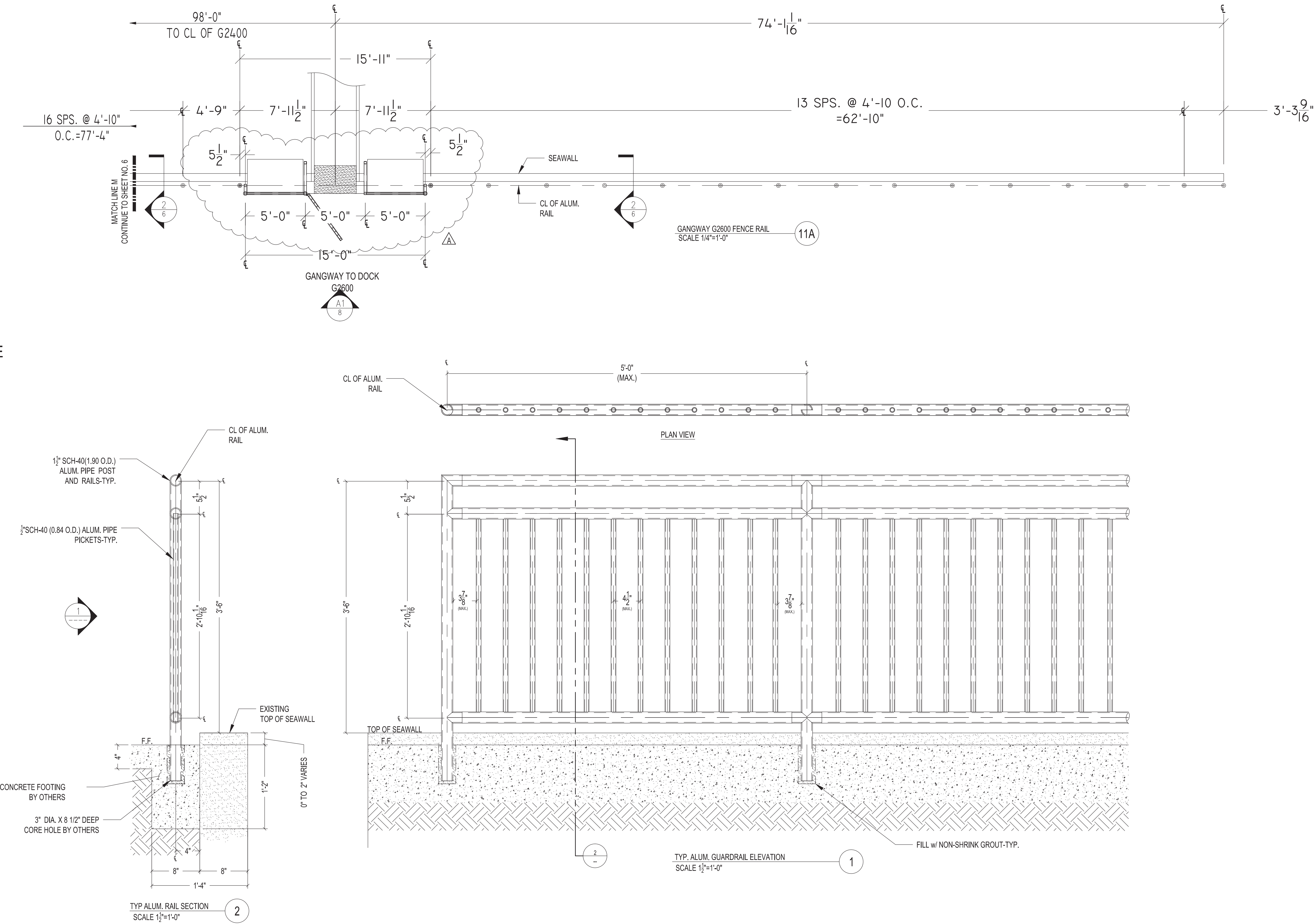


GENERAL NOTES:

- 1. PIPE HANDRAILS SHOWN ARE ALUMINUM "C-V PIPE RAIL" AS MANUFACTURED BY CRANEVEYOR CORP. OF SO EL MONTE, CALIFORNIA.
- 2. ALL RAILS, END CAPS, BRACKETS AND FITTINGS ARE EXTRUDED ALUMINUM ALLOY 6005-T5. SPLICE SLEEVES ARE DRAWN ALUMINUM TUBING ALLOY 6063-T832. 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.
- 4. COMPLETED RAILS ANODIZED ARCHITECTURAL CLASS 1, ALUMINUM ASSOCIATION DESIGNATION AA-M12-C22-A41(CLEAR)
- 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. FILLET WELDS TO REMAIN WITHOUT GRINDING AND ADJACENT WELDED FLAT SURFACES TO BE GROUND SMOOTH.
- 10. PERFORATED PANELS SHALL BE 1/8" THICK ALUMINUM CLEAR ANODIZED FINISH.
- 11. SECURITY COVERS/ENCLOSURES TO BE FABRICATED FROM 3/16" THICK ALUMINUM SHEET 5052-H32 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



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Gary Jones
Director

Kerry Silverstrom
Chief Deputy

John Kelly
Deputy Director

Amy M. Caves
Deputy Director

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) 1/4" 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 REVIEW

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.

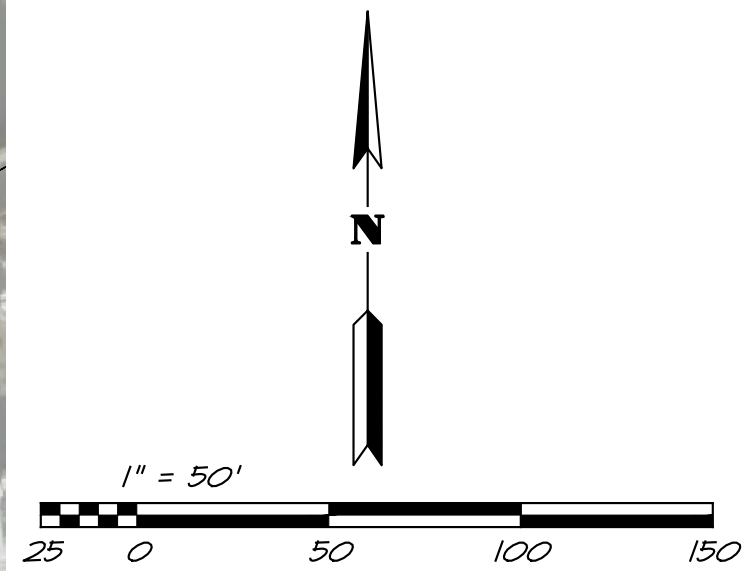
GJ:MT:pw

YACHTS 4 FUN - SITE PLAN REVIEW



SITE PLAN
1" = 50'

PARKING MATRIX								
ITEM	NAME OF BUISNESS.	ADDRESS, UNIT, OR SUITE NO.	USE (RETAIL, OFFICE, RESTAURANT, RESIDENTIAL, ETC.)	GROSS SQ. FT. OF UNIT	OCCUPANT LOAD ¹ (IF APPLICABLE)	PARKING RATIO	SPACES REQUIRED ²	SPACES PROVIDED
1	WINDWARD YACHT CENTER	BLDG 1	NYC MAIN - INDUSTRIAL	1,620 S.F.		1 PER 500 S.F.	3	3
2	"	BLDG 1	NYC MAIN - RETAIL	225 S.F.		1 PER 250 S.F.	1	1
3	"	BLDG 2	NYC GARAGE - INDUSTRIAL	3,131 S.F.		1 PER 500 S.F.	6	6
4	"	BLDG 3	NYC WORKSHOP - INDUSTRIAL	1,845 S.F.		1 PER 500 S.F.	4	4
5	"	-	COMPANY VEHICLE	1 VEHICLE		1 PER VEHICLE	1	1
6	S&K DIVE/C&C MARINE	BLDG 4	INDUSTRIAL (8 EMPLOYEES)	1,488 S.F.		1 PER 2 EMPLOYEES	4	4
7	"	-	COMPANY VEHICLE	2 VEHICLES		1 PER VEHICLE	2	2
8	WINDWARD MARINA	BLDG 5	RESTROOM & SHOWER	552 S.F.		INCLUDED IN LINE ITEM 10	0	0
9	"	BLDG 6	RESTROOM & SHOWER	552 S.F.		INCLUDED IN LINE ITEM 10	0	0
10	"	-	WM PRIVATE BOAT SLIPS	49 BOAT SLIPS		0.6 PER SLIP	30	30
11	YACHTS 4 FUN	-	YACHTS 4 FUN CHARTER SLIPS	10 BOAT SLIPS	12 PERSON MAX	3 PER MAX OCCUPANCY	40	40
TOTAL SPACES REQUIRED ³								91
TOTAL SPACES PROVIDED								109
DIFFERENCE (EXTRA SPACES)								18



APPLICANT
SUBLEASEE, YACHTS4FUN
ATTN: RICHARD WAITE, PRESIDENT
17059 NOBLE VIEW CIR.
RIVERSIDE, CA 92503

PROPERTY OWNER
COUNTY OF LOS ANGELES
ATTN: LA COUNTY BEACHES & HARBORS
13031 FIJI WAY
MARINA DEL REY, CA 90242

LESSEE
WINDWARD YACHT CENTER
ATTN: SIMON LANDT, GENERAL MANAGER
13645 FIJI WAY
MARINA DEL REY, CA 90242

PROPERTY ADDRESS
13645 FIJI WAY
MARINA DEL REY, CA 90242

LEASED PARCEL 54
LEGAL DESCRIPTION FOR MARINA DEL REY
SMALL CRAFT HARBOR PARCEL NO. 54

PARCELS 846 TO 859 INCLUSIVE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON LOS ANGELES COUNTY ASSESSOR'S MAP NO. 88, RECORDED IN BOOK 1, PAGES 53 TO 10 INCLUSIVE, OF ASSESSOR'S MAPS, IN THE OFFICE OF RECORDER OF SAID COUNTY.

EXCEPTING FROM SAID PARCEL 859 THAT PORTION THEREOF WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL 859, THENCE NORTH 45°20'27" WEST ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF PARCEL 861, AS SHOWN ON SAID MAP, TO THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 30 FEET OF SAID PARCEL 859, THENCE SOUTH 60°00'00" WEST ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWESTERLY LINE OF SAID PARCEL 859.

RESERVING AND EXCEPTING THEREFROM INTO THE COUNTY OF LOS ANGELES EASEMENTS FOR SANITARY SEWER, FIRE ACCESS AND HARBOR UTILITY PURPOSES OVER THOSE PORTIONS THEREOF DESIGNATED ON SAID MAP TO BE RESERVED BY SAID COUNTY FOR SUCH PURPOSES.



VICINITY MAP
NOT TO SCALE

PARCEL SIZE
6.6± ACRES (288,992 S.F.)

GENERAL PLAN LAND USE/ZONING
MC (MARINE COMMERCIAL) AND W (WATER)

NOTE: LOCATED IN THE MARINA DEL REY SPECIFIC PLAN

APN #
4224-010-900

WINDWARD MARINA & YACHT CENTER						
BLDG NO.	EXISTING BUILDINGS/DOCKS	APPROX. BLDG. SQ. FT.	BUILDING DIMENSIONS	USE	# EMPLOYEES	DOCK
1	WINDWARD YACHT CENTER - MAIN OFFICE	1,845	95'-1" x 19'-4"	OFFICE; STORAGE; 2 RESTROOMS;	900± S.F. 900± S.F. 45± S.F.	5
0	WINDWARD DOCKS	0	-	BOAT DOCK	0	54
2	WINDWARD GARAGE	3,131	76'-0" x 41'-2"	GARAGE;	3,131 S.F.	0
3	WINDWARD YARD WORKSHOP	1,845	95'-1" x 19'-4"	WORKSHOP; 2 RESTROOMS;	1,800 S.F. 45 S.F.	10
4	C&C MARINE - S&K	1,488	50'-6" x 29'-4"	S&K OFFICE; C&C OFFICE; 2 RESTROOMS;	700 S.F. 700 S.F. 45 S.F.	3 5
5	BOATERS RESTROOM	552	22'-9" x 24'-1"	RESTROOM/SHOWER	5 (1 MEN/1 WOMEN)	0
6	BOATERS RESTROOM	552	22'-9" x 24'-1"	RESTROOM/SHOWER	5 (1 MEN/1 WOMEN)	0

TOTAL EXISTING PARKING SPACES	ADA PARKING SPACES	BIKE RACKS
109	3	34

PROJECT DESCRIPTION:
YACHTS 4 FUN (Y4F) IS A WATER TAXI OPERATOR LICENSED IN LOS ANGELES COUNTY THAT PROVIDE BOAT CHARTER SERVICES. Y4F PROPOSED APPROVAL OF AN ADDITIONAL 5 BOATS WITHIN THE WINDWARD YACHT CENTER (LEASED PARCEL 54) FOR THE Y4F CHARTER OPERATION FOR A TOTAL OF 10 BOATS WITH A MAXIMUM OF 12 PASSENGERS PER BOAT.

MAXIMUM PASSENGERS PER BOAT	PASSENGERS PER PARKING SPACE	PARKING SPACES PER BOAT	PROPOSED CHARTER BOATS	REQUIRED PARKING SPACES	TOTAL PASSENGERS
12	3	4	10	40	120



YACHTS 4 FUN

MARINA DEL REY, CALIFORNIA

BOAT RENTALS



72"X36"X1/4" DOUBLE SIDED DIBOND(ALUMINUM PLASTIC COMPOSIT) 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

102"

GROUND

CEMENT

24"

WINDWARD YACHT CENTER

100 TON HAULOUT

Complete BOAT REPAIRS

MARINE HARDWARE STORE

BOAT SLIPS AVAILABLE

13645

C. C. MARINE SERVICE



