



Caring for Our Coast

♦ ♦ ♦
Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, June 16, 2021, 1:30 p.m.

NOTICE

Following Governor Newsom's executive orders prohibiting the convening of public agency meetings in light of the COVID-19 pandemic, all regularly scheduled Marina del Rey Design Control Board meetings will convene as virtual (online) meetings and by teleconference until further notice.

OBSERVING THE MEETING

To observe the meeting, go to <http://beaches.lacounty.gov/watch-dcb-meeting> (Zoom Meeting ID: 913 7426 1482) or dial **(408) 638-0968** or **(669) 900-6833**.

PROVIDING VERBAL PUBLIC COMMENT

To provide verbal public comment for the record during the meeting, go to <http://beaches.lacounty.gov/watch-dcb-meeting> (Zoom Meeting ID: 913 7426 1482) and staff will assist you via the Zoom chat feature.

If you are calling in to the meeting, send an email to DBHPlanner@bh.lacounty.gov with the agenda item number, first name, last name, email address, and phone number, and identify yourself as the applicant or not the applicant.

PROVIDING WRITTEN PUBLIC COMMENT

To provide written public comment for the record, send an email to DBHPlanner@bh.lacounty.gov with your comment, the agenda item number, your first name and last name, email address, and phone number, and identify yourself as the applicant or not the applicant. Written comments submitted prior to 5 p.m. on the day before the meeting will be provided to the Design Control Board. Written public comments submitted after 5 p.m. on the day before the meeting will not be provided to the Design Control Board, but will be added to the public record.



1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**
2. **Approval of the April 21, 2021 Minutes**
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**
None
5. **New Business**
A. Parcel 18 – Dolphin Marina Apartments – DCB # 21-002 – Consideration of final site renovation plan
6. **Staff Reports**
A. 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
B. Marina del Rey Special Events
7. **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.
8. **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.
3. Si necesita asistencia para interpretar esta información, llame a este numero: 424-526-7777.
4. All materials provided to the Design Control Board Members are available for public review, beginning the Friday prior to the meeting, at <https://beaches.lacounty.gov/design-control-board/>. 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.



Location of June 16, 2021 DCB Items



Old Business

None

New Business

5A – Parcel 18 – Dolphin Marina Apartments

DESIGN CONTROL BOARD MINUTES

APRIL 21, 2021

Members Present: Meg Rushing Coffee, Member (First District); Steven Cho, Chair (Fourth District); Tony Wong, P.E., Vice Chair (Fifth District)

Members Absent: None

Department Staff Present: Amy Caves, Deputy Director; Michael Tripp, Division Chief; Maral Tashjian, Planning Specialist; Porsche White, Planner; Tor-Ree Jones-Freeman, Secretary

County Staff Present: Joseph Abdelkerim, County Counsel; Clark Taylor, Regional Planner

Guests Testifying: Wayne Espinoza and Jay Fevaro, Tesla Motors, Inc.

1. Call to Order and Pledge of Allegiance

Chair Cho called the meeting to order at 1:30 p.m. and led the Pledge of Allegiance.

2. Approval of the January 20, 2021 Minutes

Moved by Vice Chair Wong, seconded by Ms. Coffee. The January 20, 2021 minutes were approved.

Ayes: 3 – Vice Chair Wong, Ms. Coffee, Chair Cho

Nays: 0

3. Consent Agenda

None

4. Old Business

None

5. New Business

- A. Parcel 42 – Marina del Rey Hotel / Tesla Motors Inc. – DCB # 21-001 – Consideration of Tesla Supercharging station.

Ms. White presented the staff report.

Public Comment

None

Board Comment

Vice Chair Wong asked if reserving parking spaces for Tesla electric vehicle (EV) charging station would meet the parking requirements of the site.

Ms. White deferred the question to Regional Planning for further comment.

Vice Chair Wong asked if the charging stations would be for Tesla cars only or if other vehicles would be able to use the chargers.

Mr. Taylor responded that the Department of Regional Planning (DRP) was still in the process of finding out how the parking spaces would be used. He stated that in general, parking spaces currently available at the hotel could not be set aside for owners of specific vehicle types. DRP would have to review all the previous approvals conditions for the site to understand any parking requirements.

Ms. Coffee requested more information regarding how the stripping plan at the entrance of the hotel related to the Tesla project.

Ms. White noted that the project team would repaint the area for accessibility purposes.

Chair Cho asked if any accessible parking would be removed from the site considering the applicant proposed to repaint the accessible loading zone at the entrance of the hotel.

Ms. White indicated that no accessible parking spaces would be removed.

Chair Cho asked if the project was intended to fulfill an EV charging station requirement for the hotel, or if this was considered a new stand-alone project.

Ms. White deferred the question to Mr. Clark.

Mr. Clark responded that EV charging station requirements apply to new developments only and would not apply to an existing hotel. He stated that a parking permit exists for the site and any conditions of the permit would need to be met with the new development.

Chair Cho asked if after reviewing the parking requirements, DRP determines that the parking cannot be reserved for the EV charging stations, would the Design Control Board's (DCB) approval be negated.

Mr. Taylor stated that if the hotel required a certain amount of spaces and only those spaces were provided at the site, DRP could not approve an entitlement that sets aside six or eight of those spaces for the exclusive use of Tesla owners. In some cases, a site may have more parking spaces available than what is required, in which case the surplus parking spaces could be used for another use. This would need to be evaluated against the overall permit history of the site. DRP accepts DCB recommendations as part of their review, however there are additional aspects of a project that are considered when determining if it is appropriate to approve or deny a project.

Chair Cho stated that any DCB approval at this stage would be related to the aesthetic requirements of the project. DRP would subsequently review the regulatory requirements for the project.

Mr. Taylor agreed with Chair Cho's comment.

Chair Cho indicated that he wanted to reiterate his comment for the record.

Chair Cho asked Ms. Tashjian if there were any applicants present.

Ms. Tashjian responded that there were two applicants who wished to speak, Jay Fevaro and Wayne Espinosa.

Mr. Espinosa addressed the Board regarding comments about the accessible paint at the hotel entrance. He clarified that the project team would add striping to the pavement to delineate which part of the parking lot is ADA compliant. He further clarified that the project team was working with the hotel owner to install the chargers in the valet portion of the hotel parking lot.

Public Comment

None

Moved by Ms. Coffee, seconded by Vice Chair Wong

Ayes: 3 – Ms. Coffee, Vice Chair Wong, Chair Cho

Nays: 0

Motion was carried and approved.

6. Staff Reports

All reports were received and filed.

Moved by Ms. Coffee, seconded by Vice Chair Wong

Ayes: 3 – Ms. Coffee, Vice Chair Wong, Chair Cho

Nays: 0

7. Public Comment

None

8. Adjournment

Chair Cho adjourned the meeting at 1:50 p.m.

Respectfully Submitted,

Tor-Ree Jones-Freeman
Secretary for the Design Control Board



Caring for Our Coast

♦ ♦ ♦

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

June 16, 2021

TO: Design Control Board

FROM: *Michael Tripp* for
Gary Jones, Director

SUBJECT: ITEM 5A – PARCEL 18 – DOLPHIN MARINA APARTMENTS – DCB # 21-002 – CONSIDERATION OF FINAL SITE RENOVATION PLAN

Item 5A on your agenda is a submittal from Goldrich Kest (Applicant), seeking approval for a site renovation of the Parcel 18 leasehold, which includes the Dolphin Marina Apartments residential community. The project is located at 13900 Panay Way.

PROJECT OVERVIEW

Existing Conditions

Parcel 18, which consists of approximately 7.7 landside acres, is bordered to the west by Parcel 15 (AMLI) and Parcel 20 (Capri) residential communities, to the east by the main channel, to the north by Basin D, and to the south by Basin C. Parcel 18 is improved with an apartment complex, Dolphin Marina Apartments, consisting of 204 residential units, a 320-slip anchorage, and a waterfront promenade. The parcel's public promenade spans the perimeter of the property, facing Basins C, D, and the main channel. Dolphin Marina St. Tropez Apartments, Monte Carlo Apartments, and a vacant restaurant building are also located on Parcel 18, however they are not included in the scope of the proposed project.

On June 02, 2021, the Dolphin Marina management team held a tenant meeting where they described the proposed project and answered questions from the tenants. They also described the tenant displacement plan. The tenants were informed that while their units were being remodeled, they would be given an alternate apartment at the complex that was similar in size to their current unit. They were also told that they would not need to vacate their unit for more than thirty (30) days. The tenant displacement plan is currently being reviewed by the Department of Beaches and Harbors.

Residents asked questions about the amenities that would be added as part of the renovation (HVAC systems, washers/dryers), and about what would happen to their belongings during the time that they had to vacate their units. They also inquired about whether or not their rents would be increasing as a result of the renovation. The Dolphin Marina management team responded that all units would be receiving new HVAC



systems, and washers and dryers. They further stated that residents would need to box their belongings themselves, but that Dolphin Marina would hire movers to transport the items to the new units. Regarding the possible rent increases, Dolphin Marina management stated that any rent increases would be consistent with the County's newly adopted policy.

Proposed Project

The proposed project consists of a renovation of Dolphin Marina Apartments. The Applicant proposes to renovate building envelope features consisting of roofing, windows, sliding glass doors, guardrails, patio walls, topping slabs, main entry enhancements, lighting, landscaping, and painting. Additional exterior improvements would consist of sidewalk, curb, roadway, and courtyard enhancements.

BUILDING DESIGN

Dolphin Marina Apartments consists of 204 apartment units within three buildings, which include studio, one-, two-, and three-bedroom apartments. Existing sliding glass doors and windows at each apartment unit would be replaced with new *Milgard* silver vinyl framed doors and windows. All existing residential balcony deck coatings would be replaced and new steel *DE6328 Anchor Gray* colored balcony railings, stair railings, and security gates would be installed throughout the site. The Applicant proposes to remove existing foam cornice bands at each roof line and to remove existing intermediate molding bands on all facades. Existing balcony decks would contain new coatings and the existing podium level concrete topping slab would be replaced and waterproofed to match existing conditions. Patio walls adjacent to residential patios would be replaced.

The Applicant proposes to paint the building exterior and has provided an interim paint palette that features white, gray, and black color tones. The paint palette as shown on Page 17 of the Applicant's submittal is a place holder to show the variation of color intensities to be used at the site. The Applicant intends to return to your Board at a later date with a finalized paint palette.

SITE DESIGN

Main Entrance

The front entrance would feature a new mosaic tile wall. In addition, the Applicant proposes to install a new grand entry staircase with glass guardrails and a windscreen. A new 51" wide by 53" tall *Savarria* aluminum colored ADA lift composed of a glass or acrylic enclosure would be installed adjacent to the southern portion of Building 1. The lift would be installed approximately 9'-9" above grade.

Courtyards

All four courtyards at the property would be renovated to address podium waterproofing and concrete deterioration issues. Each courtyard would receive new finishes, including hardscapes and landscaping.

The Applicant proposes to remove and replace the 235 square foot existing bathroom building in the courtyard shared by Buildings 1 and 2, with a new 154 square foot Americans with Disabilities Act (ADA) compliant restroom. In addition, the existing pool would be refinished, the existing spa would be enlarged, and a new trellis and fire pit would be installed. A grand staircase would be added near the entrance of the courtyard near the Building 1 main lobby exit. Two additional staircases with glass guardrails would be added to the courtyard on either side of the Building 2 entrance to allow access to the pool from the podium deck. The existing pool enclosure would be replaced with a new *C.R. Laurence* glass railing pool enclosure and gate system. A new 51" wide by 53" tall *Savaria* aluminum colored ADA lift composed of a glass or acrylic enclosure would be installed adjacent to the northern portion of Building 2. The lift would be installed approximately 5'-6" above grade.

Three bronze colored column and base water features would be installed in the courtyard shared by Buildings 2 and 3. A new demonstration kitchen would be installed in the courtyard at the east end of the property adjacent to the main channel. The Applicant also proposes to install a new wood trellis and fire pit on a new raised platform at the courtyard adjacent to the main channel. A *C.R. Laurence* glass railing would be installed at the edge of the courtyard above an existing maintenance shed. The exterior of the existing maintenance shed would be replaced with a new clear anodized aluminum and glass storefront.

New lounge furniture, built-in benches, and new equipment such as barbeque grills would be installed throughout all courtyards.

Parking

There are currently 466 surface and garage parking spaces located throughout the site. The main parking garage is located at the podium level and additional surface parking is located adjacent to the waterfront promenade and the apartment buildings. The number of parking spaces would be maintained, and the renovation would not alter the existing parking layout. The Applicant proposes to repaint the garage, re-stripe all parking stalls to match existing conditions, and replace existing lighting within the garage. Bicycle parking is currently provided by the development and no additional bike parking is planned. Existing vehicular gates and resident storage would be replaced to match existing conditions. In addition, existing asphalt paving and parking stripping along the promenade would be replaced to match existing conditions.

Public Art

The Applicant proposes to install a new mosaic tile wall at the front entry of the site. The applicant will submit plans for public art for review and approval by your Board at a later date.

Signage

A detailed sign program for the residential community will be provided to your Board for review and approval at a later date.

Hardscape

The Applicant proposes to install three types of hardscape finishes throughout the site; a dark gray micro etched, standard light acid washed concrete, a light gray top cast concrete with an acid wash, and a stamped wood pattern, colored concrete.

Street Improvements

The Applicant proposes a series of sidewalk, curb, and roadway enhancements along Panay Way, fronting the property as shown on Page 4 of the Applicant's submittal. Roadway areas would be scarified, saw cut, or milled, and the existing deteriorated asphalt would be removed to a depth of 2" to 4". Any soft area encountered during construction would be removed and replaced. A new gravel base and compaction would be provided as required and a tack coat would be applied to the existing surface for proper bonding.

The existing curb, 12" gutter, and all improvements such as utilities and landscaping, located in an island within the Panay Way cul-de-sac, would remain. Hardscapes for each driveway adjacent to the site's property lines would be removed and replaced to match the finish of the new sidewalk. The sidewalk fronting the property would be replaced with new decorative concrete paving, however, a concrete finish has not been determined.

Landscaping

There are currently 135 existing trees at the site. A total of 21 trees would be removed and replaced on a 1:1 basis, in compliance with the Marina del Rey Local Coastal Program, with one additional tree added to the property. No new trees are proposed along the promenade and existing trees along the promenade would be protected-in-place. Other trees that would be protected in place throughout the site include *Mexican Fan Palms*, *Mediterranean Fan Palms*, *Aleppo Pines*, *Giant Bird-of-Paradises*, *Fern Pines*, *Windmill Palms*, and *Brisbane Box* trees. The Applicant proposes new landscaping throughout the project site which would consist of the following trees, shrubs, and groundcover:

Proposed Trees	
Botanical Name	Common Name
<i>Cassia leptophylla</i>	Gold Medallion Tree
<i>Olea europaea</i> 'Monher'	Majestic Beauty Fruitless Olive
<i>Geijera parviflora</i>	Australian Willow
<i>Arbutus</i> 'Marina'	Marina Strawberry Tree
<i>Cordyline Astralis</i> 'Torbay Dazzler'	Tourbay Dazzler Grass Palm
<i>Aloe barberae</i>	Tree Aloe (multi-trunk)

Proposed Shrubs and Groundcover	
Botanical Name	Common Name

Agave attenuata 'Variegata'	Variegated Foxtail Agave
Furcraea foetida 'Mediopicta'	Mauritius Hemp
Aloe 'Always Red'	Always Red Aloe
Agave 'Blue Flame'	Blue Flame Agave
Fatsia japonica	Japanese Aralia
Juniperus horizontalis 'Monber'	Icee Blue Juniper
Coprosma kirkii 'Variegata'	Variegated Coprosma
Dietes bicolor 'Liz's Selection'	Fortnight Lily
Sansevieria trifasciata	Snake Plant
Yucca rostrata	Big Bend Yucca
Dracaena marginata	Dragon Tree
Astelia chathamica	Silver Spear Astelia
Phormium	Apricot Queen New Zealand Flax
Agave attenuata 'Raea's Gold'	Golden Foxtail Agave
Juncus patens	Calif. rush
Lomandra longifolia	Breeze Dwarf Mat Rush
Aeonium	Green Jolly Aeonium
Philodendron 'Xanadu'	Winterbourn Philodendron
Woodwardia fimbriata	Sword Fern
Agave attenuata 'Raea's Gold'	Golden Foxtail Agave
Coleonema album	White Breath of Heaven
Lomandra longifolia nyalla	Nyalla Mat Rush
Portulacaria afra 'Prostrata'	Elephant's Food
Dianella Tasmanica 'Wyeena'	Wyeena Flax Lily
Coleonema pulchrum	Breath of Heaven
Aloe 'Blue Elf'	Blue Elf Aloe
Portulacaria afra 'Variegata'	Variegated Elephant's Food
Codiaeum variegatum	Croton
Coleonema pulchrum	Breath of Heaven
Lomandra longifolia 'Nyalla'	Nyalla Dwarf Mat Rush
Aloe Striata	Coral Aloe

Powder coated, aluminum, rectangular and cylindrical planters would be placed throughout the site and the planters would be either *Architectural White* or *Architectural Silver*. A CWM modular container self-watering irrigation system would be installed for use in each planter.

Lighting

Proposed exterior lighting includes a variety of fixtures such as poles, bollards, under-bench lighting, recessed lighting, sconces, suspended lighting, integrated stair lighting, step lights, and integrated wall lighting. The applicant also proposed to install handrail, festoon, plant, and tree lighting. All lighting types proposed, and their locations are shown in the Applicant's lighting plan submittal on Pages 57-63. All fixtures would be composed

of LEDs with a 3000K correlated color temperature and would contain a marine grade finish coating.

STAFF REVIEW

The applicant provided a compliance checklist to demonstrate consistency with the Marina del Rey Design Guidelines. Staff finds the proposed project consistent with the following guidelines:

- **DG. 83** – *Detached structures, such as trellises, gazebos, and awnings, should blend and integrate into the overall project design and character*
- **DG. 90** – *Provide a combination of special design features such as arcades, trellis, awnings, landscape planters, outdoor seating, water features, lighting, public art, shade trees or special paving materials and patterns.*
- **DG. 109** – *Soften the appearance of parking facilities by buffering the street and promenade edge of parking lots with landscaping, berms or other screening materials.*
- **DG. 121** – *Furnishings should be contemporary in design, and complement the surrounding architecture, fencing, railing, and light fixtures.*
- **DG. 123** – *Water features should be designed for minimal water use, and should utilize reclaimed water when possible. Design water features to be attractive even when water is not used.*
- **DG. 125** – *Design walls and fences that are compatible with on-site and surrounding architecture. Staff finds that the proposed wall and fence designs are compatible with on-site and surrounding architecture*
- **DG. 126** – *Use transparent walls or open fencing adjacent to street frontages, promenades, open spaces, and waterfront areas.*
- **DG. 128** – *Use screens that mix structural materials with plantings to achieve a “green screen” effect.*
- **DG. 136** – *Use a hierarchy of plantings with large canopy trees abutting the plazas and walkways and smaller scale trees and shrubs helping frame the pedestrian sidewalks and plazas*

- **DG. 148** – *Utilize landscaping to screen visually obtrusive elements such as utilities, parking lots, fencing, etc.*
- **DG. 177** - *Use durable, low maintenance, non-corrosive materials that can withstand the marine environment such as anodized aluminum or stainless steel.*

Furthermore, DG.42 requires that developers plant small and medium evergreen and flowering trees 15'-40' tall in an informal pattern and intervals along mole roads. Mole Roads are quiet, narrow cul-de-sacs that connect Marina del Rey's parkways to its peninsulas, such as Panay Way. The proposed street improvements would not modify the existing trees planted within the existing Panay Way median. The Applicant does propose to remove landscaping and trees along the front of the property, but the landscaping and trees would be replaced with new varieties. Per DG. 32, all new trees fronting Panay Way would be a minimum box size of 24" box or larger.

The Applicant proposes to install a colored mosaic tile wall at the front entry of the site, however, the applicant will submit plans for review by your Board at a later date. Staff recommends that the Applicant follow DG. 20-23 for all public art designs.

The Applicant proposes to install new balcony railings and exterior residential patio walls at each apartment unit. Although the Applicant has presented a preliminary design for the balcony railings and patio walls, a finalized design is underway which would be presented to your Board at a later date.

The Applicant has presented an interim color palette for exterior paint and intends to return to your Board at a later date with a finalized paint palette. Staff recommends that the future paint colors reflect the Marina del Rey Design Guidelines Design Objective 1b, which encourages development designs that complement the unique surrounding environment. Furthermore, the objective states that renovations and new development in the Marina should feel fun, contemporary, and "beachy". Staff recommends that the Applicant return to your Board with a color palette that is representative of the design objective.

Staff finds that to avoid light pollution, efforts should be made by the Applicant to eliminate light spillage onto adjacent properties and up lighting should be reduced to avoid sky glow. In addition, all exterior lighting must comply with the Marina del Rey Local Coastal Program Bird-Safe Building Policies Section 5(c) and all related environmental standards. In addition, the proposed tree lighting must not impact nesting birds.

Staff recommends APPROVAL of DCB #21-002, subject to the following conditions:

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

- 2) Upon returning to your Board post-entitlement for final review, the Applicant is to provide complete design details for exterior paint colors, balcony railings, patio walls, hardscapes, public art, and signage.**
- 3) No change shall be made to the approved design, landscaping, hardscape, materials, or signage without written approval from the Department of Beaches and Harbors Planning Division staff.**
- 4) No substantial change shall be made to the approved design, landscaping, hardscape, materials, or signage without the written consent of the Design Control Board.**

GJ:MT:pw



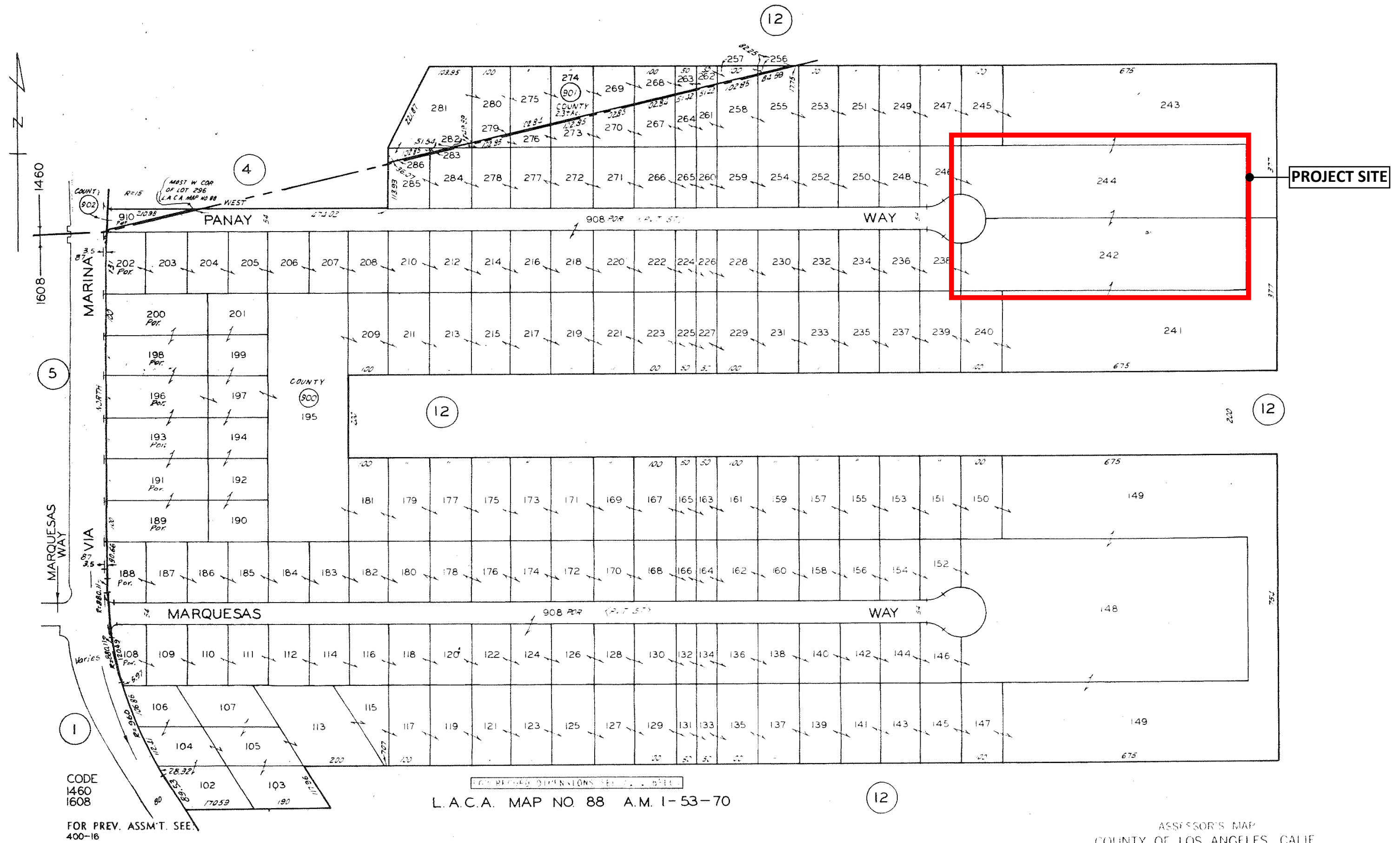
// ABRAMSON_____
____ARCHITECTS

05/19/2021 DCB SUBMISSION

DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292



PROJECT SITE



① EXISTING AC PAVEMENT TO BE REHABILITATED BY GRINDING (COLDPLANE) A MINIMUM OF 2" OF NEW PAVEMENT PER LOS ANGELES COUNTY STANDARDS. IF AFTER GRINDING THE EXISTING PAVEMENT IS FOUND INSUFFICIENT, ALL OF THE INSUFFICIENT PAVEMENT AND BASE WILL BE REMOVED AND REPLACED

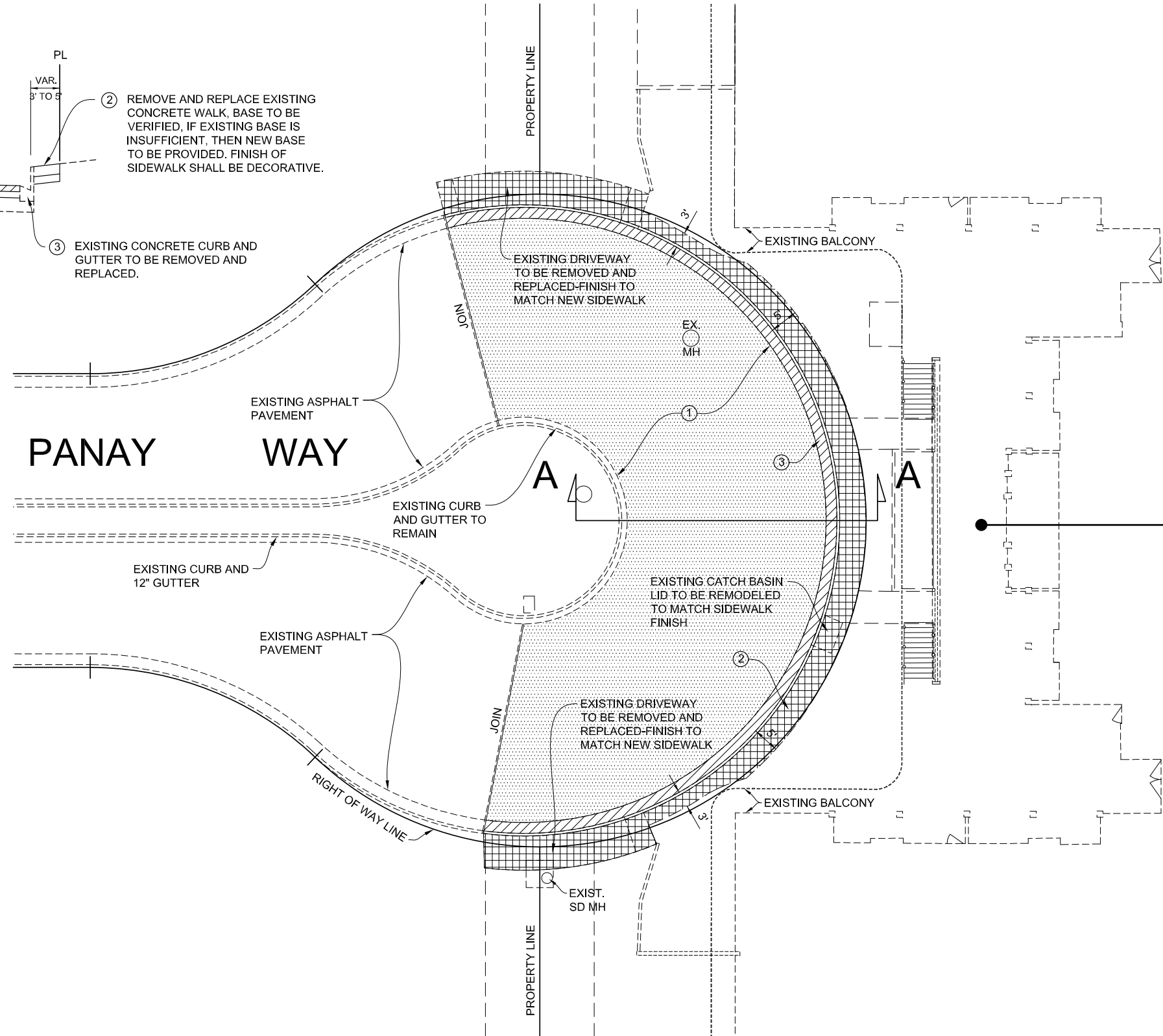
② REMOVE AND REPLACE EXISTING CONCRETE WALK. BASE TO BE VERIFIED, IF EXISTING BASE IS INSUFFICIENT, THEN NEW BASE TO BE PROVIDED. FINISH OF SIDEWALK SHALL BE DECORATIVE.

③ EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED AND REPLACED.

EXISTING MEDIAN CONC CURB AND 12" GUTTER TO REMAIN

PANAY WAY SECTION A-A

NTS



FRONT
ENTRY
COURTYARD

PROJECT NARRATIVE:

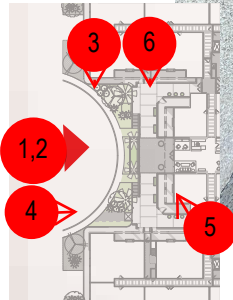
This narrative is written to provide a general project concept, the initial project timing, and details regarding the overall renovation of Dolphin Marina Apartments. The building was built in the 1970s, is located at the terminus of Panay Way in Marina del Rey, and consists of 204 apartment units that sit atop a single story concrete podium. Considering the age of this asset and our intent to prolong its useful life, we have engaged a design team consisting of an architect and engineers to document the renovation for County approvals and eventual construction. While the scope is primarily limited to capital improvements, there is an inherent opportunity to upgrade common areas that will uplift resident experience.

SCOPE OF WORK:

The renovation scope of work consists of the following items:

- Comprehensive aboveground, underground, in-wall, and in-floor Electrical and Plumbing upgrades. This includes a new central boiler system that will enhance efficiency.
- Refresh of the building envelope consisting of roofing, windows, sliding glass doors, guardrails, patio walls, topping slab, main entry enhancements, lighting, and painting.
- The apartment units will be modified in kind with refreshed kitchen and bathrooms, and enhanced wall, floor, and ceiling finishes. New HVAC system will be installed in each unit in response to the market demand for modern cooling and heating needs.
- The common areas will be modified in kind with enhanced wall, floor, and ceiling finishes. A corridor exhaust system will be installed to enhance life safety protection.
- The garage will undergo enhancements that include lighting, paint, and restriping.
- The exterior improvements consist of minor sidewalk, curb, and roadway enhancements. The (4) courtyards will be renovated to address podium waterproofing and concrete deterioration issues. Each courtyard will receive new finishes, including hard and soft scapes.

The execution of the project will be phased over a two and half year timeline, during which residents will be relocated to a unit within the project. The construction management plan consists of renovating 18 units at a time, which translates to 6 adjacent stacks and a total of 12 renovation tranches. Prior to starting the initial tranche, 18 units to receive displaced residents will be allocated. These displacement units will be used throughout the execution period and will be renovated as the last tranche, which is feasible due to natural vacancies. We are prepared to provide a smooth transition for each resident during the construction period. Schedule-wise, we anticipate commencing construction in the fourth quarter of 2021 and concluding in early 2024.





DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

05/19/2021





DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

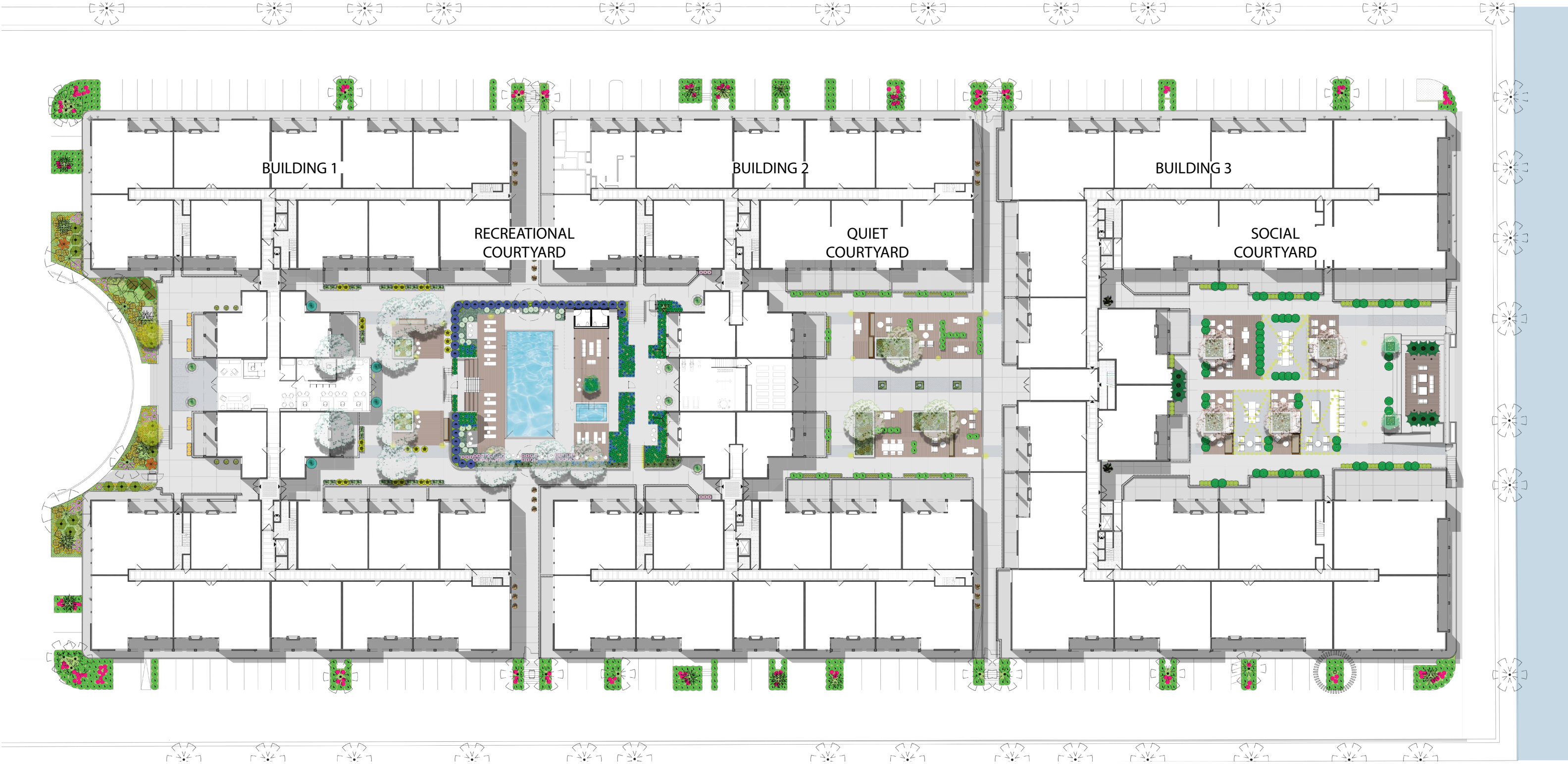
05/19/2021





DOLPHIN MARINA APARTMENTS
 13900 PANAY WAY, MARINA DEL REY, CA 90292

05/19/2021



PANAY WAY

NEW COLORED MOSAIC
TILE WALL

NEW GLASS GUARDRAIL

NEW ENTRY STAIR

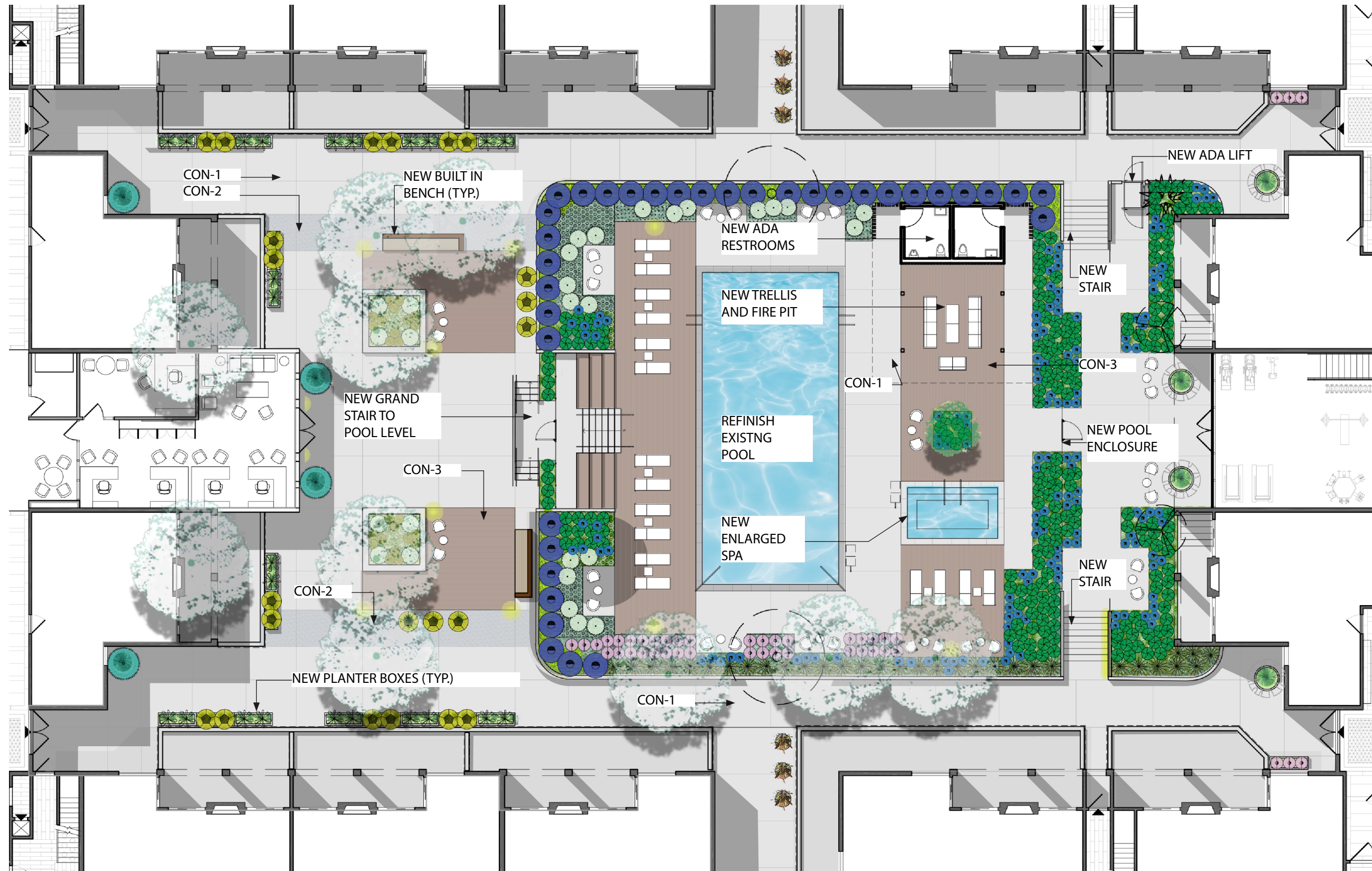
NEW ADA LIFT

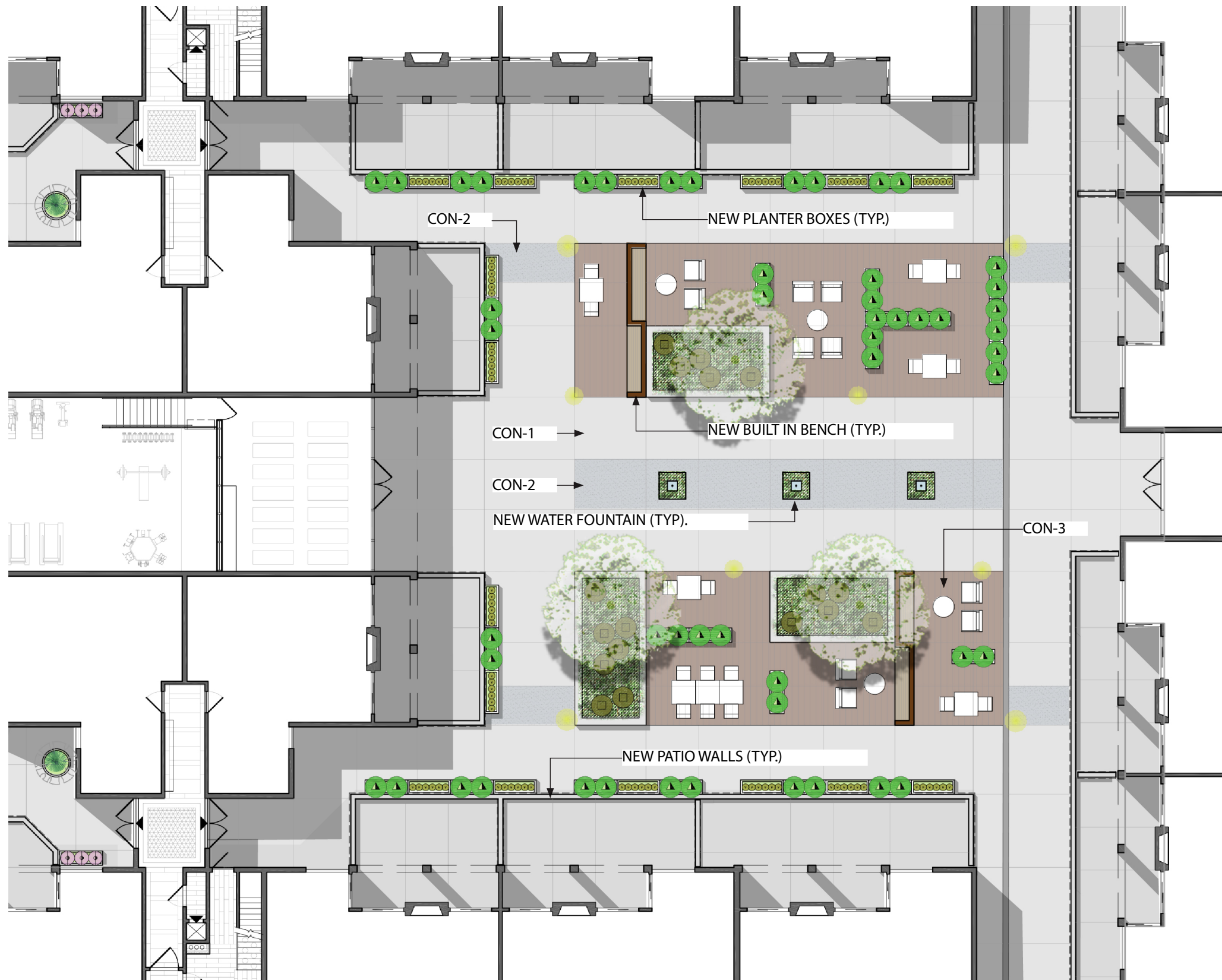
CON-1

CON-2

CON-1

NEW PATIO WALLS (TYP.)







PT-3

BLOCK VOLUME
DUNN EDWARDS DE6316
COLD WATER

PT-2

DEPRESSED FACES
DUNN EDWARDS DE6320
PIKE LAKE

PT-1

PT-4

BALCONY RAILINGS, STAIRS RAILINGS, SECURITY GATES & AMENITY ENTRY FACE
DUNN EDWARDS DE6328
ANCHOR GRAY

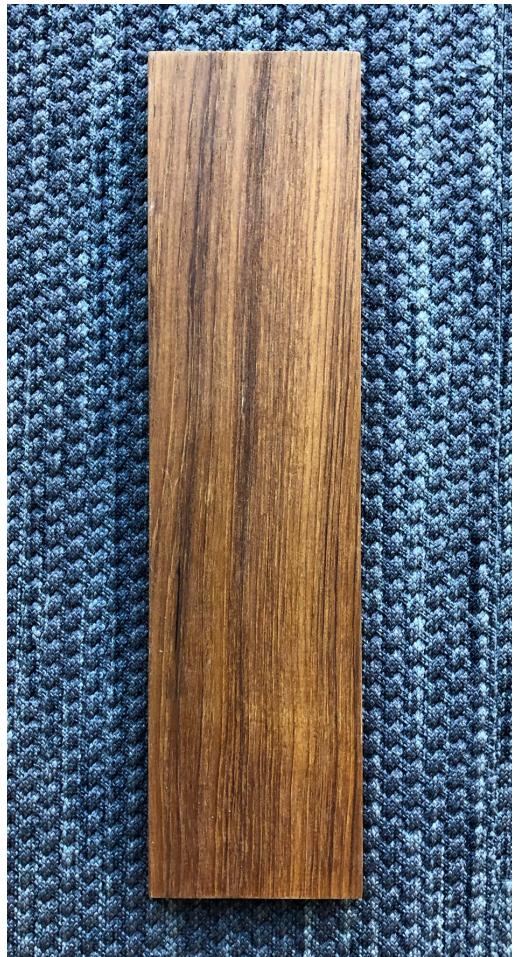
PT-5

UNIT BALCONY INTERIOR
DUNN EDWARDS DE6318
LAKE PLACID

ARCHED VOLUME & UNIT BALCONY CEILING
DUNN EDWARDS DEW385
LIGHTHOUSE



- CON-1 MIRCO ETCH - STANDARD LIGHT ACID WASH
- CON-2 TOP CAST CONCRETE - ACID WASH UP TO 1/4"
- CON-3 STAMPED WOOD PATTERN AND COLOR CONCRETE



WOOD BENCH AND TRELLIS MATERIAL



CRLAURENCE WINDSCREEN (COURTYARD 4 EAST)



CRLAURENCE GATE SYSTEM (POOL AREA)



CRLAURENCE WINDSCREEN (BUILDING 1 WEST)



CRLAURENCE GLASS RAILING (POOL AREA)

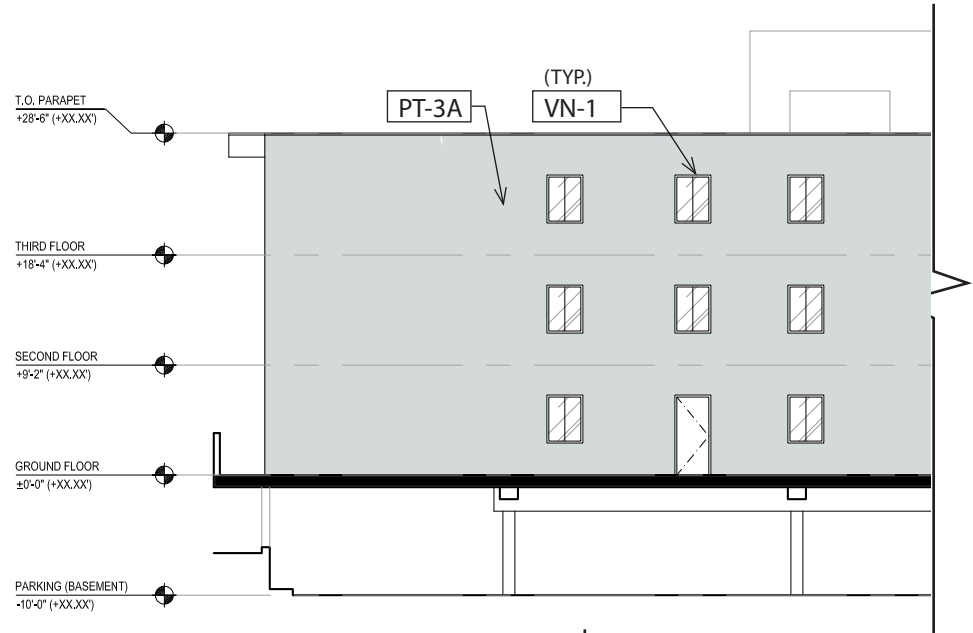


SAVARIA ADA LIFT STYLE (ENTRY AND POOL AREA)
OUTDOOR LIFT - METAL WITH GLASS OR ACRYLIC ENCLOSURE.

DIMENSIONS: OVERALL 51.25" X 53"
ADA COMPLIANT PLATFORM: 36" X 54"
LIFT 1 @ ENTRY - HEIGHT FLOOR TO FLOOR: 9'-9"
LIFT 2 @ POOL - HEIGHT FLOOR TO FLOOR: 5'-6"



LIFT COLOR



NOTE: (E) MOLDINGS TO BE REMOVED.

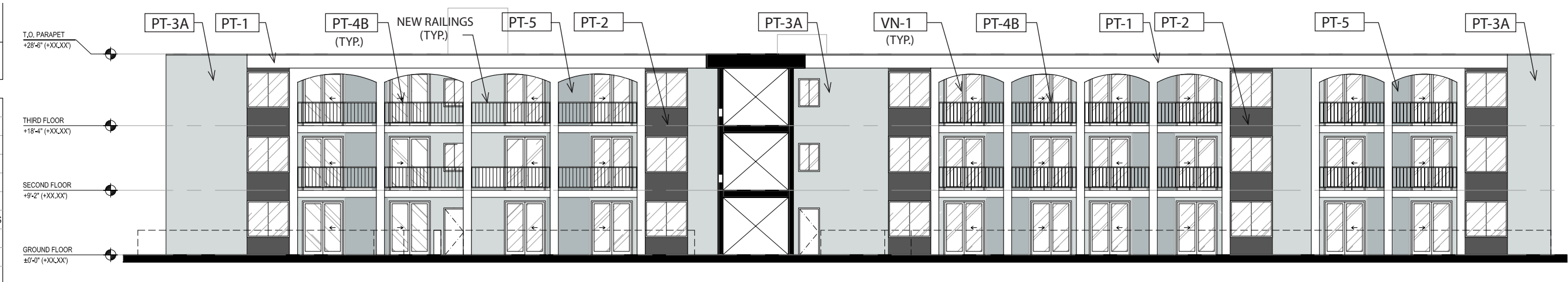
NOTE: (E) BALCONY RAILINGS TO BE REPLACED.

FINISH SCHEDULE

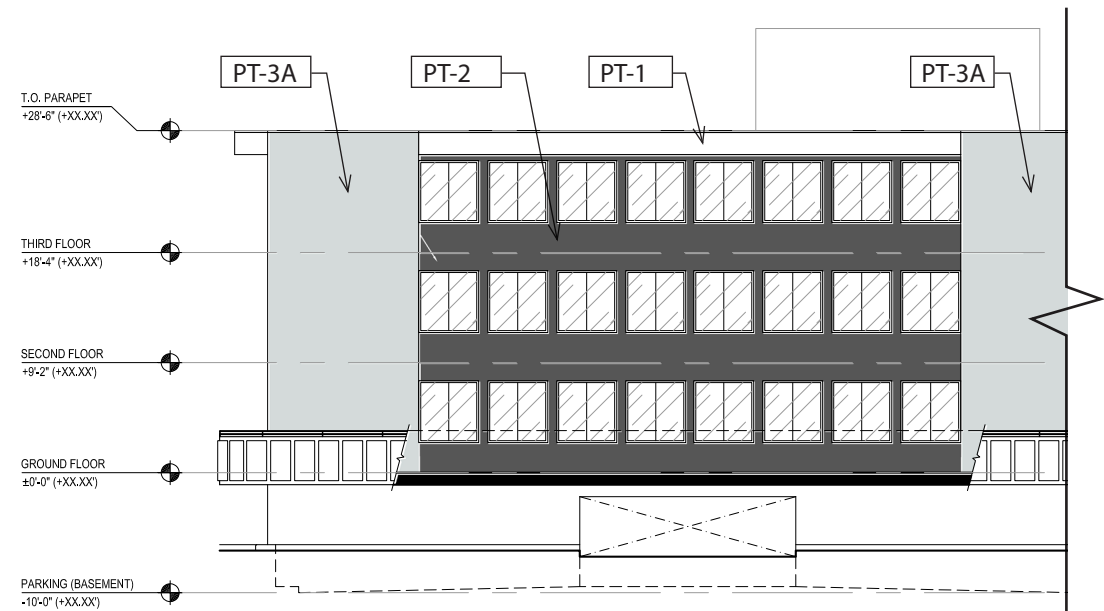
CODE	MATERIAL	MANUFACTURER	COLOR	LOCATION
AL-1	ALUM.	TBD.	CLR. ANODIZED	NEW STOREFRONT
PT-1	STUCCO	DUNN EDWARDS	DEW385 LIGHTHOUSE	ARCHED VOLUME, BALCONY CEILING
PT-2	STUCCO	DUNN EDWARDS	DE6320 PIKE LAKE	DEPRESSED FACES
PT-3A	STUCCO	DUNN EDWARDS	DE6316 COLD WATER	BLOCK VOLUME, ENTRY WAYFIND
PT-3B	METAL	DUNN EDWARDS	DE6316 COLD WATER	BOATER'S STORAGE DOORS
PT-4A	STUCCO	DUNN EDWARDS	DE6328 ANCHOR GRAY	AMENITY ENTRY FACE
PT-4B	STEEL	DUNN EDWARDS	DE6328 ANCHOR GRAY	BALCONY & STAIR RAILINGS, SECURITY GATES
PT-5	STUCCO	DUNN EDWARDS	DE6318 LAKE PLACID	UNIT BALCONY INTERIOR
VN-1	VINYL	MILGARD	SILVER	WINDOWS AND DOORS
GL-1	GLASS	TBD.	CLEAR	WIND SCREEN & GUARDRAILS



BUILDING 1 - EAST ELEVATION SCALE: 1/16"=1'-0"



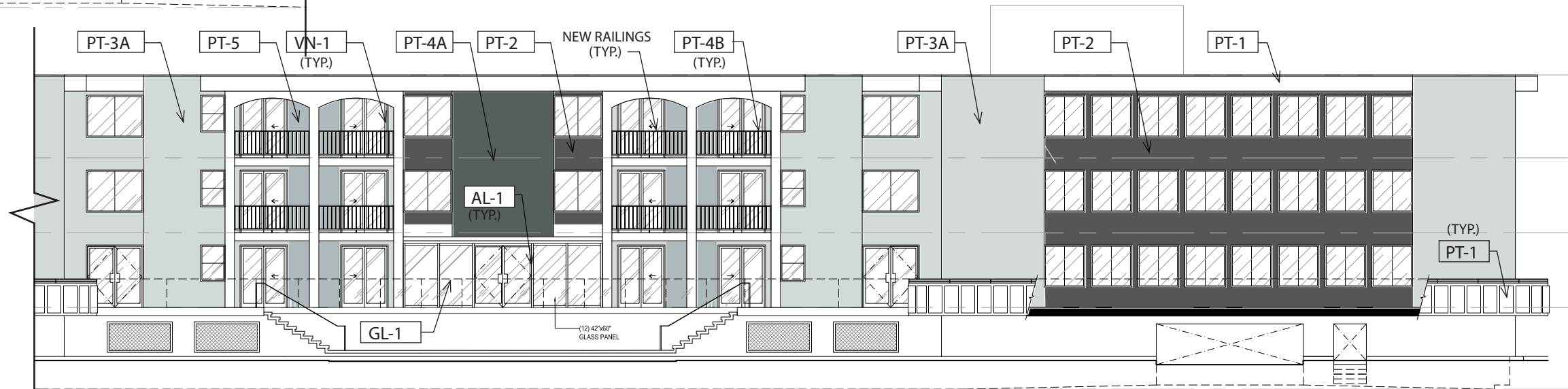
BUILDING 1 - COURTYARD SIDE SOUTH ELEVATION / NORTH ELEVATION (O.H.) SCALE: 1/16"=1'-0"



NOTE: (E) MOLDINGS TO BE REMOVED.

NOTE: (E) BALCONY RAILINGS TO BE REPLACED.

FINISH SCHEDULE				
CODE	MATERIAL	MANUFACTURER	COLOR	LOCATION
AL-1	ALUM.	TBD.	CLR. ANODIZED	NEW STOREFRONT
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PT-3B	METAL	DUNN EDWARDS	DE6316 COLD WATER	BOATER'S STORAGE DOORS
PT-4A	STUCCO	DUNN EDWARDS	DE6328 ANCHOR GRAY	AMENITY ENTRY FACE
PT-4B	STEEL	DUNN EDWARDS	DE6328 ANCHOR GRAY	BALCONY & STAIR RAILINGS, SECURITY GATES
PT-5	STUCCO	DUNN EDWARDS	DE6318 LAKE PLACID	UNIT BALCONY INTERIOR
VN-1	VINYL	MILGARD	SILVER	WINDOWS AND DOORS
GL-1	GLASS	TBD.	CLEAR	WIND SCREEN & GUARDRAILS



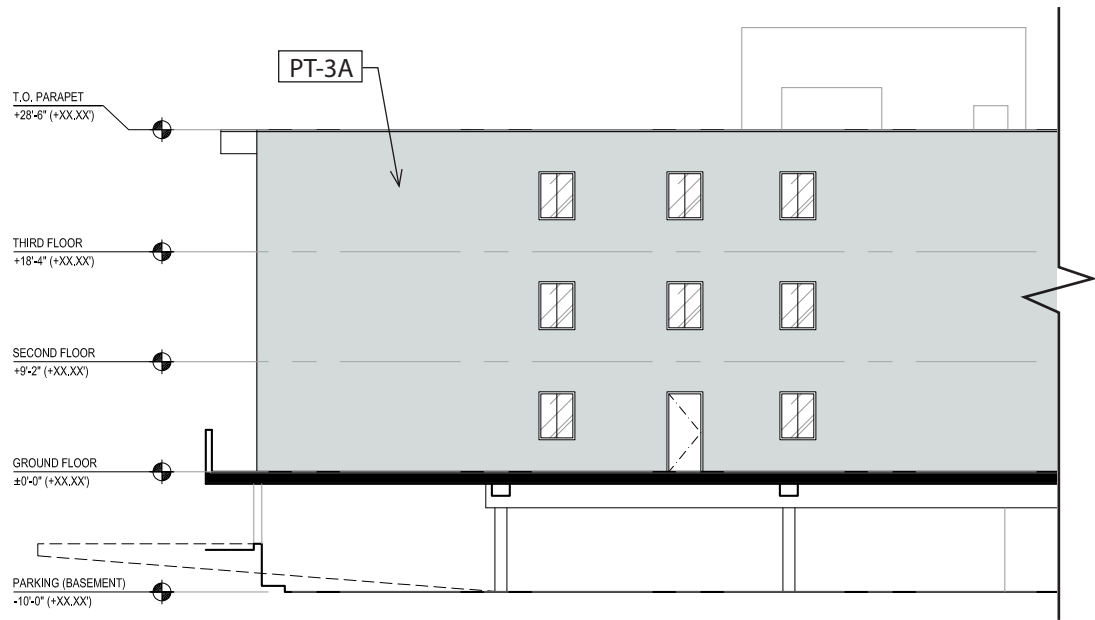
BUILDING 1 - WEST ELEVATION

SCALE: 1/16"=1'-0"



BUILDING 1 - EXTERIOR SIDE SOUTH ELEVATION / NORTH ELEVATION (O.H.)

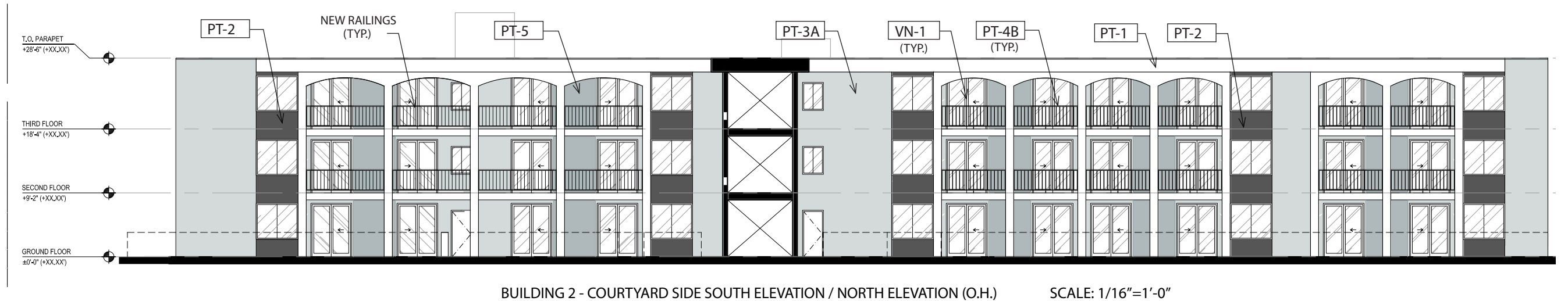
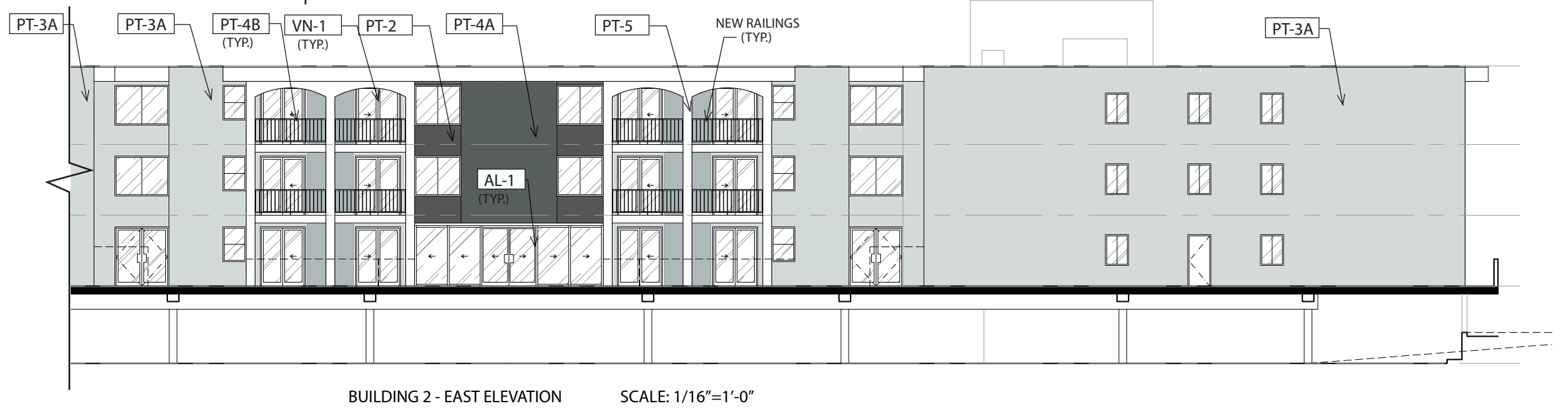
SCALE: 1/16"=1'-0"

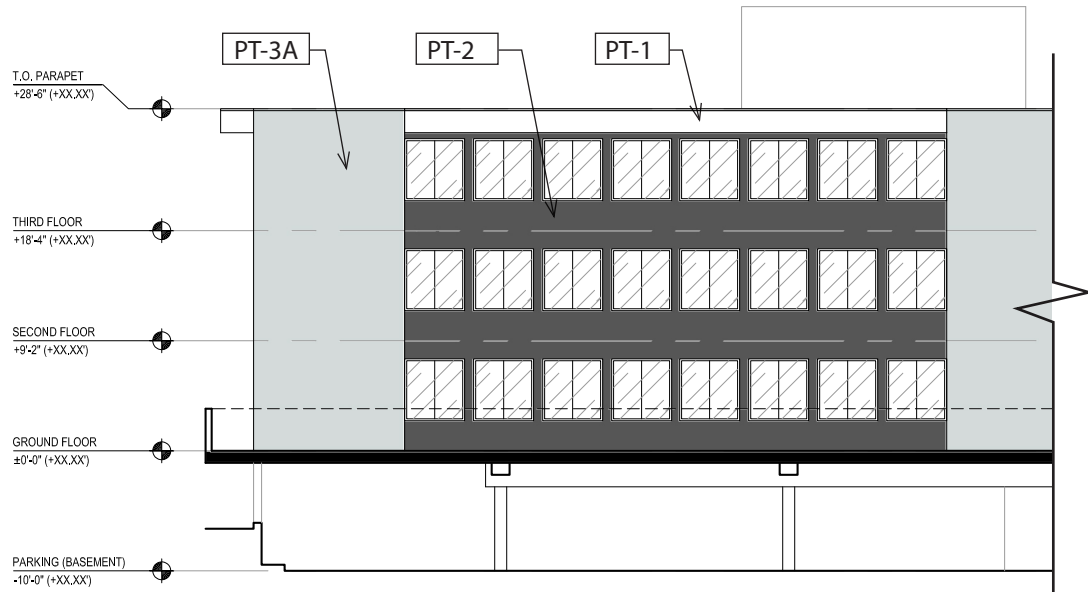


NOTE: (E) MOLDINGS TO BE REMOVED.

NOTE: (E) BALCONY RAILINGS TO BE REPLACED.

FINISH SCHEDULE				
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PT-3B	METAL	DUNN EDWARDS	DE6316 COLD WATER	BOATER'S STORAGE DOORS
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VN-1	VINYL	MILGARD	SILVER	WINDOWS AND DOORS
GL-1	GLASS	TBD.	CLEAR	WIND SCREEN & GUARDRAILS



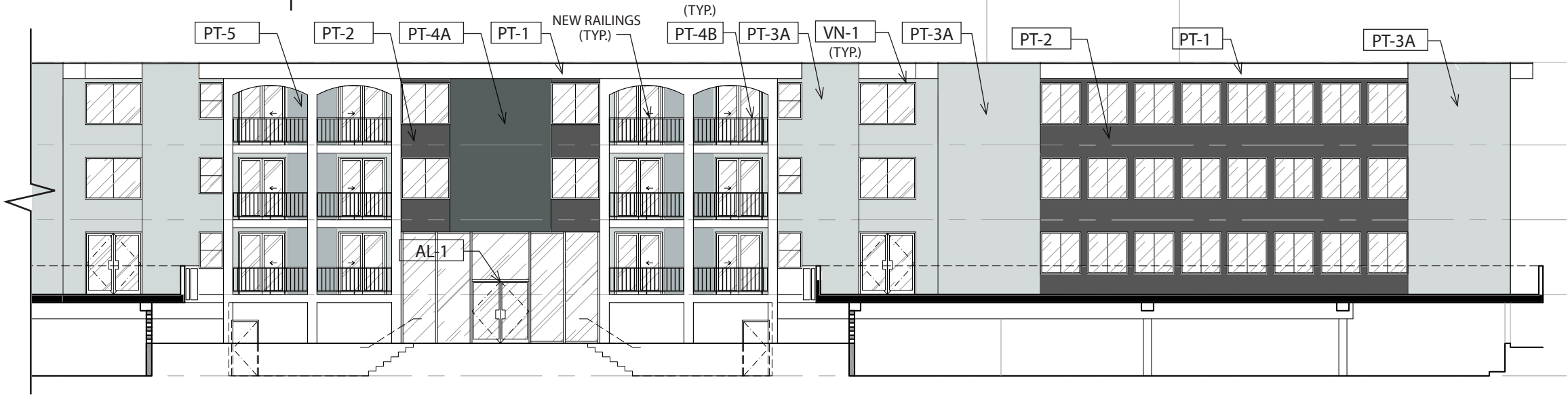


NOTE: (E) MOLDINGS TO BE REMOVED.

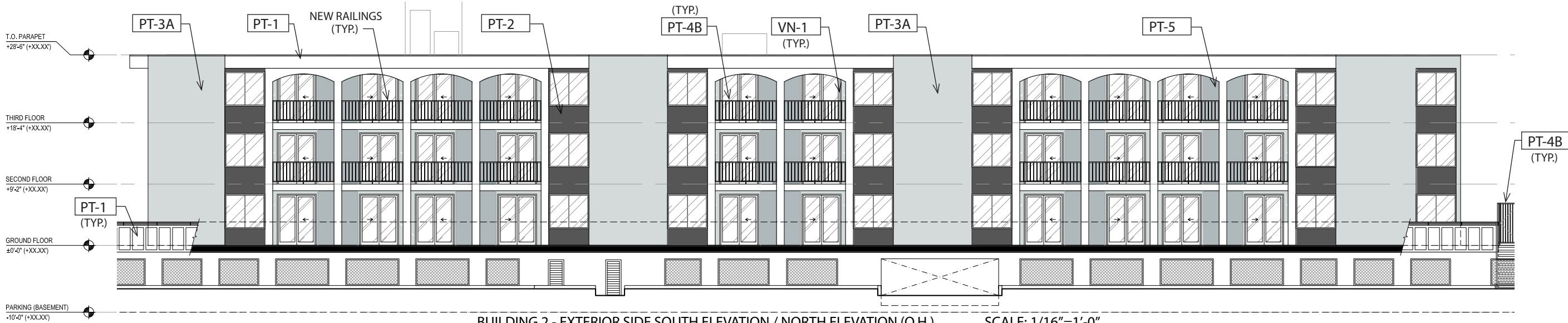
NOTE: (E) BALCONY RAILINGS TO BE REPLACED.

FINISH SCHEDULE

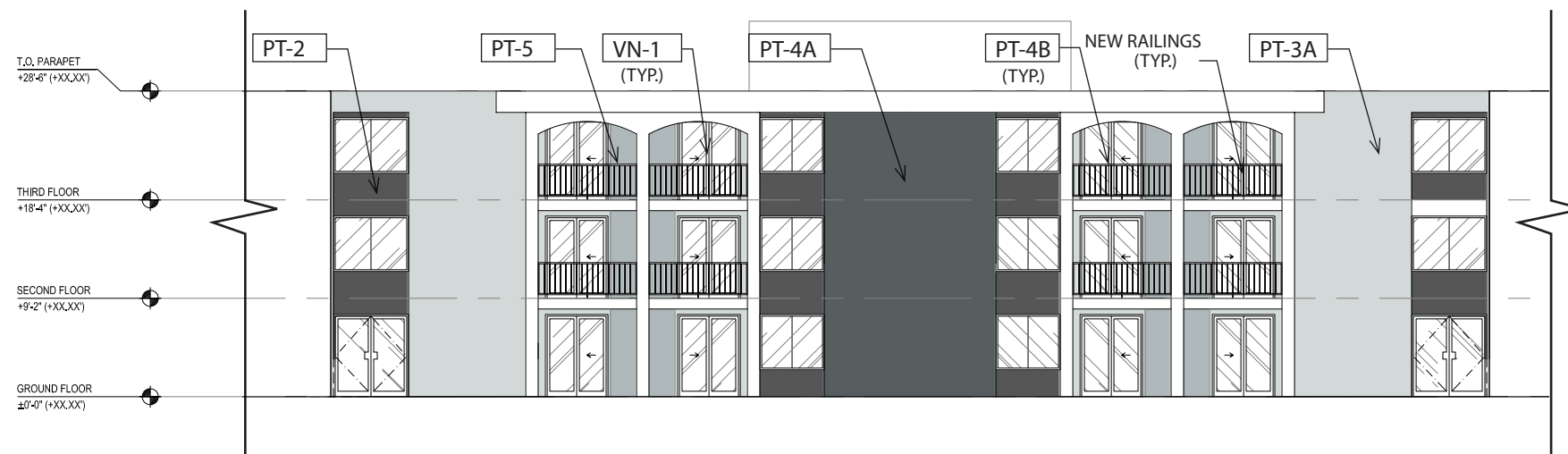
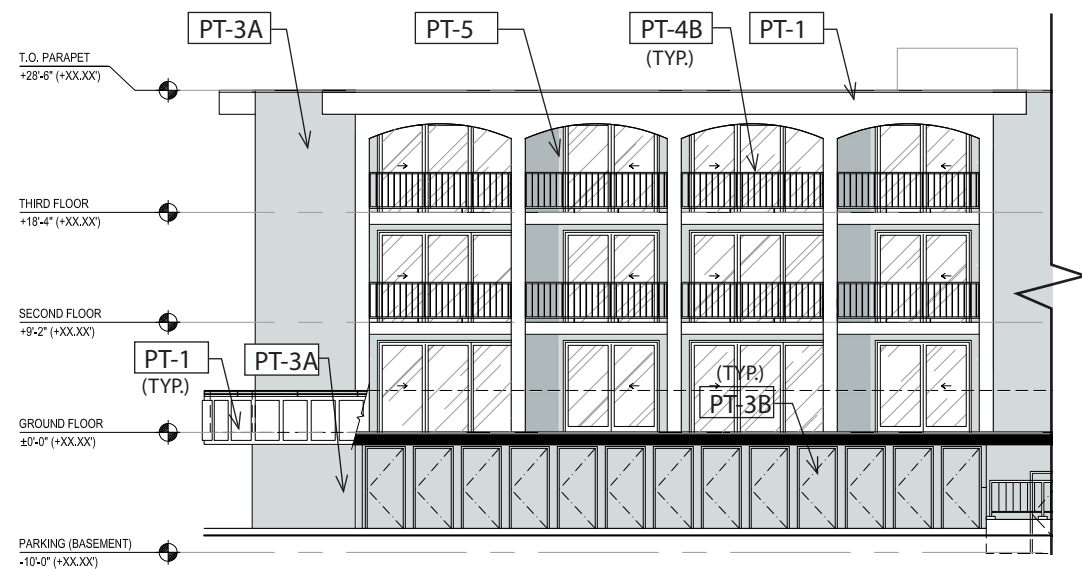
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VN-1	VINYL	MILGARD	SILVER	WINDOWS AND DOORS
GL-1	GLASS	TBD.	CLEAR	WIND SCREEN & GUARDRAILS



BUILDING 2 - WEST ELEVATION SCALE: 1/16"=1'-0"

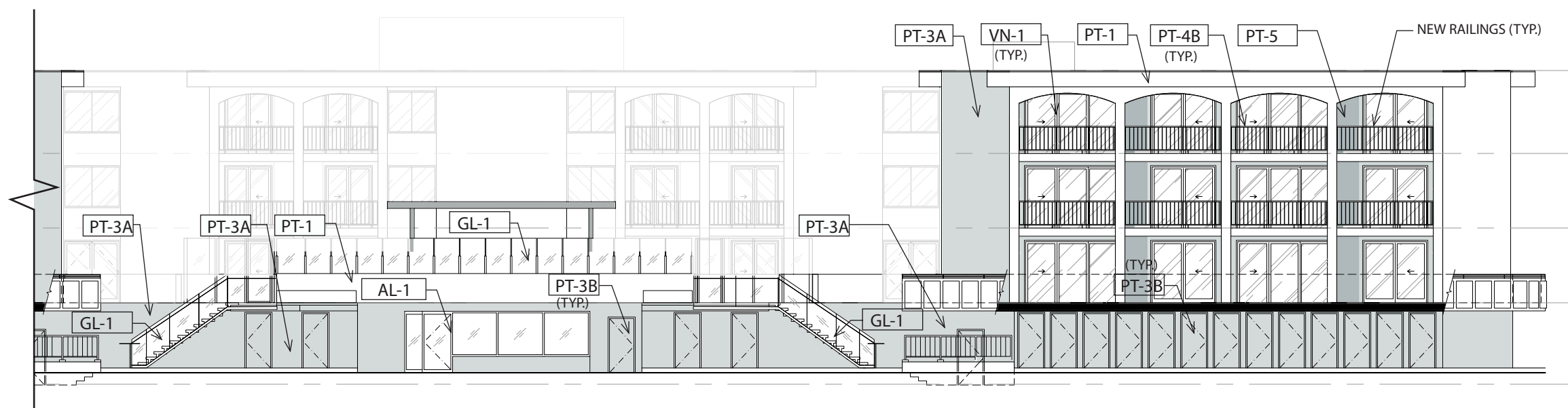


BUILDING 2 - EXTERIOR SIDE SOUTH ELEVATION / NORTH ELEVATION (O.H.) SCALE: 1/16"=1'-0"



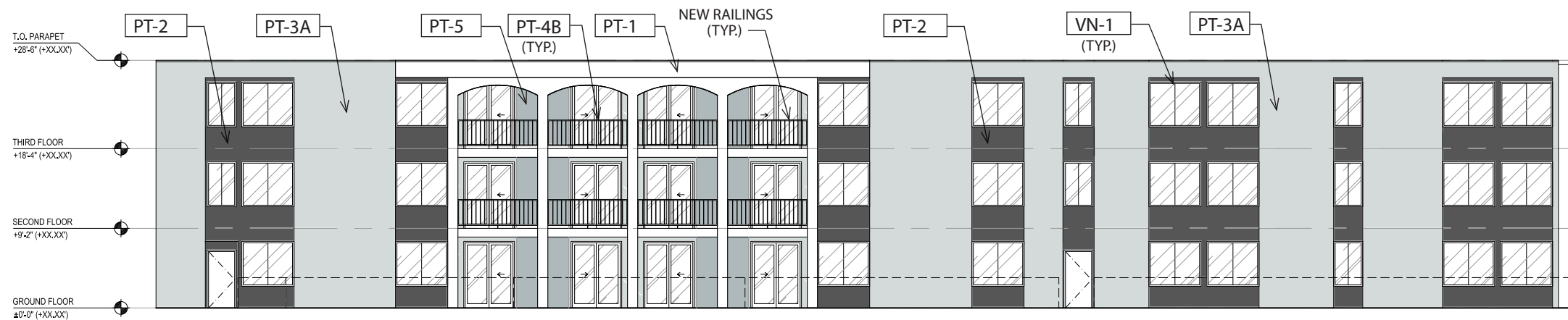
BUILDING 3 - COURTYARD SIDE WEST ELEVATION

SCALE: 1/16"=1'-0"



BUILDING 3 - EAST ELEVATION

SCALE: 1/16"=1'-0"

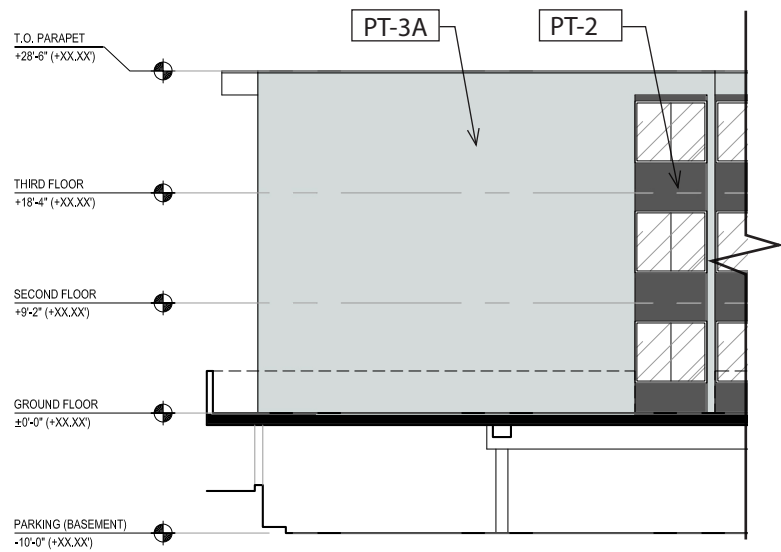


BUILDING 3 - COURTYARD SIDE SOUTH ELEVATION / NORTH ELEVATION (O.H.)

SCALE: 1/16"=1'-0"

NOTE: (E) MOLDINGS TO BE REMOVED.

NOTE: (E) BALCONY RAILINGS TO BE REPLACED.



NOTE: (E) MOLDINGS TO BE REMOVED.

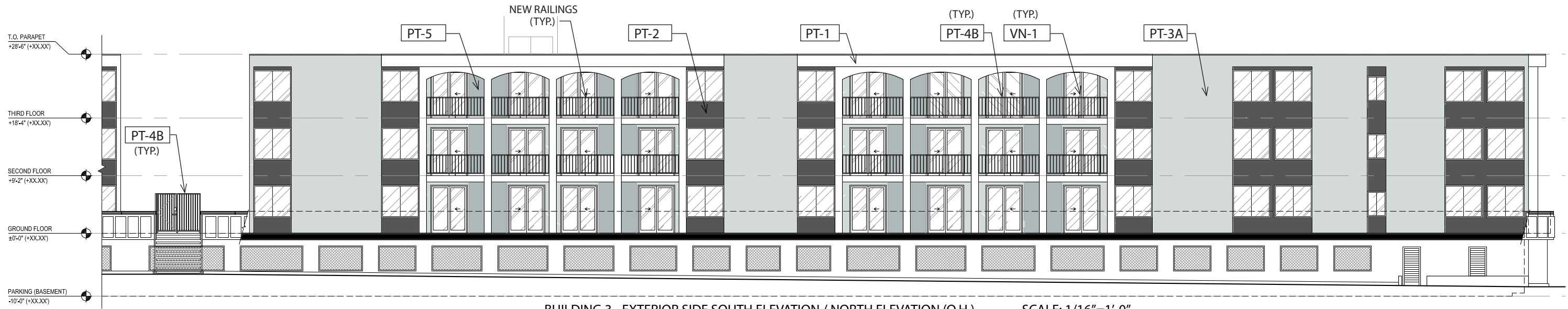
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FINISH SCHEDULE

CODE	MATERIAL	MANUFACTURER	COLOR	LOCATION
AL-1	ALUM.	TBD.	CLR. ANODIZED	NEW STOREFRONT
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PT-5	STUCCO	DUNN EDWARDS	DE6318 LAKE PLACID	UNIT BALCONY INTERIOR
VN-1	VINYL	MILGARD	SILVER	WINDOWS AND DOORS
GL-1	GLASS	TBD.	CLEAR	WIND SCREEN & GUARDRAILS



BUILDING 3 - WEST ELEVATION SCALE: 1/16"=1'-0"



BUILDING 3 - EXTERIOR SIDE SOUTH ELEVATION / NORTH ELEVATION (O.H.) SCALE: 1/16"=1'-0"







DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

EXTERIOR CORNER VIEW
05/19/2021

ABRAMSON
ARCHITECTS





DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

EXTERIOR SIDE VIEW
05/19/2021

ABRAMSON
ARCHITECTS







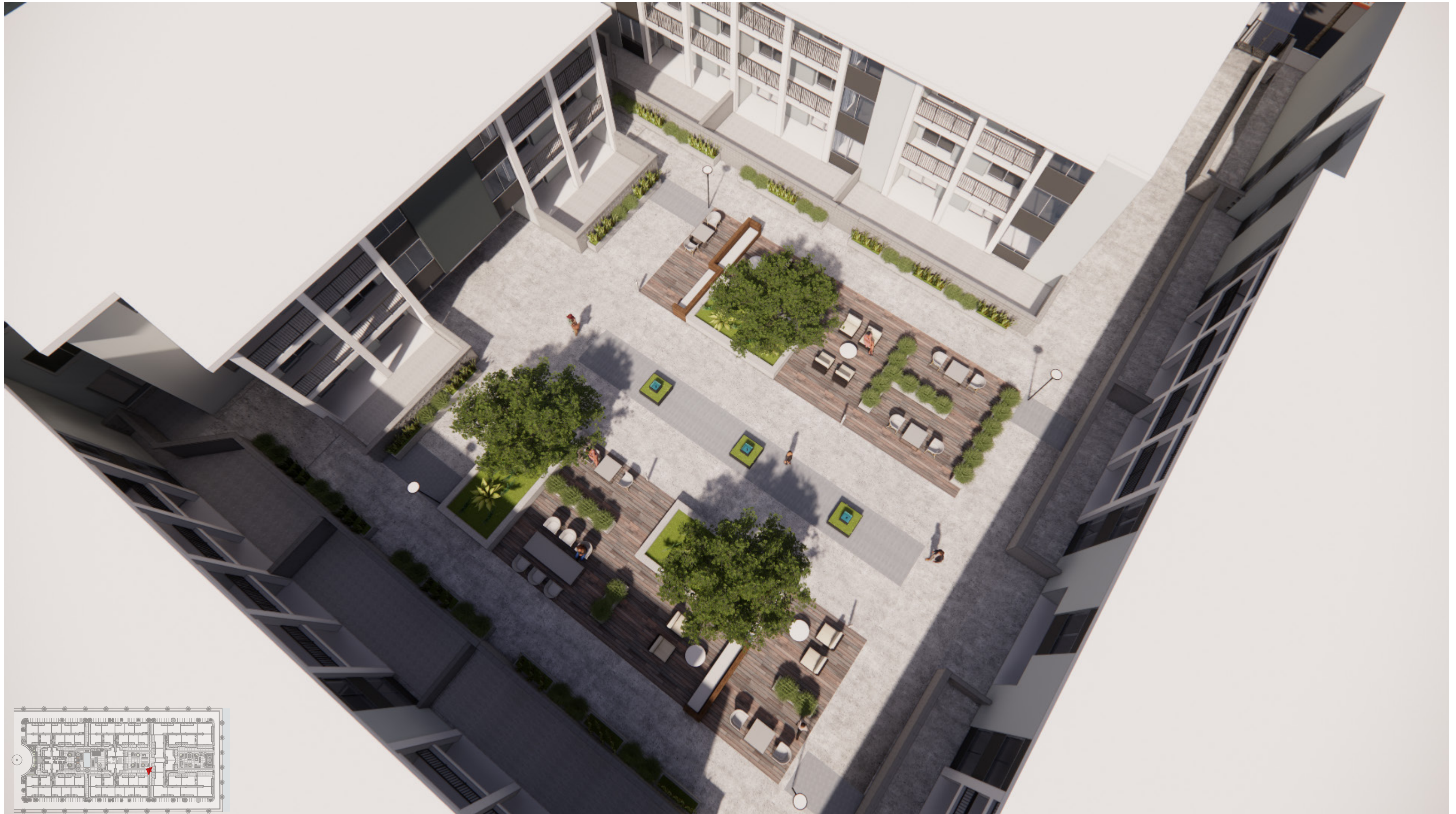
NOTE: FURNITURE IS A PLACEHOLDER



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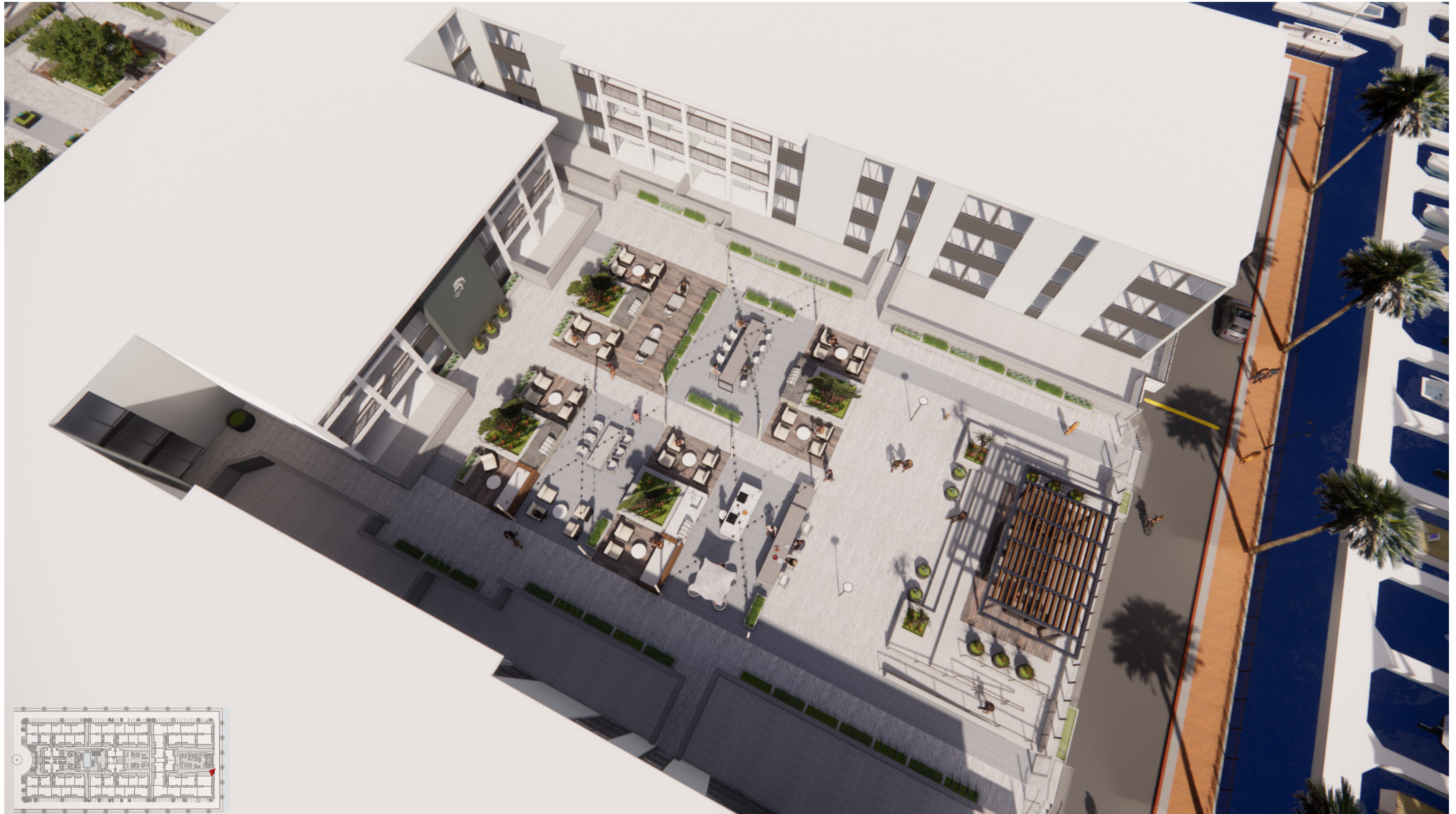




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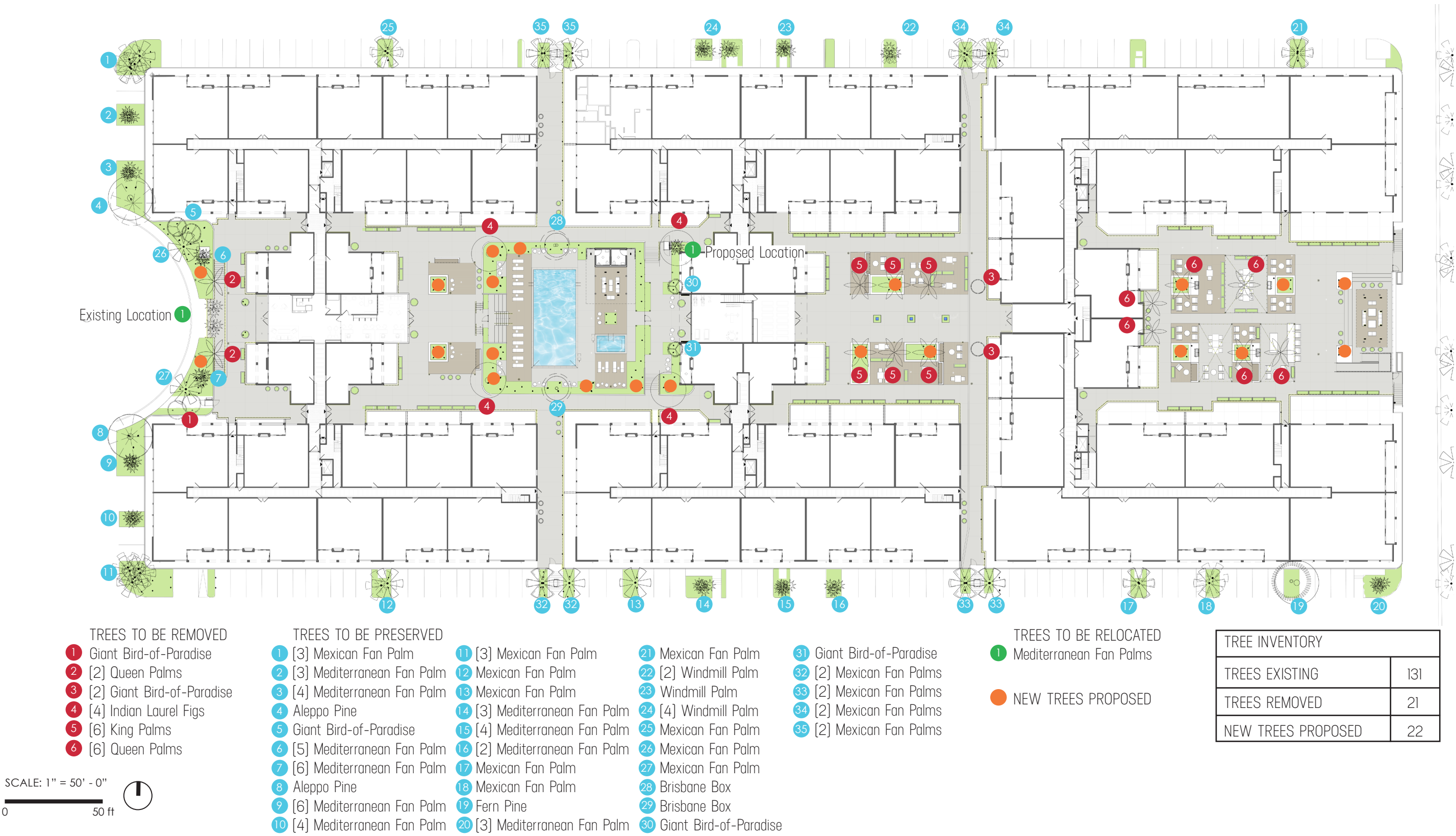
NOTE: FURNITURE IS A PLACEHOLDER



NOTE: FURNITURE IS A PLACEHOLDER

EXISTING TREES TO BE PRESERVED, RELOCATED, OR REMOVED AND NEW TREES PROPOSED

- As many existing trees will be preserved as possible.



EXISTING TREES
TO BE PRESERVED



1 Mexican Fan Palm



2 Mediterranean Fan Palm



3 Mediterranean Fan Palm



4 Aleppo Pine



5 Giant Bird-of-Paradise



6 Mediterranean Fan Palm



7 Mediterranean Fan Palm



8 Aleppo Pine



9 Mediterranean Fan Palm



10 Mediterranean Fan Palm



11 Mexican Fan Palm



12 Mexican Fan Palm



13 Mexican Fan Palm



14 Mediterranean Fan Palm



15 Mediterranean Fan Palm



16 Mediterranean Fan Palm



17 Mexican Fan Palm



18 Mexican Fan Palm



19 Fern Pine



20 Mediterranean Fan Palm

DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

05/19/2021

SALT **ABRAMSON**
ARCHITECTS

EXISTING TREES TO BE PRESERVED



21 Mexican Fan Palm



22 Windmill Palm



23 Windmill Palm



24 Windmill Palm



25 Mexican Fan Palm [similar]



26 27 [2] Mexican Fan Palm



28 Brisbane Box



29 Brisbane Box



30 31 Giant Bird-of-Paradise



32 33 [2] Mexican Fan Palm



34 35 [2] Mexican Fan Palm

EXISTING TREES TO BE RELOCATED



1 Mediterranean Fan Palms [can be relocated to pool courtyard]

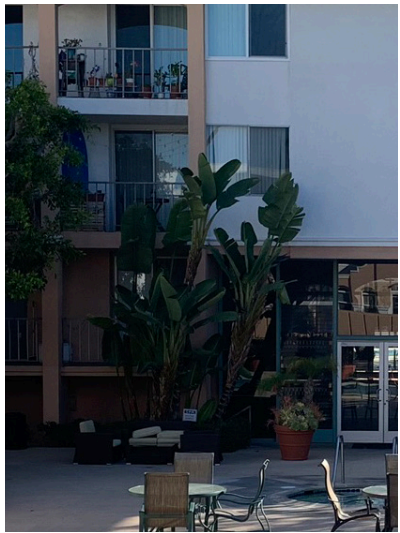
EXISTING TREES
TO BE REMOVED



1 Giant Bird-of-Paradise
[make way for wheelchair lift]



2 Queen Palms
[new entry design]



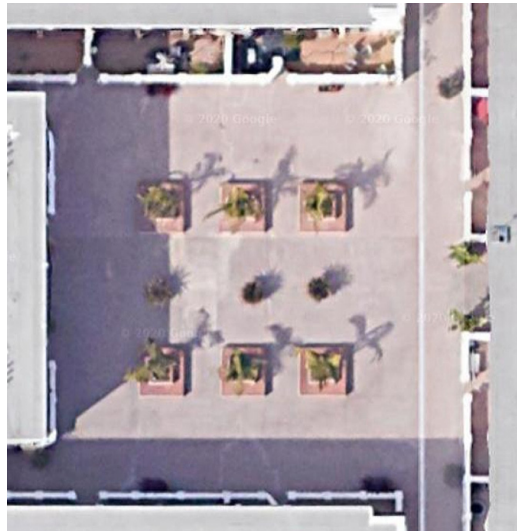
3 [2] Giant Bird-of-Paradise
[similar]



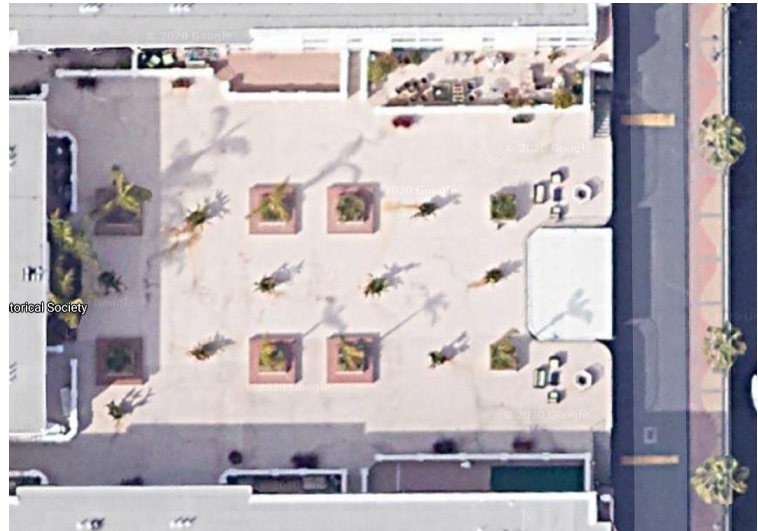
4 [4] Indian Laurel Figs at four corners of pool courtyard
[overgrown for location and aggressive root system]



5 [6] King Palms

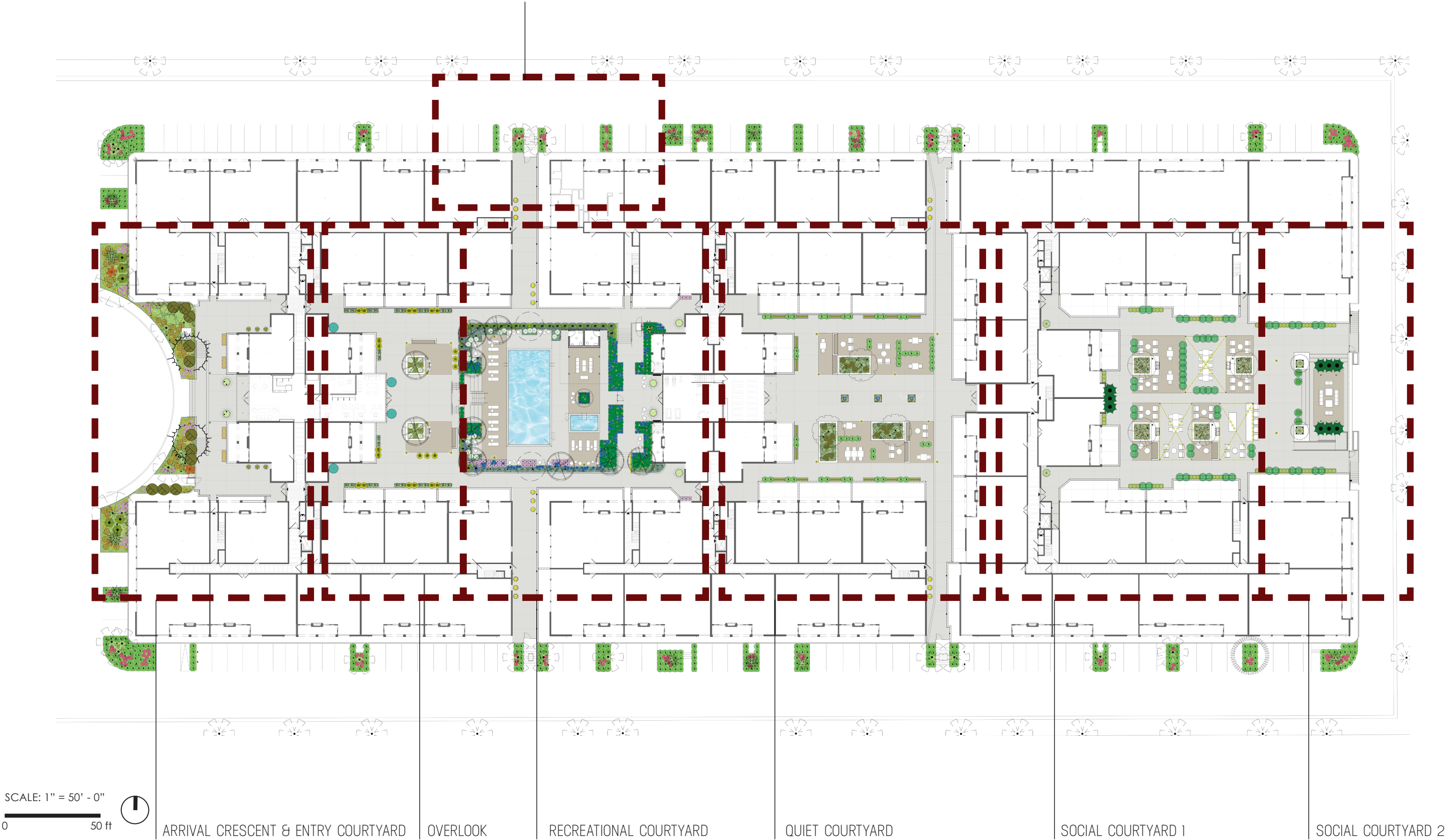


6 [6] Queen Palms


































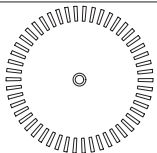


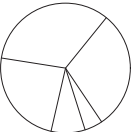

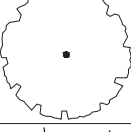
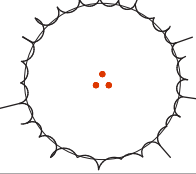
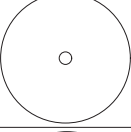
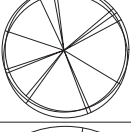
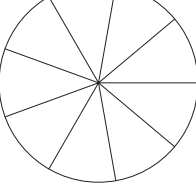



LANDSCAPE SITE PLAN

PERIMETER ENTRIES & PARKING STALL PLANTINGS TYPICAL



LANDSCAPE SCHEDULE AND QUANTITIES

PLANT LEGEND									
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	MATURE SIZE	SIZE	SPACING	QUANTITY	EXPOSURE	WUCOLS
	AEO JOL	AEONIUM 'JOLLY GREEN'	JOLLY GREEN AEONIUM	5' H 1-2' W	1 GAL	2' O.C.	154	SUN OR SHADE	
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	3-4' H 4-5' W	5 GAL	3' O.C.	17	SUN OR SHADE	L
	AGA ATT	AGAVE ATTENUATA 'VARIEGATA'	VARIEGATED FOXTAIL AGAVE	3-4' H 4-5' W	5 GAL	3' O.C.	39	SUN OR SHADE	L
	AGA RG	AGAVE ATTENUATA 'RAE'S GOLD'	GOLDEN FOXTAIL AGAVE	2-3' H 3-4' W	5 GAL	3' O.C.	28	SUN OR SHADE	L
	AGA SHA	AGAVE SHAWII X ATTENUATA 'BLUE FLAME'	BLUE FLAME AGAVE	2-3' H CLUMPING	5 GAL	3' O.C.	30	FULL SUN	L
	ALO AR	ALOE 'ALWAYS RED'	ALWAYS RED ALOE	12-14" H 12-14" W	1 GAL	1' O.C.	173	PARTIAL TO FULL SUN	L
	ALO BLU	ALOE 'BLUE ELF'	BLUE ELF ALOE	1-2' H 1-2' W	5 GAL	1' O.C.	89	PARTIAL TO FULL SUN	L
	ALO STR	ALOE STRIATA	CORAL ALOE	1-2' H 2-3' W	1 GAL	2' O.C.	135	PARTIAL TO FULL SUN	L
	AST CHA	ASTELIA CHATHAMICA 'SILVER SPEAR'	SILVER SPEAR ASTELIA	3-4' H 3-4' W	5 GAL	3' O.C.	24	SUN OR SHADE	M
	COD VAR	CODIAEUM VARIEGATUM VAR. PICTUM	CROTON	3-6' H 2-5' W	5 GAL	PER PLAN	18	PART SHADE	M
	COL ALB	COLEONEMA ALBUM	WHITE BREATH OF HEAVEN	4-5' H 4-5' W	5 GAL	4' O.C.	35	SUN OR SHADE	M
	COL PUL	COLEONEMA PULCHELLUM 'COMPACT FORM'	COMPACT DIOSMA	2-3' H 4-6' W	5 GAL	4' O.C.	62	SUN OR SHADE	M
	COP KIR	COPROSMA KIRKII 'VARIEGATA'	VARIEGATED COPROSMA	1-2' H 4-6' W	1 GAL	4' O.C.	394 SF	FULL SUN	M
	COR AUS	CORDYLINE AUSTRALIS 'TORBAY DAZZLER'	TORBAY DAZZLER GRASS PALM	20-30' H 8-10' W	24" BOX	PER PLAN	9	SUN OR SHADE	L
	COR IND	CORDYLINE INDIVISA	BLUE DRACAENA PALM	3-6' H 2-3' W	15 GAL	PER PLAN		PART SHADE	M
	DIA TAS	DIANELLA TASMANICA 'WYEENA'	WYEENA FLAX LILY	30-36" H 30-36" W	5 GAL	2'-6" O.C.	54	PARTIAL SHADE TO PARTIAL SUN	M
	DIE BIC	DIETES BICOLOR 'LIZ'S SELECTION'	YELLOW WILD IRIS	2-3' H 2-3' W	5 GAL	2 O.C.	12	COOL SUN / LIGHT SHADE	L
	DRA MAR	DRACAENA MARGINATA	DRAGON TREE	15-20' H 3-10' W	24" BOX	PER PLAN	4	PART SHADE	VL
	FAT JAP	FATSIA JAPONICA	JAPANESE ARALIA	5-8' H 5-8' W	15 GAL	6' O.C.	11	FULL SHADE	M
	FUR FOE	FURCRAEA FOETIDA 'MEDIOPICTA'	MAURITIUS HEMP	4-5' H 6-8' W	5 GAL	6' O.C.	2	COOL SUN / LIGHT SHADE	L
	JUN PAT	JUNCUS PATENS	CALIFORNIA RUSH	1-2' H 1-2' W	1 GAL	1' O.C.	24	SUN OR SHADE	L
	JUN HOR	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	4' H 8' W	1 GAL	8' O.C.	178 SF	FULL SUN	L
	LEU SG	LEUCADENDRON 'SAFARI GOLDSTRIKE'	SAFARI GOLDSTRIKE YELLOW CONEBUSH	4-6' H 4-6' W	5 GAL	5' O.C.	6	FULL SUN	L
	LOM BRE	LOMONDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	2-3' H 2-4' W	1 GAL	2' O.C.	194	SUN OR SHADE	L
	LOM NYA	LOMANDRA LONGIFOLIA NYALLA	NYALLA MAT RUSH	3-4' H 3-4' W	1 GAL	3' O.C.	465	SUN OR SHADE	L
	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	4-6' H 4-6' W	15 GAL	4' O.C.	34	PART TO FULL SHADE	M
	PHO AQ	PHORMIUM 'APRICOT QUEEN'	APRICOT QUEEN NEW ZEALAND FLAX	3-4' H 3-5' W	5 GAL	3' O.C.	22	FULL SUN	M
	POR PRO	PORTULACARIA AFRA 'PROSTRATE FORM'	DWARF ELEPHANT FOOD	PROSTRATE 4-6' W	1 GAL	4' O.C.	660 SF	SUN OR SHADE	VL
	SAN TRI	SANSEVIERIA TRIFASCIATA	SNAKE PLANT	2-4' H 1-2' W	5 GAL	1' O.C.	114	PART SHADE	M
	YUC ROS	YUCCA ROSTRATA	BIG BEND YUCCA	12-16' H 6-8' W	24" BOX	PER PLAN	6	FULL SUN	VL
	ZAM ZAM	PHILODENDRON 'XANADU'	WINTERBOURN PHILODENDRON	2-3' H 3-4' W	15 GAL	3' O.C.	40	COOL SHADE / LIGHT SHADE	M

TREE LEGEND									
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE SIZE	NOTES	WUCOLS	
	AFR GRA	AFROCARPUS GRACILIOR	FERN PINE	EXISTING	1	EXISTING	PROTECT IN PLACE	M	
	ALO BAR48	ALOE BARBERAE	ALOE TREE	48" BOX	1	20-30' H 10-20' W	MULTI	L	
	ALO BAR24	ALOE BARBERAE	ALOE TREE	24" BOX	2	20-30' H 10-20' W	MULTI	L	
	ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	48" BOX	4	40'-50'H 25'-40' W	MULTI	L	
	CHA HUM	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	EXISTING	41	EXISTING	PROTECT IN PLACE	L	
	GEI PAR	GEJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	3	20'-30'H 15'-20' W	MULTI	L	
	HOW FOR	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	36" BOX	2	20'-25'H 30' W	STANDARD	M	
	LOP CON	LOPHOSTEMON CONFERTUS	BRISBANE BOX	EXISTING	2	EXISTING	PROTECT IN PLACE	M	
	OLE MON	OLEA EUROPAEA 'MONHER'	MAJESTIC BEAUTY FRUITLESS OLIVE	60" BOX	10	25'-30'H 25' W	MULTI	L	
	PIN HAL	PINUS HALEPENSIS	ALEPPO PINE	EXISTING	2	EXISTING	PROTECT IN PLACE	L	
	STR NIC	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	EXISTING	3	EXISTING	PROTECT IN PLACE	M	
	TRA FOR	TRACHYCARPUS FORTUNEI	WINDMILL PALM	EXISTING	5	EXISTING	PROTECT IN PLACE	M	
	WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	EXISTING	56	EXISTING	PROTECT IN PLACE	L	

ARRIVAL CRESCENT & ENTRY COURTYARD



1 Cassia leptophylla
Gold Medallion Tree



Agave attenuata 'Variegata'
Variegated Foxtail Agave



Furcraea foetida 'Mediopicta'
Mauritius Hemp



Aloe 'Always Red'
Always Red Aloe



Agave 'Blue Flame'
Blue Flame Agave



Fatsia japonica
Japanese Aralia



Juniperus horizontalis 'Monber'
Icee Blue Juniper



Coprosma kirkii 'Variegata'
Variegated Coprosma



2 Dietes bicolor 'Liz's Selection'
Fortnight Lily

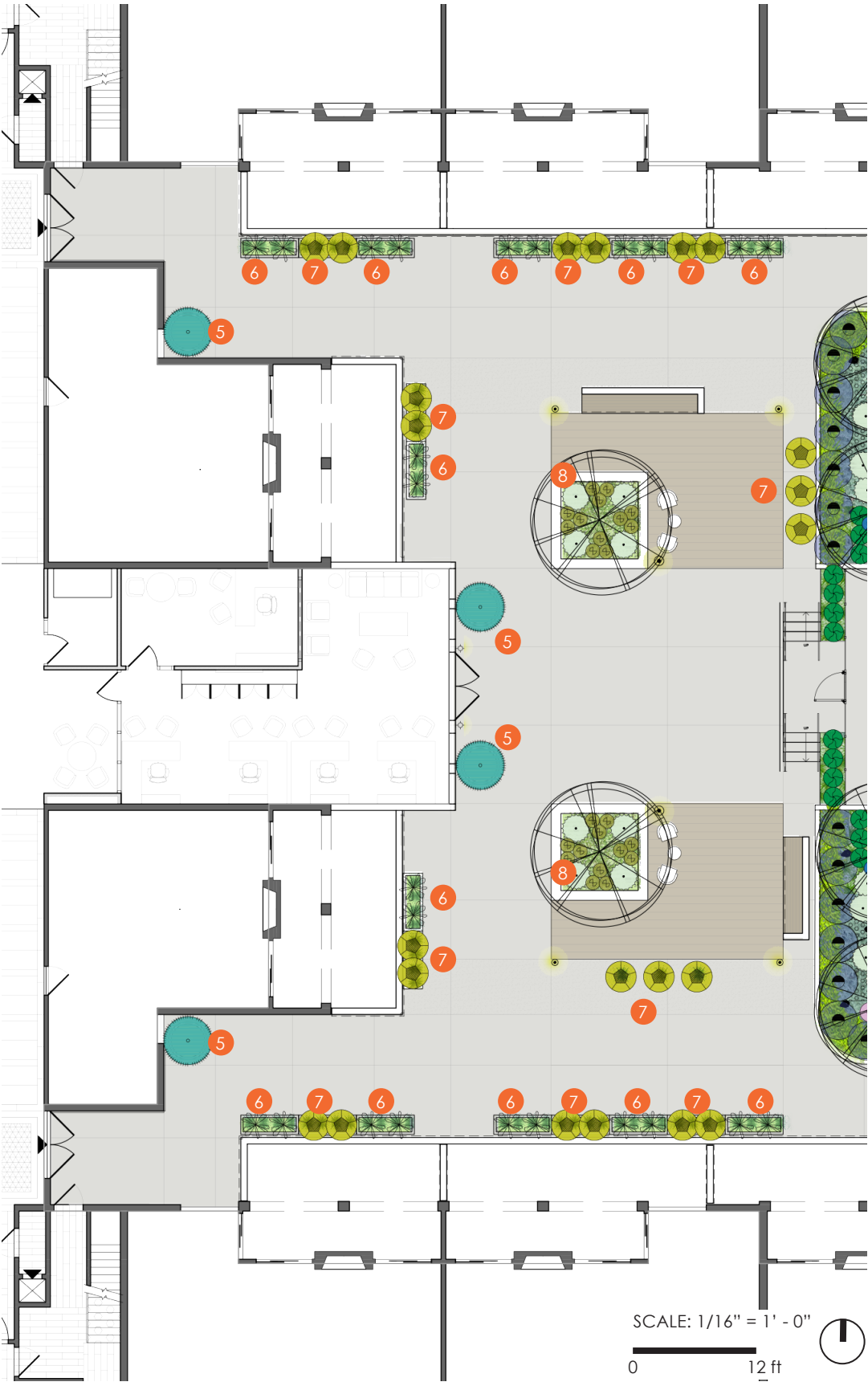


3 Yucca rostrata [in round pots]
Big Bend Yucca



4 Sansevieria trifasciata [in round pots]
Snake Plant

OVERLOOK



5 *Dracaena marginata* [in round pots]
Dragon Tree



6 *Astelia chathamica* 'Silver Spear'
Silver Spear Astelia



7 *Phormium* 'Apricot Queen'
Apricot Queen New Zealand Flax



8 *Olea europaea* 'Monher'
Majestic Beauty Fruitless Olive

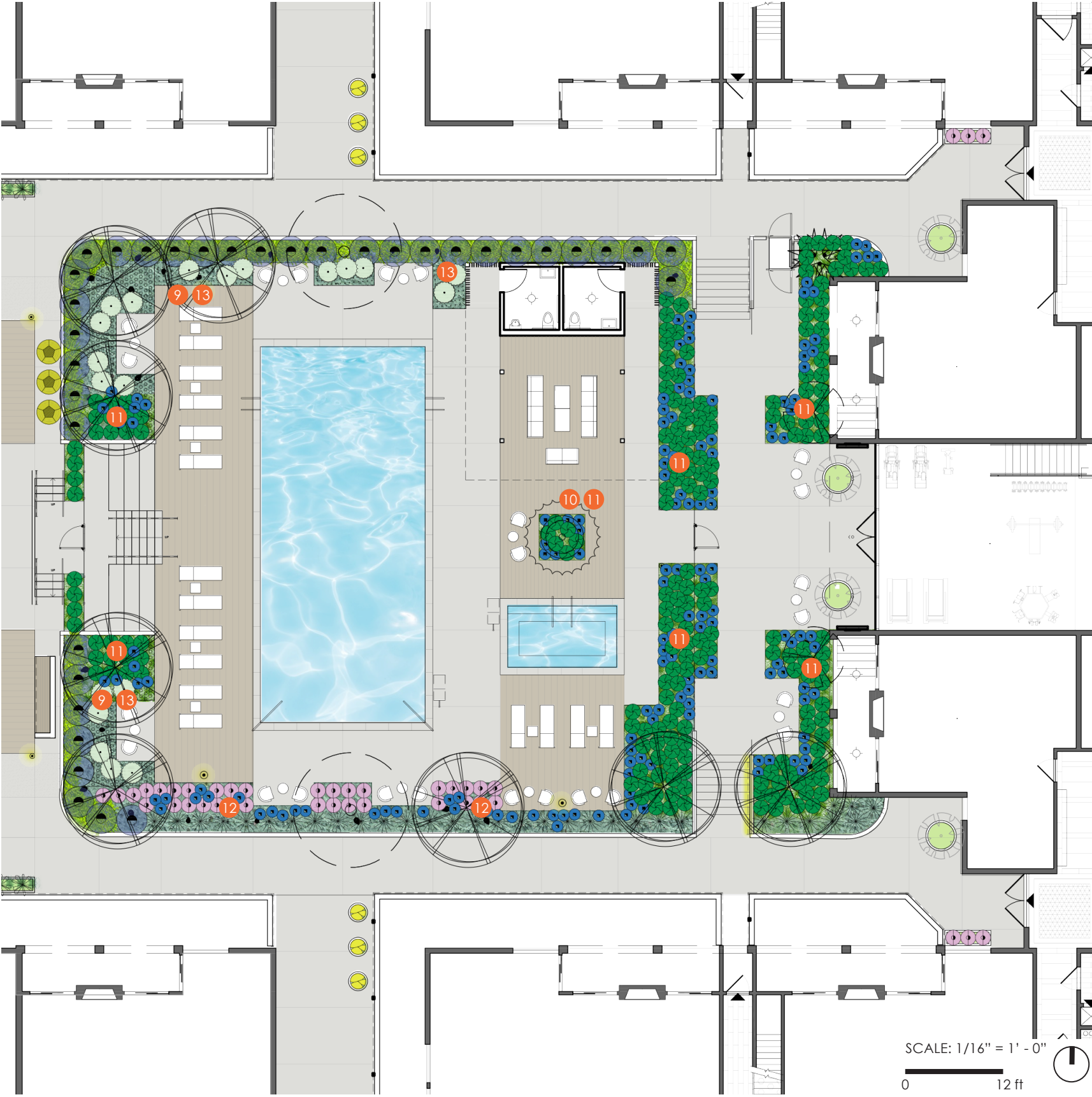


Agave attenuata 'Raea's Gold'
Golden Foxtail Agave



Juncus patens
Calif. rush

RECREATIONAL COURTYARD



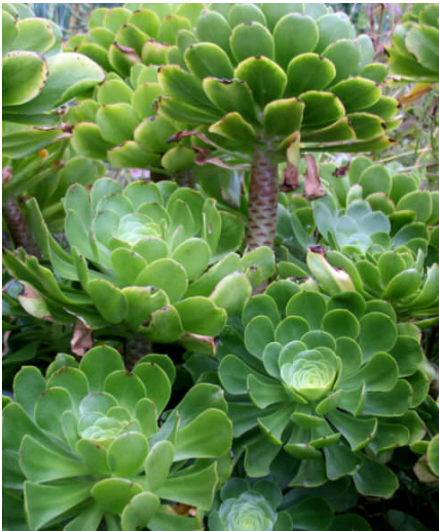
9 Olea europaea 'Monher'
Majestic Beauty Fruitless Olive



10 Aloe barberae
Tree Aloe [multi-trunk]



11 Lomandra longifolia 'Breeze'
Breeze Dwarf Mat Rush



Aeonium 'Green Jolly'
Green Jolly Aeonium



12 Philodendron 'Xanadu'
Winterbourn Philodendron



Woodwardia fimbriata
Sword Fern (parking vent wall)



13 Agave attenuata 'Raea's Gold'
Golden Foxtail Agave



Coleonema album
White Breath of Heaven



Juniperus horizontalis 'Monber'
Icee Blue Juniper

14 15 14 15 14 15 14 15 14 15

15 14 15

14

16

16

16

15 14 15

16 14 15

14 15 14 15 14 15 14 15

SCALE: 1/16" = 1' - 0"

0 12 ft



SOCIAL COURTYARD 1



17 Cordyline Astralis 'Torbay Dazzler'
Torbay Dazzler Grass Palm



18 Dianella Tasmanica 'Wyeena'
Wyeena Flax Lily



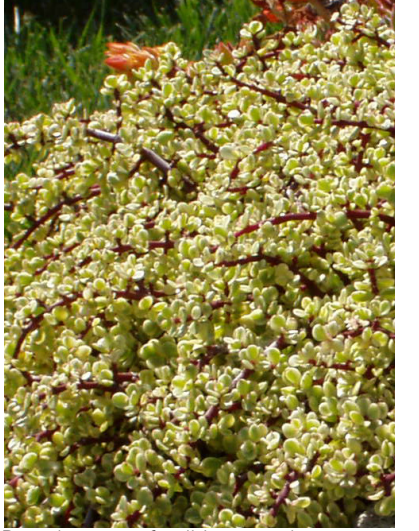
19 Coleonema pulchrum
Breath of Heaven



20 Arbutus 'Marina'
Marina Strawberry Tree



Aloe 'Blue Elf'
Blue Elf Aloe



Portulacaria afra 'Variegata'
Variegated Elephant's Food



21 Aloe barberae
Tree Aloe [multi-trunk]



22 Philodendron 'Xanadu'
Winterbourn Philodendron

SOCIAL COURTYARD 2



17 Cordyline Astralis 'Torbay Dazzler'
Torbay Dazzler Grass Palm



18 Dianella Tasmanica 'Wyeena'
Wyeena Flax Lily



19 Coleonema pulchrum
Breath of Heaven



20 Arbutus 'Marina'
Marina Strawberry Tree



Aloe 'Blue Elf'
Blue Elf Aloe



Portulacaria afra 'Variegata'
Variegated Elephant's Food



21 Aloe barberae
Tree Aloe [multi-trunk]



22 Philodendron 'Xanadu'
Winterbourn Philodendron

PERIMETER ENTRIES & PARKING STALL PLANTINGS TYPICAL



23 Codiaeum variegatum
Croton



24 Lomandra longifolia 'Nyalla'
Nyalla Dwarf Mat Rush



Aloe Striata
Coral Aloe

PLANTERS



Ore Design
Mid Rectangle. Powder Coated Aluminum
Available in various sizes and colors



Architectural White



Ore Design
Round Taper. Powder Coated Aluminum
Available in various sizes and colors



Architectural Silver

WATER FEATURE



Ore Design
Column and Base Water Feature



Architectural Bronze [Dark]

SELF-WATERING IRRIGATION SYSTEM



CWM Modular
Container Irrigation

The most flexibility for planters, large and small

CWM Modular is a versatile self-watering system designed for use in any large planter, freestanding or otherwise. Reservoir modules are linked together and buried within the pot. The hand-filled reservoir utilizes Tournesol Siteworks vacuum-sensor system to precisely monitor the soil moisture in the container, giving plants exactly the amount of water they need. The CWM Modular provides optimal flexibility for use in virtually any shape planter, will not interfere with lighting or other electrical connections, and requires no plumbing.



- Both round-back and square-back modules for cylindrical, square and rectangular pots
- Keeps plants healthy, strong and stress free by balancing moisture and oxygen in the soil
- Largest reservoir and longest maintenance interval of any self-watering system
- Virtually invisible, disappears under the soil when installed

Pole Lighting Typical Throughout



XP1 | Bega 84120, 10'-0" A.F.F.

Bollard Lighting Typical Throughout



XB1 | Louis Poulsen Flindt, 32" A.F.F.

Under-Bench Lighting Typical Throughout



XC2 | Diode LED AlphaTECH

Tree Lighting Typical Throughout



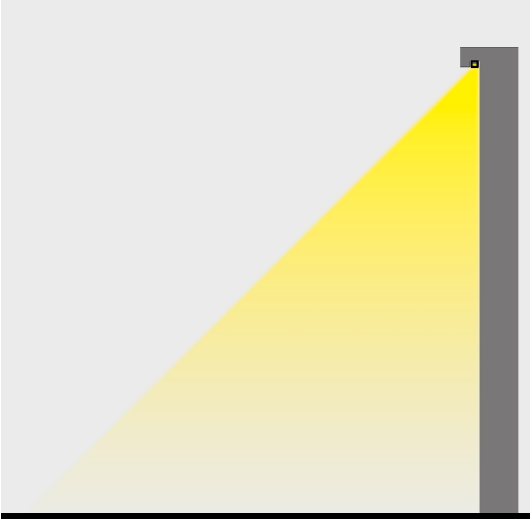
XG1 | Hunza Spike Spot

Integrated Stair Lighting Entry



XC4 | Diode LED AlphaTECH

Integrated Wall Light Entry + Throughout



XC1 | Diode LED AlphaTECH

Handrail Lighting ADA Ramps + Stairs



XH1 | Diode LED AlphaTECH

Festoon Lighting Social Courtyard



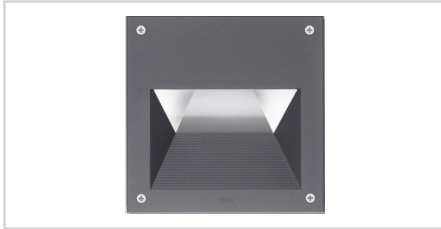
XF1 | Tokistar Exhibitor

Plant Lighting Typical Throughout



XG2 | Hunza Euro Spike Spot

Steplights Throughout



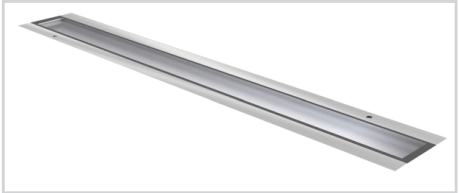
XW2 | Bega 22263, Grey finish

Sconce Marina Stairs



XS4 | Bega 22467

Linear Uplight Entry Passageways



XU1 | Bega 77603

Wall-Mounted Grazer Feature Walls



XS2 | Ecosense L50 Graze
Finish to match wall

Cylinder Downlights Trellis



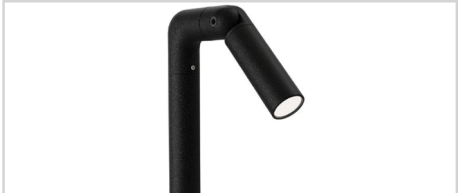
XS1 | Hunza Wall Spot
Finish to match trellis

Recessed Downlights Entrances



XR1 | Beachside L-016-F
Finish to match ceiling

Table Light Social Courtyard BBQ



XS5 | BK Lighting Micro-Mini, Grey finish

Sconce Building Entrances



XW1 | Hunza Down Lite
Finish to match wall

All fixtures have are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.



Pole Lighting



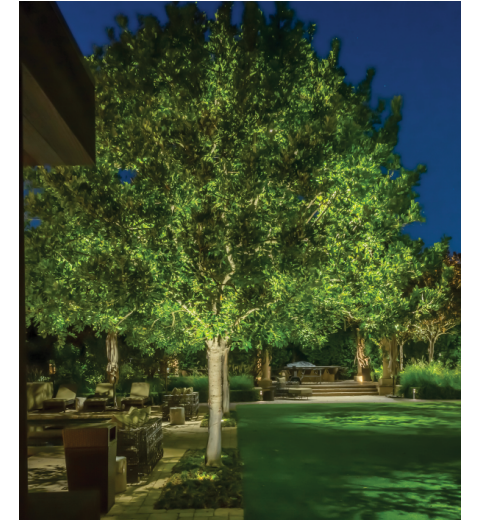
XP1 | Bega 84120, 10'-0" A.F.F.

Bollard Lighting



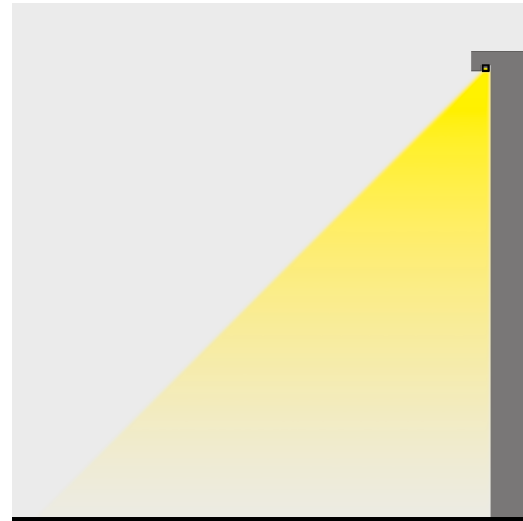
XB1 | Louis Poulsen Flindt, 32" A.F.F.

Tree Lighting



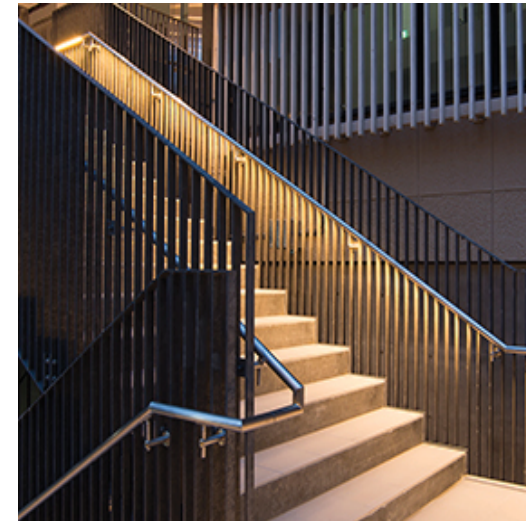
XG1 | Hunza Spike Spot

Integrated Wall Light



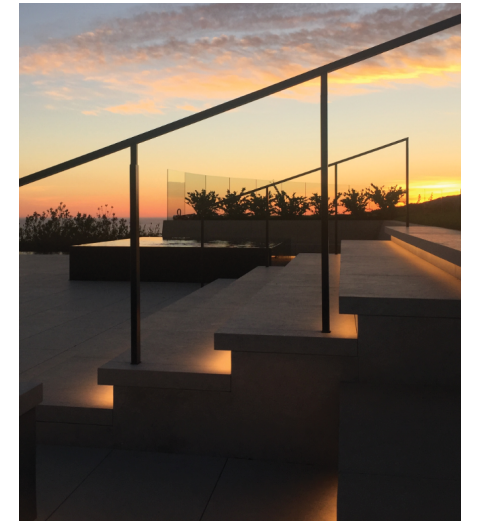
XC1 | Diode LED AlphaTECH

Handrail Lighting



XH1 | Diode LED AlphaTECH

Integrated Stair Lighting



XC4 | Diode LED AlphaTECH

Linear Uplight



XU1 | Bega 77603

Wall-Mounted Grazer



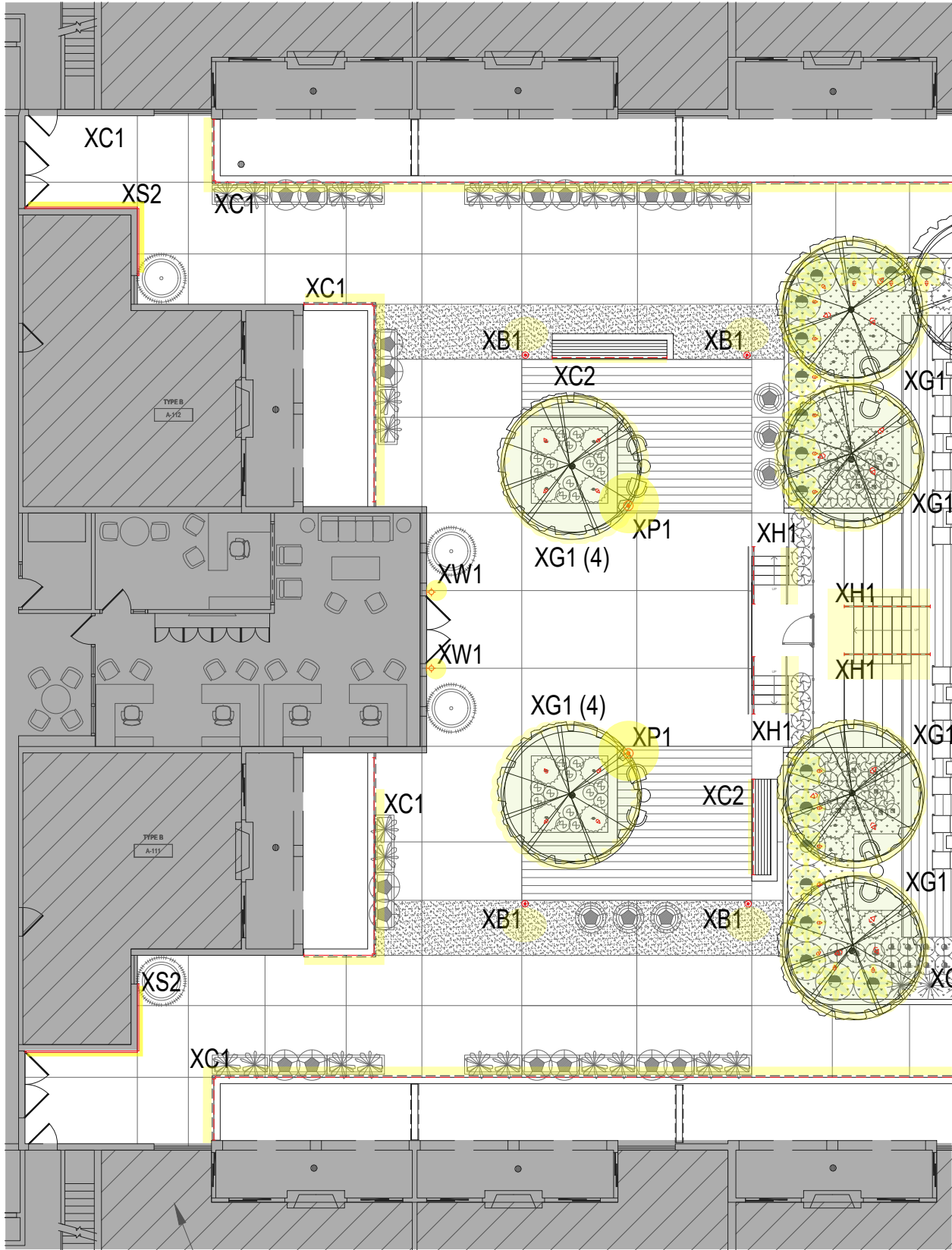
XS2 | Ecosense L50 Graze
Finish to match wall

Recessed Downlights



XR1 | Beachside L-016-F
Finish to match ceiling

All fixtures have are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.



Pole Lighting



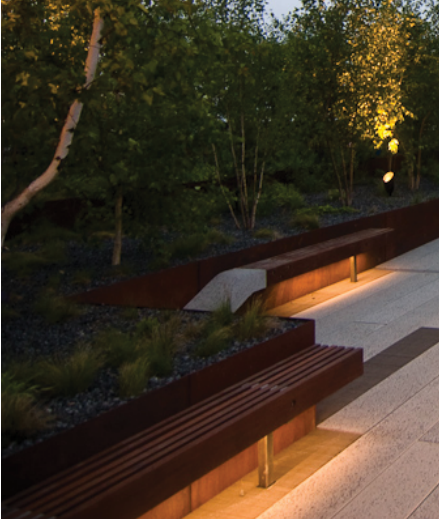
XP1 | Bega 84120, 10'-0" A.F.F.

Bollard Lighting



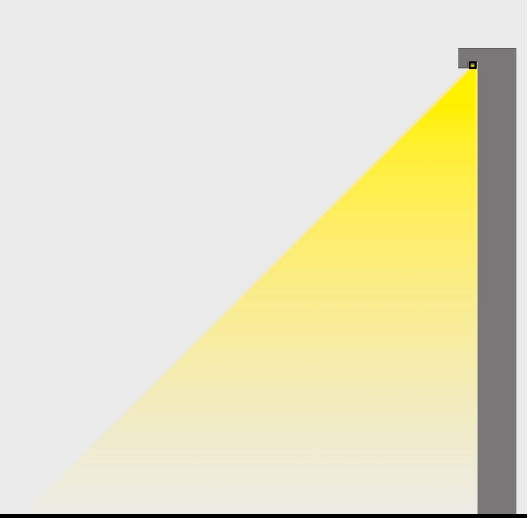
XB1 | Louis Poulsen Flindt, 32" A.F.F.

Under-Bench Lighting



XC2 | Diode LED AlphaTECH

Integrated Wall Light



XC1 | Diode LED AlphaTECH

Handrail Lighting



XH1 | Diode LED AlphaTECH

Tree Lighting



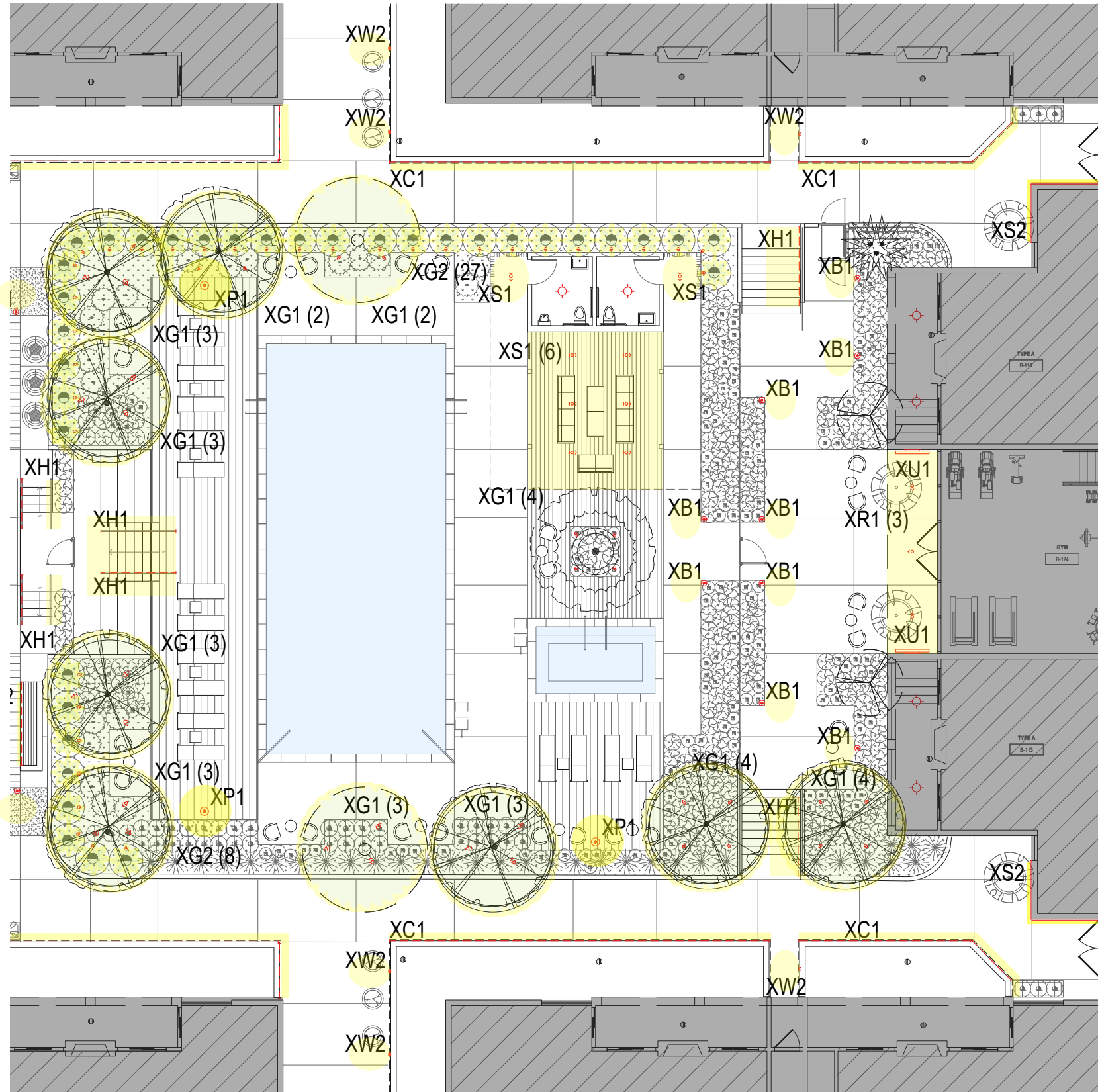
XG1 | Hunza Spike Spot

Wall-Mounted Grazer

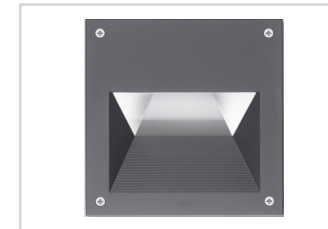


XS2 | Ecosense L50 Graze
Finish to match wall

All fixtures have are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.



Steplights



XW2 | Bega 22263, Grey finish

Recessed Downlights



XR1 | Beachside L-016-F
Finish to match ceiling

Cylinder Downlights



XS1 | Hunza Wall Spot
Finish to match trellis

Pole Lighting



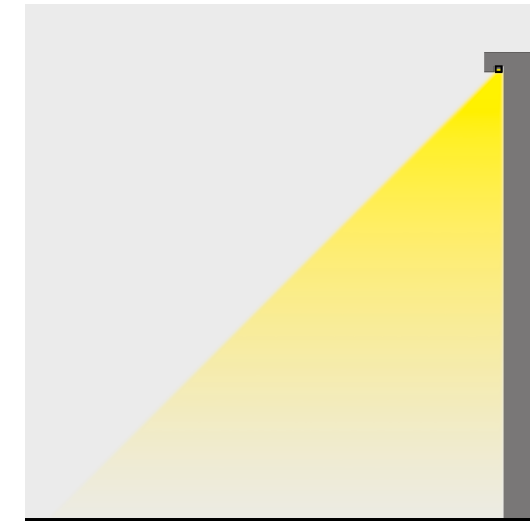
XP1 | Bega 84120, 10'-0" A.F.F.

Bollard Lighting



XB1 | Louis Poulsen Flindt, 32" A.F.F.

Integrated Wall Light



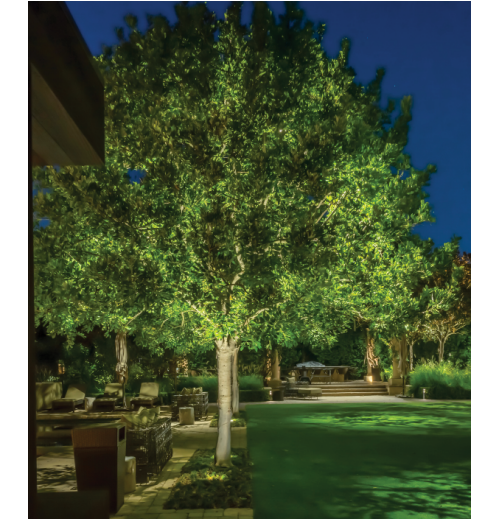
XC1 | Diode LED AlphaTECH

Plant Lighting



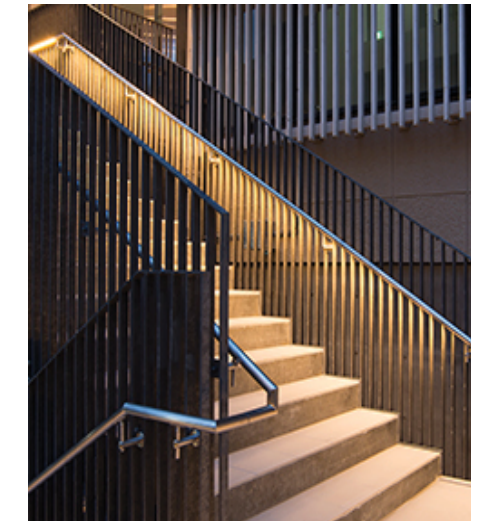
XG2 | Hunza Euro Spike Spot

Tree Lighting



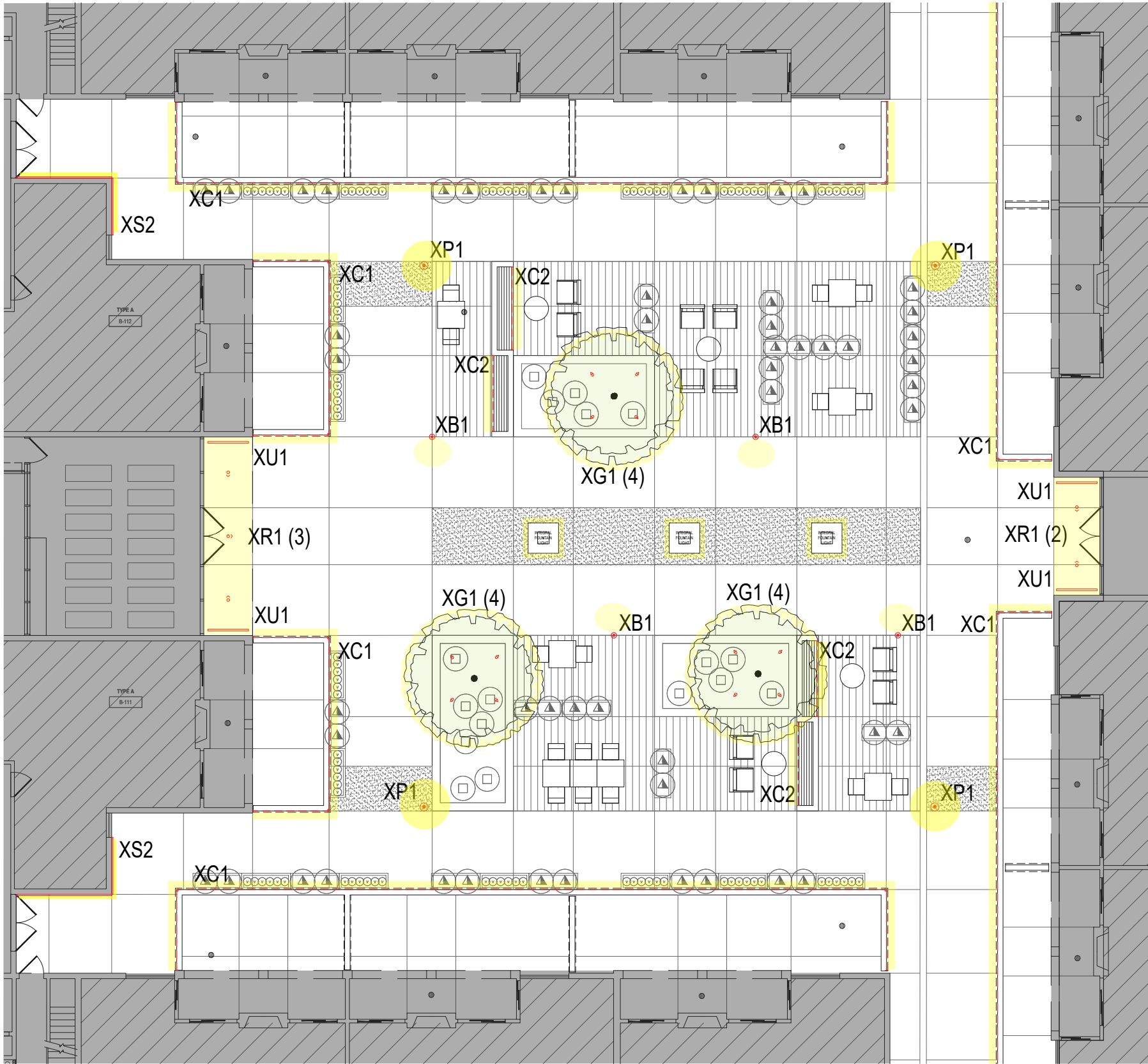
XG1 | Hunza Spike Spot

Handrail Lighting



XH1 | Diode LED AlphaTECH

All fixtures have are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.



Pole Lighting



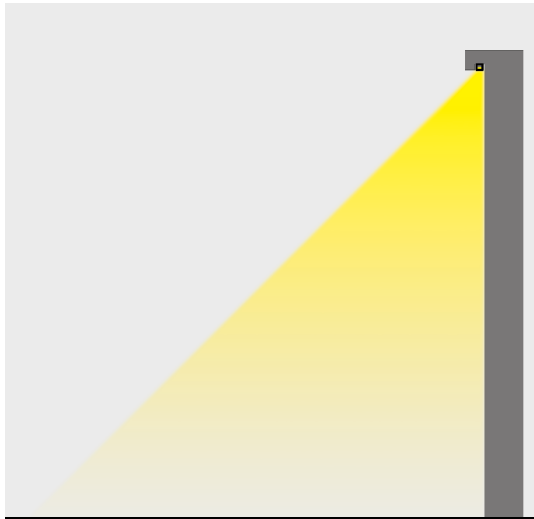
XP1 | Bega 84120, 10'-0" A.F.F.

Bollard Lighting



XB1 | Louis Poulsen Flindt, 32" A.F.F.

Integrated Wall Light



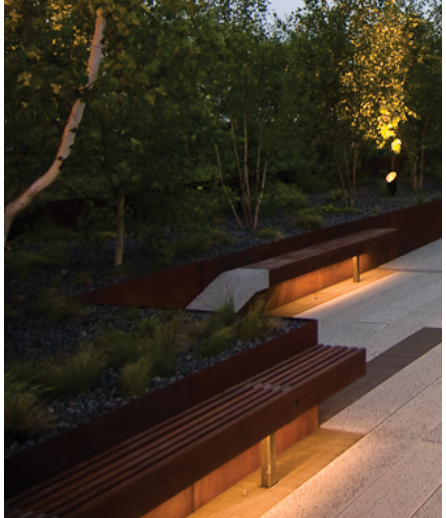
XC1 | Diode LED AlphaTECH

Tree Lighting



XG1 | Hunza Spike Spot

Under-Bench Lighting



XC2 | Diode LED AlphaTECH

Wall-Mounted Grazer



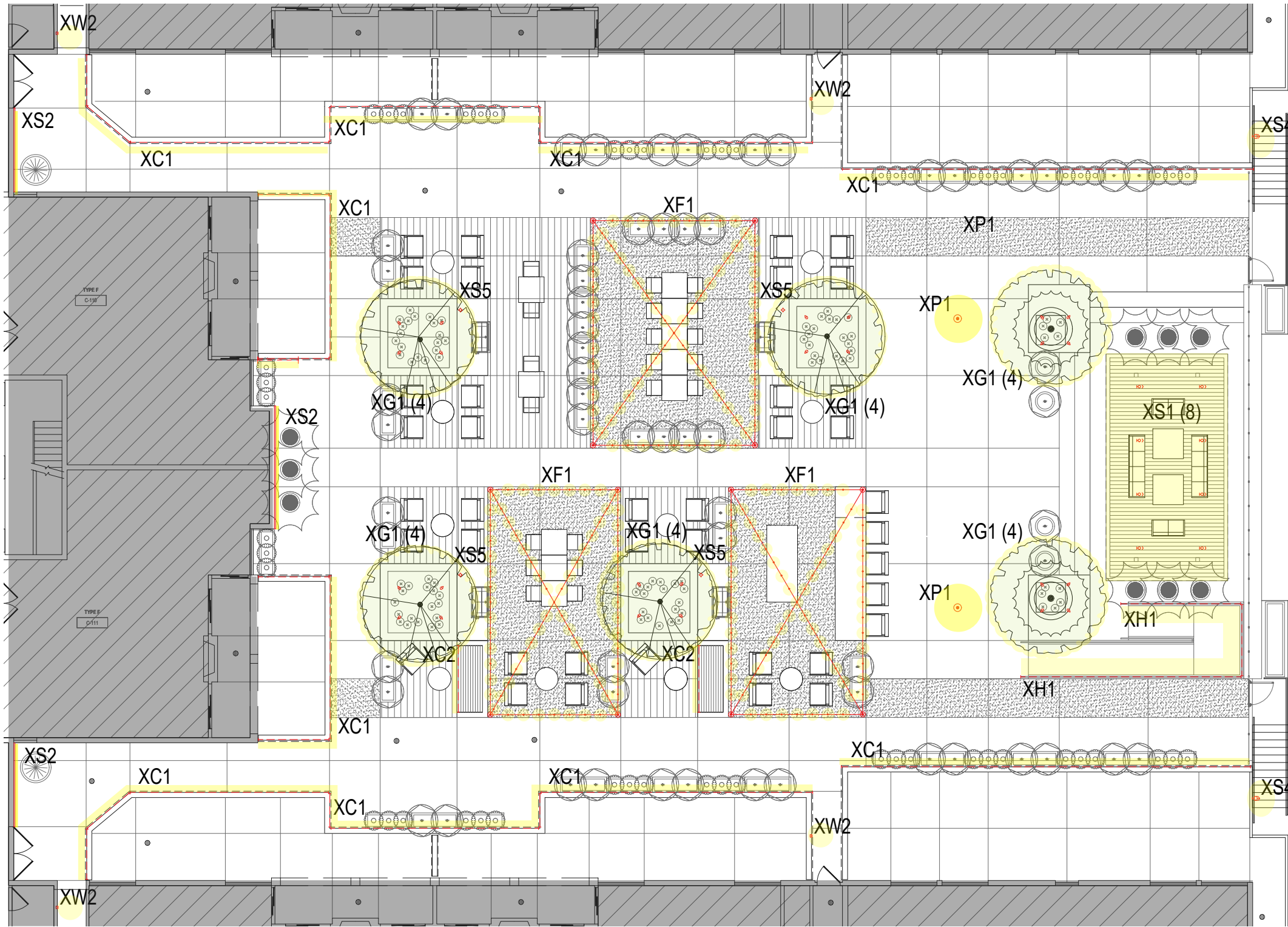
XS2 | Ecosense L50 Graze, Finish to match wall

Recessed Downlights



XR1 | Beachside L-016-F, Finish to match ceiling

All fixtures have are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.



Pole Lighting



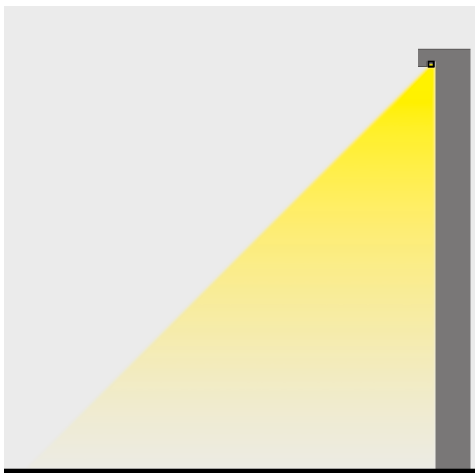
XP1 | Bega 84120, 10'-0" A.F.F.

Tree Lighting



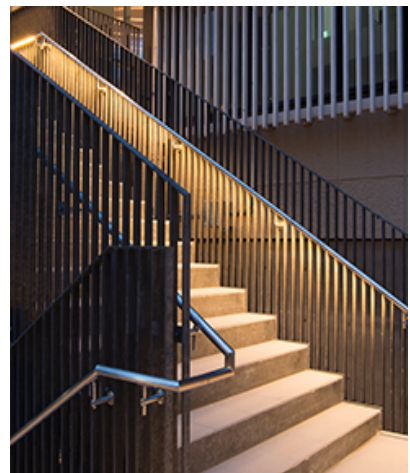
XG1 | Hunza Spike Spot

Integrated Wall Light



XC1 | Diode LED AlphaTECH

Handrail Lighting



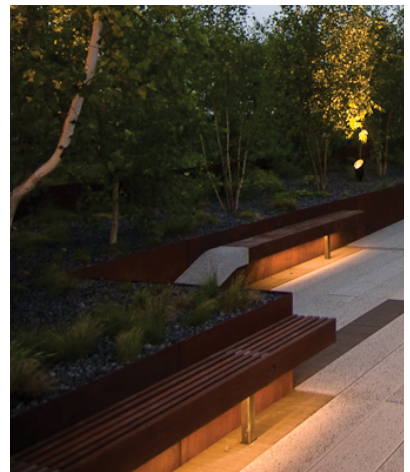
XH1 | Diode LED AlphaTECH

Festoon Lighting Social Courtyard



XF1 | Tokistar Exhibitor

Under-Bench Lighting



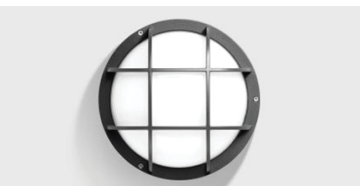
XG2 | Diode LED AlphaTECH

Wall-Mounted Grazer



XS2 | Ecosense L50 Graze, Finish to match wall

Sconce



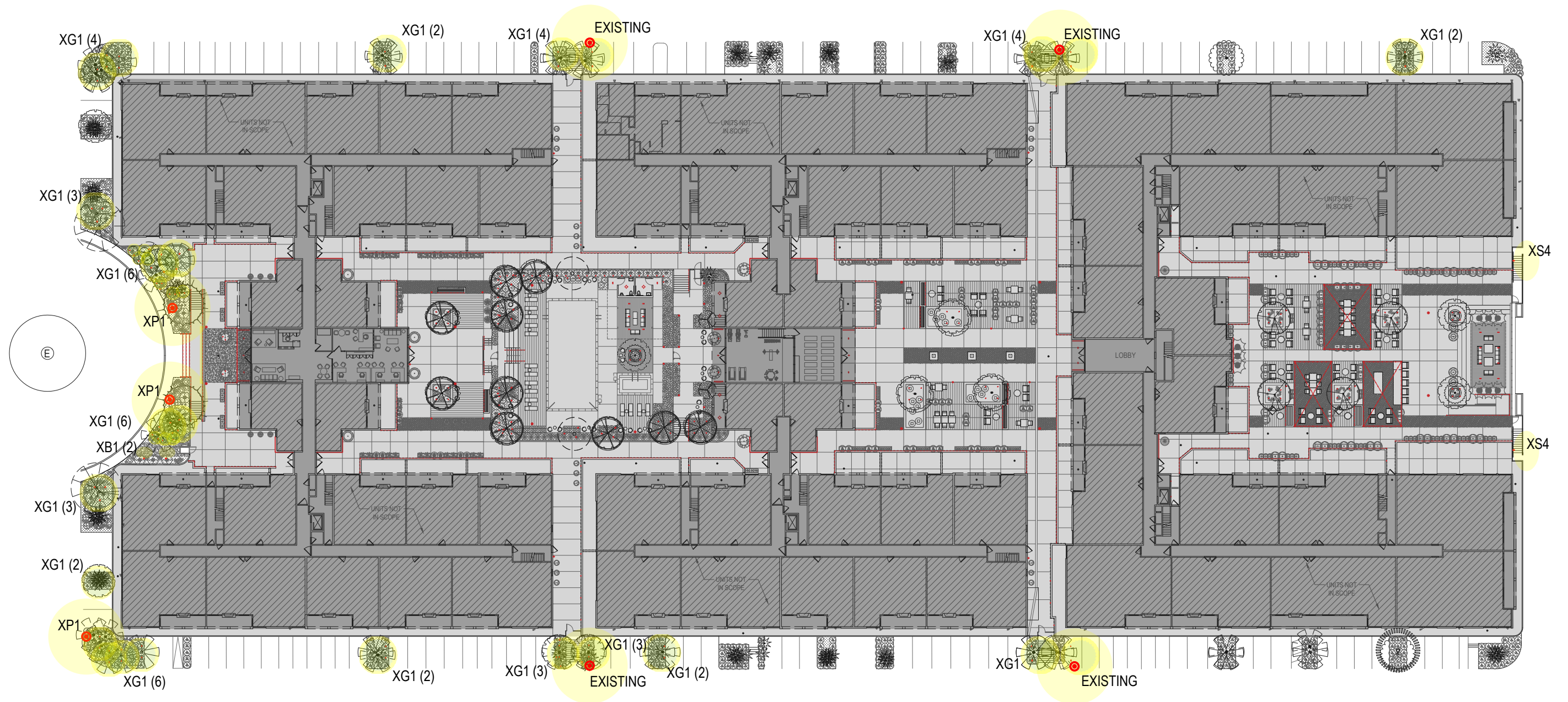
XS4 | Bega 22467

Table Light



XS5 | BK Lighting Micro-Mini, Grey finish

All fixtures have are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.



Entry Pole



XP1 | Bega 84120, 10'-0" A.F.F.

Tree Lighting



XG1 | Hunza Spike Spot

Bollard



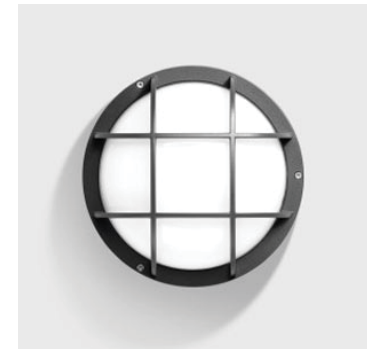
XB1 | Louis Poulsen Flindt, 32" A.F.F.

Existing Perimeter Pole



Relamp existing pole

Sconce



XS4 | Bega 22467

All fixtures have are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.



Caring for Our Coast

♦ ♦ ♦

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

June 16, 2021

TO: Design Control Board
FROM: *Michael Tripp* for
Gary Jones, Director
SUBJECT: **ITEM 6A - ONGOING ACTIVITIES REPORT**

BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY

No items related to Marina del Rey were on the May 2021 Board of Supervisors agenda.

REGIONAL PLANNING COMMISSION'S CALENDAR

No items related to Marina del Rey were on the May 2021 Regional Planning Commission agenda.

CALIFORNIA COASTAL COMMISSION CALENDAR

No items related to Marina del Rey were on the May 2021 California Coastal Commission agenda.

FUTURE MAJOR DESIGN CONTROL BOARD ITEMS

The Department (DBH) is planning to conduct a periodic review and update of the Marina del Rey Design Guidelines, which can be found at DBH's website at the following link: http://file.lacounty.gov/SDSInter/dbh/docs/1017705_MdR_DesignGuidelines.pdf. The document was approved by your Board on October 20, 2016. A draft of the updated guidelines will be presented to the Board at a future date.

SMALL CRAFT HARBOR COMMISSION MINUTES

The February, March, and April 2021 Small Craft Harbor Commission meeting minutes are attached. The May 12, 2021 meeting minutes are pending approval.

REDEVELOPMENT PROJECT STATUS REPORT

The updated "Marina del Rey Redevelopment Projects Report" is attached.

GJ:MT:tjf
Attachments (4)



**SMALL CRAFT HARBOR COMMISSION MINUTES
VIRTUAL MEETING
February 10, 2021**

Commissioners: Richard Montgomery, Chair; David Lumian, Vice-Chair; Allyn Rifkin, Nathan Salazar

Department of Beaches and Harbors (DBH): Gary Jones, Director; Amy Caves, Deputy Director; Steve Penn, Chief of Asset Management Division; Susana Graether, Chief Property Manager; Phyllis Bordenave-Priestley, Senior Real Property Agent

County: Joseph Abdelkerim, Deputy County Counsel

Item 1 - Call to Order and Pledge of Allegiance

Chair Montgomery called the virtual meeting to order at 10:00 a.m., followed by the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

Item 2 - Approval of Minutes

Motion to approve January 13, 2021, Meeting Minutes by Vice-Chair Lumian, seconded by Mr. Rifkin and Mr. Salazar.

Ayes: 4 – Chair Montgomery, Vice-Chair Lumian, Mr. Rifkin, and Mr. Salazar

Chair Montgomery requested to hear item 7a out of the agenda order and resume order following the item.

Item 7a – Parcel 133 and Parcel 134, Respectively, Five-Year Lease Term Extension

Phyllis Bordenave-Priestley presented the staff report.

Vice-Chair Lumian inquired about the lessee's justifications for pursuing the five-year lease term extension and their plans for the parcel.

Bryce Ross replied that community involvement is essential when designing projects; however, COVID-19 has not allowed any community outreach process. He further explained that as the public becomes more comfortable with alternate ways of meeting, the community will begin their involvement in helping to create a plan.

Vice-Chair Lumian invited Mr. Rick Caruso to a future commission meeting to explain his commitment to Marina del Rey's community and his vision for his properties.

Bryce Ross replied that he will relay the invitation to Mr. Caruso.

Motion to approve Parcel 133 and Parcel 134, Respectively, Five-Year Lease Term Extension by Vice-Chair Lumian, seconded by Mr. Rifkin, unanimously approved.

Ayes: 4 – Chair Montgomery, Vice-Chair Lumian, Mr. Rifkin, and Mr. Salazar

Item 3 – Communication from the Public

Mark Hansen, Association of Santa Monica Bay Yacht Club (ASMBYC), inquired about responses to the letters sent by SCHC and ASMBYC to the Department of Public Health (DPH) for obtaining potential Safe Reopening Protocols for recreational boating. He explained that a new Los Angeles County order was released with language stating that private gatherings are now allowed with up to three households and 15 people outdoors. He further explained that numerous individuals have questions about the new order. Lastly, he requested to work with SCHC to get protocols established.

Pam Gore announced that face masks are now federally mandated on vessels. She provided an update on COMCA's formation, board of directors, and a few standing committees.

Captain Alex Balian requested yacht charter docking be allowed at Pier 44's docks and stated that Dock 55 is entirely saturated, leaving no alternatives for additional pick-up points.

Chair Montgomery stated that speaker comments and questions will be addressed later in the meeting.

Bill Austin expressed his support for Pam Gore and Captain Alex Balian's comments.

Aaron Clark responded to Captain Alex Balian's comments and explained the special circumstances of why sailing schools have been allowed to use Pier 44. He further explained that they do not have the capacity for commercial charters.

Vice-chair Lumian thanked Mr. Hansen for his comments and asked the staff if there has been any response to the letter. He requested that staff follow up with the Board of Supervisors (BOS) to address this matter. He stated that there are between 30 to 35 clubs, with a combined membership totaling over 100,000 and would like to provide them with answers.

Chair Montgomery replied that he will reach out to his district and report back.

Steve Penn replied that staff will also report back.

Mr. Rifkin reminded the public of the upcoming special night meeting and suggested that the meeting would be an opportune time to have a presentation on the COVID-19 protocols for recreational boating.

Mr. Salazar stated that he is also awaiting the response from the BOS and noted that he reached out to the Department of Parks and Recreations for any updates to outdoor recreational activities protocols and there were no updates to the last protocols.

Chair Montgomery agreed with all commissioner comments and mentioned that Joshua Bobrowsky, DPH, is a great contact for this matter.

Vice-chair Lumian pointed out that there were two letters sent to the BOS, one was regarding boating in October 2020 which addresses boats and the other was about outdoor recreational

activities sent in December 2020 which addresses standup paddleboards, kayaking, outrigger canoeing. He requested that staff follow up.

Item 4 – Communication with the Commissioners

Mr. Salazar disclosed his communication from DBH staff.

Vice-chair Lumian disclosed his attendance at the MdR Convention and Visitors Bureau meeting and communication with Ken Johnson, Steve Cho, and Greg Schem. He announced his appointment to a 3-year term on the U.S. Coast Guard National Navigation Safety Advisory Council.

Chair Montgomery disclosed his communication from Pam Gore and Captain Alex Balian.

Item 5a – Marina Sheriff

Sergeant Carlson reported on the Crime Stats report and provided an update to the illegal charter issue.

Vice-chair Lumian asked Sergeant Carlson if he believes to have the resources to cope with the illegal charters and his additional duties.

Sergeant Carlson replied that the US Coast Guard will assess the resources needed while patrolling on the sheriff's vessels.

Captain Alex Balian expressed gratitude to the commissioners, staff, and especially the Sheriff's Department for their increased effort on the illegal charter issue. He added that it's better than before and offered COMCA's support.

Chair Montgomery left the meeting for another business event, Vice-Chair Lumian conducted the remaining meeting.

Item 5b – MdR and Beach Special Events

Carol Baker reported that the scheduling is still limited due to COVID-19; however, the New Marina Drive-in will be held at the launch ramp on Fridays, Saturdays, and Sundays till the end of February.

Mr. Salazar requested the website address to purchase tickets.

Carol Baker replied that tickets are for sale on DBH's website and at www.mdrmovies.com.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has two 34-feet, three 24-feet, and three 22-feet vacant slips. Parcel 77's power boat storage is full, and the Mast-Up Storage has 40 spaces available. He provided the sailboat dry storage rates per Vice-Chair Lumian's request at the last meeting.

Item 5d – Marina del Rey Maintenance Report

Jose Bedolla reported a recent vandalism incident at the boaters' restrooms, which have been repaired since. Lot 4 has 60 cinderblocks needed to be repaired due to root damage, and Lot 13 needed some minor repairs before reopening the lot.

Vice-chair Lumian asked which lot had the restroom been vandalized.

Jose Bedolla replied that Lot 47 was vandalized but quickly repaired.

Item 8 – Staff Reports

Steve Penn presented the staff report and gave a brief explanation of the transient dock's usage and the long-term commercial docks. He acknowledged the increase in demand and encouraged commercial operators to check for availability. He further stated that staff can also provide a list of contacts and will verify with Pacific Ocean Management (POM) about opportunities to increase capacity. Lastly, he announced the annual special night meeting to be held on March 11, from 6 pm-8 pm.

Pam Gore stated that there seems to be confusion with the charter and transient docks and requested operational information on Dock 55.

Captain Alex Balian spoke about Pier 44 and his inability to obtain a sublease because there is no space for the charter operator to operate.

Bill Austin inquired about the list of contacts of Marina's available for charter boat operators.

Aaron Clark explained the reason the two sailing schools/charter operators at Pier 44 can remain there is because they were present before the redevelopment of Pier 44. He further explained that they do not have the capacity for additional parking on the site.

Mr. Salazar spoke about the near future demand for boating and suggested preventing illegal charters.

Mr. Rifkin stated that charter boat operations requirement for additional spaces in the Marina is a big problem that will also impact parking. He suggested having resources such as the strategic report on what can be done to increase charter boat operations in the Marina.

Vice-Chair Lumian also expressed concern regarding the limited space for charter boats and agreed with Mr. Clark's comments. He suggested that the Planning department identify other opportunities to expand charter use and suggested scheduling a meeting with Pier 44, COMCA, and DBH staff to discuss ideas and perhaps incorporate more efficient management of Dock 55 and other opportunities to develop Dock 55.

Steve Penn agreed and welcomed suggestions. He stated that staff will explore other possibilities of expanding Dock 55 and improved management. He explained Mr. Rifkin's

suggestion requires BOS collaboration as it is a policy issue. Lastly, he agreed that the meeting is a good idea and can be considered.

Gary Jones stated that DBH does not have the budgetary means to procure the consultation service suggested by Mr. Rifkin. He explained that the leaseholds are being given the additional five-year extension because of the timing needed to amend the Local Coastal Program which is the planning document that shapes how the Marina should look and operate.

Vice-chair Lumian suggested staff examine the dock located in front of Fisherman's Village. He stated that the dock could be returned to a commercial charter dock and requested status and LCP information on this dock. He also requested to attend the meeting once scheduled.

Adjournment

Vice-Chair Lumian adjourned the meeting at 11:20 a.m.

**SMALL CRAFT HARBOR COMMISSION MINUTES
VIRTUAL SPECIAL NIGHT MEETING
MARCH 11, 2021**

Commissioners: Richard Montgomery, Chair; David Lumian, Vice-Chair; Allyn Rifkin, Nathan Salazar

Department of Beaches and Harbors (DBH): Gary Jones, Director; Amy Caves, Deputy Director; Steve Penn, Chief of Asset Management Division; Susana Graether, Chief Property Manager; Phyllis Bordenave-Priestley, Senior Real Property Agent; Amir Tadros, Senior Real Property Agent

Item 1 - Call to Order and Pledge of Allegiance

Chair Montgomery called the virtual meeting to order at 6:00 p.m., followed by the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

Item 2 – New Business

Presentation by the Los Angeles County Department of Public Health. Lonnie Resser provided updates on COVID-19 and current guidelines relevant to Marina del Rey.

WATER Program Expansion Presentation by the Department of Beaches and Harbors. Gary Jones provided a brief history of the program and program expansion details.

Vice-Chair Lumian thanked Mr. Jones, stated that he looks forward to future updates.

Mr. Rifkin suggested that each Commission member would greatly assist staff by acting as a liaison with their specific supervisorial district.

Mr. Salazar commented that the Department of Parks and Recreations (DPR) employed several lifeguards for their lake programs and suggested collaborating with DPR to expand the DBH water program.

Marina del Rey Harbor Master Presentation.

Sergeant Brent Carlson presented on the enforcement of illegal charter operations.

Presentation by the Marina del Rey Convention and Visitors Bureau.

Janet Zaldua provided an update on the state of tourism in Marina del Rey.

Dock 55 Application Presentation by Pacific Ocean Management LLC.

Jun Dolor provided instructions and information on how to apply for and become a legal charter operator at Dock 55.

Captain Alex Balian inquired about research data on how long the effect of vaccines would last and when should additional vaccines be taken.

Members of organizations and businesses related to the water are invited to speak to the Commission about their organizational goals, the activities they offer, and ways to increase public access to and enjoyment of recreational boating.

Sarah Craig, Marina del Rey Outrigger Canoe Club, presented with video and provided information about the outrigger canoe paddling club.

Steve Potter, Santa Monica Windjammers Yacht Club, presented on their club's activities during COVID-19 pandemic.

Rob Kessler, Yacht Charter Market in Marina del Rey, presented on the charter market issues with lack of space to accommodate customer demand.

Pam Gore, Charter boat Operators Marina del Rey CA Association (COMCA), presented on the organization's mission to provide the charter boat industry with guidance.

Bill Austin, COMCA, provided information regarding Dock 55's growth, maintenance issues, and over-saturation.

Captain Alex Balian, Paradise Bound Yacht Charters, presented his business ad in the Silver Eagle 2020 Destination Guide and spoke about his comments in the Log Newspaper article, dated Jan. 8, 2021, regarding his continued battle against illegal charters and endorsement of COMCA.

Vice Chair presented Steve Curran with The Los Angeles County Board of Supervisor Scroll for his achievements and contributions to Marina del Rey.

Steve Curran thanked staff and commented on the needs of the MdR boating business community for infrastructure and spaces for new and used boat sales.

Lenox Grasso, Fairwind Yacht Club, presented information about their club's mission to provide an alternative to traditional yacht ownership and community service.

Mark Hansen, King Harbor, provided information about their master plan for King Harbor redevelopment.

Grant Lee, Boys and Girls Club of West San Gabriel Valley, presented with video of the club's sailing program "Beyond the Walls," which aims to deliver fun and safe sailing to diverse and underrepresented youth.

Vice-Chair Lumian stated that he assisted in creating the program and happy that it is still going and serving the youth community.

Ken Johnson with the Rowing Club stated that they were forced to suspend activities due to COVID-19 pandemic.

Gustavo Santi, the owner of Charters 2000, stated that he operates from Dock 55 and is requesting additional space to operate from.

Mr. Rifkin stated that COMCA is actively working to expand the Dock 55 program and encouraged them to continue working and provide updates to the commission.

Vice-Chair Lumian inquired about the inventory of available spaces for charter boat activities, for example the dock previously used by the Catalina flyer.

Steve Penn replied that the inventory report will be provided at a following meeting.

Item 3 – Communication from the Public

No comments under this item.

Adjournment

Chair Montgomery thanked DBH staff, presenters and members of the public for attending the special night meeting and adjourned the meeting at 8:00 p.m.

**SMALL CRAFT HARBOR COMMISSION MINUTES
VIRTUAL MEETING
APRIL 14, 2021**

Commissioners: Richard Montgomery, Chair; David Lumian, Vice-Chair; Allyn Rifkin, Nathan Salazar

Department of Beaches and Harbors (DBH): Gary Jones, Director; Amy Caves, Deputy Director; Steve Penn, Chief of Asset Management Division; Susana Graether, Chief Property Manager; Phyllis Bordenave-Priestley, Senior Real Property Agent

County: Joseph Abdelkerim, Deputy County Counsel

Item 1 - Call to Order and Pledge of Allegiance

Chair Montgomery called the virtual meeting to order at 10:00 am, followed by the Pledge of Allegiance. Susana Graether read the virtual meeting procedures.

Item 2 - Approval of Minutes

Motion to approve February 10, 2021, Meeting Minutes and March 11, 2021, Special Night Meeting Minutes by Mr. Rifkin, seconded by Mr. Salazar.

Ayes: 3 – Chair Montgomery, Mr. Rifkin, and Mr. Salazar

Item 3 – Communication from the Public

Pam Gore provided an update on COMCA's Dock 55 Committee, spoke about the over-saturation of Dock 55 and the need for additional commercial charter pick-up locations.

Mollie Pearlman, Blue Pacific Yachting, spoke about their difficulties from reducing the number of boats due to lack of mooring space. She explained that they provide water access to the public by offering bareboat charters, requiring additional space to review those charters adequately.

Mark Hansen provided an update on his efforts to obtain formal recreational boating protocols and expressed concern about boat racing commencement without any official protocols in place. He requested the commission's assistance to help expedite this issue.

Captain Alex Balian spoke about issues with the over-saturation of Dock 55 and the need for additional pick-up locations.

Tim Riley expressed concern about Councilman Bonin's motion to use Fisherman's Village parking lot for temporary housing for the homeless. He stated that having the homeless in encampments in the Marina will have a severe negative impact on the visitor-serving businesses. He further noted that the City of Los Angeles should explore better-suited locations and long-term solutions.

Chair Montgomery clarified that Fisherman's Village parking lot is not the proposed location for the temporary housing for the homeless and stated that this matter would be discussed under agenda item eight.

Anne Eubanks spoke about the San Diego recreational boating protocols and encouraged their adoption.

Greg Schem spoke of the importance of collaborative boating and asked that the commission keep this in mind when making recommendations to the Board of Supervisors (BOS).

Chair Montgomery thanked Vice-Chair Lumian for his assistance during the special night meeting due to his early departure.

Item 4 – Communication with the Commissioners

Mr. Salazar disclosed his communication from BOS, Hilda Solis' office (District One) regarding the Anti-hate Program.

Mr. Rifkin disclosed his communication with BOS, Shiela Kuehl's office (District Three) regarding the Michael Bonin motion, and they stated that they have not been in contact with his office.

Vice-Chair Lumian disclosed his attendance at the Marina del Rey Convention and Visitors Bureau meeting and the CA State Park, CA Coastal Commission, and Bay Foundation workshop for the dockwalker training.

Chair Montgomery disclosed his communication with Mark Hansen, Pam Gore, and Supervisor Janice Hahn's staff regarding Mike Bonin's motion.

Item 5a – Marina Sheriff

Sergeant Carlson spoke about their new body cameras, boat fire and provided the Crime Stats report. He mentioned their efforts to assist the homeless and their preparation of deputies to respond to any protests arising due to verdicts.

Vice-Chair Lumian inquired about the location of the boat fire and the source of the fire.

Sergeant Carlson replied that the fire occurred at Burton Chace Park, and the arson investigation determined that it originated from a propane device.

Item 5b – MdR and Beach Special Events

Steve Penn apologized on behalf of Carol Baker for her absence and reported that staff is currently working on summer programming, specifically on the pilot drive-in movie program. Additionally, COVID-19 safe programming coming soon are Beach Eats to Go and small group fitness programming, along with the Farmer's Market.

Item 5c – Marina Boating Section Report

Michael Blenk reported that Anchorage 47 has two 38-feet, two 34-feet, five 24-feet, and two 22-feet vacant slips. Parcel 77 powerboat storage is completely full, and Mast-Up storage has 40 spaces available. To reserve space for a sailboat on a trailer, call 424-526-7980.

Item 5d – Marina del Rey Maintenance Report

Jose Bedolla reported that his staff immediately repaired boat fire damages at Burton Chace Park, mentioned by Sergeant Carlson. Maintenance staff relocated the burned vessel to the boatyard with the help of the sheriff. He also noted the removal of a homeless person's items (approximately 900 lbs) from the breakwater. Lastly, he reported the sanding and repainting of all picnic tables at Chace Park, purchasing new keypads for the docks' gates, and that the pump-out stations are currently operational with continuous monitoring.

Mr. Salazar and Chair Montgomery thanked Jose Bodella and his staff for their efforts.

Item 7a –. Special Night Meeting Summary

Steve Penn presented the staff report and announced the upcoming Annual Boating Safety Meeting.

Vice-Chair Lumian stated that the Special Night Meetings are valuable exercises conducted annually and look forward to hearing from the Marina del Rey recreational organizations.

Chair Montgomery stated that he finds the summary very useful.

Mr. Rifkin stated that it's helpful to have night meetings, and he enjoys reviewing the notes along with the strategic plan goals and should follow through with addressing the comments.

Mr. Salazar would like to hear more about COMCA's efforts in organizing charter boating in the Marina.

Item 8 – Staff Reports

Steve Penn presented the staff report.

Chair Montgomery stated that there's confusion about agenda item eight and asked county counsel for advice on proceeding with discussion of Mike Bonin's motion on homeless temporary housing on Fisherman's Village parking lot since it is not on the agenda.

Joseph Abdelkerim replied that the standing item on the agenda regarding Fisherman's Village is only regarding redevelopment. He advised that public comment is allowable; however, any in-depth discussion needs to be placed on a future meeting agenda.

Janet Zaldua objected to Mike Bonin's motion and stated that it would be detrimental to the visiting serving businesses and suggested that they find a more suitable location to house the homeless.

Tim Riley stated that this issue needs additional consideration; Marina does not have the resources to place the tiny homes, and the Marina is a tourism-based community.

Greg Schem reaffirmed the previous speakers' comments and expressed concern about the motion and the inability of the Marina to provide services for the homeless.

Rick Carmody spoke about the increase of homeless in the Marina and surrounding areas and the crime and safety issues it has brought to the community and strongly opposed the idea.

Kathe Basse expressed concern for the community and suggested placing this item on a future agenda.

Mr. Salazar spoke about the safety video discussed at a previous boating safety meeting and inquired about its status.

Vice-Chair Lumian requested the upcoming boating safety meeting date and expressed concern for the lack of formal response from public health regarding protocols. He suggested that Chair Montgomery follow up with Supervisor Janice Hahn's office (District four). He also inquired about the survey/assessment of possible docking spaces for commercial boating, expressed concern about Mike Bonin's comments, and suggested inviting him and staff to a future meeting to explain their proposals.

Mr. Rifkin reaffirmed the comments made by the previous commissioners and had no further comments.

Chair Montgomery requested the inventory report on Dock 55 and stated that the Department of Public Health did provide information at Special Night Meeting; however, it was not in details.

Gary Jones stated the report on the charter has been created; however, not ready due to the status of the new transit dock in front of Marriott Hotel on B Basin. He explained that there might be an opportunity for certain charter operations but must be related to the hotel. He further explained that another concern is the management of the commercial docks. Summer is anticipated to be busy, which will present challenges; therefore, the report needs to be fair to all stakeholders. Staff will provide the information as soon as it's ready.

Chair Montgomery stated that DBH and staff are victims of their success and anticipate that the Marina will be busier than ever. He noted that DPH was requested to attend today's meeting to present but unavailable; however, he will ask again. Lastly, he stated his plan to follow up with Supervisor Janice Hahn's staff regarding homelessness and report back.

Steve Penn replied that the Boating Safety Meeting is a regular SCHC meeting on May 12, 2021, at 10 am. He stated that staff has reached out to private boating operators to obtain the boating experience and rental vendors to find out what safety guidelines they offer.

Chair Montgomery requested that staff place holder for possible DPH presentations.

Adjournment

Chair Montgomery adjourned the meeting at 11:30 am.



Caring for Our Coast

♦ ♦ ♦

Gary Jones
Director

Kerry Silverstrom
Chief Deputy

Amy M. Caves
Deputy Director

June 16, 2021

TO: Design Control Board
Michael Tripp for
FROM: Gary Jones, Director
SUBJECT: **ITEM 6B – MARINA DEL REY SPECIAL EVENTS**

BURTON CHACE PARK YOGA CLASSES

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey
Sundays
10:00 a.m. – 11:00 a.m.

Join instructor Marie Noe for an outdoor yoga session at the water's edge and connect with nature and community. Classes are offered to all, regardless of age or ability for \$15 per class. Children should be able to follow along or sit quietly with a parent/guardian. Please pre-register for each class by emailing hello@marianoe.com.

For more information: Call (424) 526-7910 or visit beaches.lacounty.gov

DRAWING & PAINTING CLASS

Online class via Zoom
Mondays
3:30 p.m. – 4:30 p.m.

The Los Angeles County Department of Beaches and Harbors (Department) is offering a FREE drawing and watercolor art class for beginners ages 14 years or older. Registration is required and is available on a first-come, first served basis. Pre-register for each class by emailing chacepark@bh.lacounty.gov.

For more information: Call (424) 526-7910 or visit beaches.lacounty.gov



BURTON CHACE PARK CARDIO CLASSES

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Jumpstart your cardio workout by incorporating dance into the mix! Join instructor Luly Rivas Michell for multi-week, full-body cardio classes that are filled with fun. Each class is limited to 15 people. Registration is required and is available on a first-come, first served basis. Pre-register for each class by emailing lulyrivasmitchell@gmail.com.

Power Fit

Tuesdays and Thursdays 4:00 p.m. – 5:00 p.m.

Ages: 6 – 8 years old

Fee: \$15 per class

Cardio Dance

Saturdays 9:30 a.m. – 10:30 a.m.

Ages: Adults

Fee: \$15 per class

For more information: Call (424) 526-7910 or visit beaches.lacounty.gov

BURTON CHACE PARK ZUMBA

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey

Tuesdays and Wednesdays

4:30 p.m. – 5:30 p.m.

Ditch your boring workout and join the Department's FREE outdoor Zumba class at Burton Chace Park! Each class is limited to 10 people. Registration is required and is available on a first-come, first served basis. Pre-register for each class by emailing chacepark@bh.lacounty.gov.

For more information: Call (310) 526-7910 or visit beaches.lacounty.gov

SUNSET SERIES REGATTAS 2021

Marina del Rey

Wednesdays through September 8, 2021*

6:00 p.m. - 8:00 p.m.

Spectators can enjoy these races from the Marina waterfront on Wednesday evenings. Sailboats leave the harbor at 6:00 p.m. and the races finish at California Yacht Club at 8:00 p.m.

*No racing August 11, 2021

BEACH EATS TO GO - GOURMET FOOD TRUCK EVENT

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey
Thursdays
5:00 p.m. – 9:00 p.m.

The Department hosts a “to go” gourmet food truck event in Marina del Rey that offers a variety of delectable savory foods and desserts. Order online at bestfoodtrucks.com/beacheatstogo and then pick up your delicious food “to go.” The weekly assortment of food trucks will vary along with menu options, such as gourmet burgers, hot dogs, tacos, lobster rolls, and more. Paid parking is available for 25 cents for every 10 minutes. A face cover and physical distancing of at least 6 feet from others are required.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit beaches.lacounty.gov

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 prepackaged foods and much more! Paid parking is available for 25 cents for every 10 minutes. A face cover and physical distancing of at least 6 feet from others are required.

For more information: Call the Marina del Rey Visitors Center at (424) 526-7900 or visit beaches.lacounty.gov

W.A.T.E.R YOUTH PROGRAM SAILING CLASSES

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey

Los Angeles County Lifeguards will instruct the Department's sailing courses that teaches students basic sailing knowledge and terms, boat maintenance and rigging, knot tying, tacking, docking and instruction to ocean sailing. Students will learn to sail on 14-foot Capri sailboats (with main sail and jib) and Laser sailboats. In the final days of the session, students may get experience on Catalina 275 Sport.

Financial aid is available for qualified families. Please call for details.

2021 Summer Session:

Beginning: July 5 – July 9; July 26 – July 30; and August 16 – 20

Beginning/Intermediate: June 21– June 25; July 12 – July 16; August 2 – August 6; and August 23 – August 27

Intermediate/Advance: June 28 – July 2; July 19 – July 23; August 9 – August 13; and August 30 – September 3

Time: 10:00 a.m. – 4:00 p.m.

Ages: 11 - 17 years old

Class Size: 6 – 10 students with 3 Lifeguard instructors

Level: All levels

Fee: \$355 for 5-day session

*NOTE: Applicants must successfully complete a 100-yard swim test in 2 minutes and 20 seconds to be eligible for Beginning Sailing.

For more information: Call (424) 526-7888 or visit marinadelrey.lacounty.gov

MARINA DRIVE-IN

Parking Lot #2 ♦ 13477 Fiji Way ♦ Marina del Rey

Fridays and Saturdays, June 18 - September 4, 2021 and Sunday, September 5, 2021

Showtimes: 5:00 p.m. and 8:00 p.m.

The Department presents the return of Marina Drive-In! Enjoy old-school entertainment in the comfort and safety of your own car with members of your household to watch movies on an LED screen by the sea in Marina del Rey. Order takeout from local restaurants in Marina del Rey, purchase food on-site from gourmet food trucks, or bring your own food to enjoy.

Tickets are available online only at MDRmovies.com for \$20 per vehicle. Service fees will apply. No buses or RVs.

For more information: Visit visitmarinadelrey.com or call (424) 526-7900

MARINA DEL REY WATERBUS

June 18 - September 6, 2021

For a fun weekend, ride the Marina del Rey WaterBus. Park your car and ride the WaterBus for a unique water's-eye view of Marina del Rey. Eight boarding stops throughout the Marina offer opportunities to shop, dine, and recreate in one of the most beautiful Southern California residential and tourist areas. Bikes and strollers are welcome on board, but no pets are allowed. The fare is \$1 per person, for a one-way ticket. Paid parking is available at nearby Los Angeles County lots.

WaterBus Schedule:

Fridays: 5:00 p.m. – 8:00 p.m.
Saturdays – Sundays: 12:00 p.m. – 8:00 p.m.

Holiday Schedule:

July 4th: 12:00 p.m. – 8:00 p.m.
Labor Day: 12:00 p.m. – 8:00 p.m.

For more information: Visit mdr@hornblower.com or call (310) 628-3219

MARINA DRUM CIRCLE

Burton Chace Park ♦ 13640 Mindanao Way ♦ Marina del Rey
Sundays
July 11 - September 26, 2021
Sessions: 11:30 a.m. – 1:00 p.m. and 1:30 p.m. – 3:00 p.m.

Discover the fun and excitement of interactive group drumming at the water's edge! Drums and other percussion instruments will be provided. Choose from one of two 90-minute sessions that are available for enthusiasts of all ages and skill levels. Pre-registration is required.

For more information: Visit marinadelrey.com or call 424-526-7900

GJ:CB:da

**Marina del Rey Redevelopment Projects Report
As of June 2, 2021**

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	<p>* Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.</p> <p>*New promenade improvements, restaurants and amenities.</p> <p>* Wetland public park project (1.46 acres).</p>	<p>Massing -- One six-story, 72' high hotel and one five-story 61' high hotel.</p> <p>Parking -- 231 parking spaces serving the hotel and wetland park.</p>	<p>Proprietary -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017</p> <p>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. On April 26, 2017, the DCB approved the final design of the hotel project. Construction of the hotel began on August 11, 2017, and anticipated completion is expected in mid-2021.</p>
10/14 (FF) -- Neptune Marina/ Legacy Partners	Tim O'Brien	<p>* Demolish existing facilities and build 526 apartments.</p> <p>* 161-slip marina + 7 end-ties.</p> <p>* 28 foot-wide waterfront promenade.</p>	<p>Massing -- Four 55' tall clustered 4-story residential buildings over Parking with view corridor.</p> <p>Parking -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)</p> <p>* Replacement of public parking both on and off site.</p>	<p>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. Parcel 10 and 14 Lease as executed on 12/9/16.</p> <p>Regulatory -- On January 21, 2015, the final project design was approved by the Design Control Board. On December 12, 2016, work began on the project. Project completion is expected in mid-2021.</p>

**Marina del Rey Redevelopment Projects Report
As of June 2, 2021**

Parcel No. Project Name	Representative	Redevelopment Proposed	Massing and Parking	Status
44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	<ul style="list-style-type: none"> * 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 	<p>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.</p> <p>Parking -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</p>	<p>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. The Grant of Option was approved by the BOS in October 2016. Amended and restated lease was executed on August 24, 2017. Construction began on September 11, 2017. Trader Joe's opened on 4/18/19. Project completion is expected in mid-2021.</p> <p>Regulatory -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</p> <p>Regulatory Matter: Shared Parking Agreement.</p>
113 -- Mariner's Village	Michael Sondermann	<ul style="list-style-type: none"> * Renovation of 981 apartments * Improvements to promenade * 	<p>Massing -- Existing buildings to remain.</p> <p>Parking -- Existing parking to remain.</p>	<p>Proprietary -- Item opened on 9/23/2013. On October 30, 2018, the Los Angeles County Board of Supervisors approved an option for an amended at restated lease. The revised project will include 20% affordable units.</p> <p>Regulatory -- The Regional Planning Commission approved an after-the-fact Coastal Development Permit (CDP) for the previous removal of waterbird nests. The appeal of that CDP is expected to be heard by the Coastal Commission in mid-2021.</p>
15 -- AMLI Residential	Jason Armison	<ul style="list-style-type: none"> * 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 	<p>Massing -- Six buildings up to 5 stories and 70' high</p> <p>Parking -- All Parking to be provided on site within new 1,271-space Parking garage</p>	<p>Proprietary -- The lease was executed on 1/30/14. Construction commenced on August 4, 2014.</p> <p>Regulatory -- June 30, 2014, demolition of the site commenced. August 2014 --Construction of project is underway. Project was completed on April 6, 2021.</p>