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**

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**

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**PLEASE NOTE**

1. **ADA ACCOMMODATIONS:** 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.


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.

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
TO: Design Control Board
FROM: 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 Savaria 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:

<table>
<thead>
<tr>
<th>Proposed Trees</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cassia leptophylla</td>
<td>Gold Medallion Tree</td>
</tr>
<tr>
<td>Olea europaea ‘Monher’</td>
<td>Majestic Beauty Fruitless Olive</td>
</tr>
<tr>
<td>Geijera parviflora</td>
<td>Australian Willow</td>
</tr>
<tr>
<td>Arbutus ‘Marina’</td>
<td>Marina Strawberry Tree</td>
</tr>
<tr>
<td>Cordyline Astralis ‘Torbay Dazzler’</td>
<td>Torbay Dazzler Grass Palm</td>
</tr>
<tr>
<td>Aloe barberae</td>
<td>Tree Aloe (multi-trunk)</td>
</tr>
</tbody>
</table>

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

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
EXISTING AC PAVEMENT TO BE REMOVED AND REPLACED. A MINIMUM OF 3" OF NEW PAVEMENT PER LOS ANGELES COUNTY STANDARDS. AFTER DEMOLISH THE EXISTING PAVEMENT IS FOUND INSUFFICIENT, ALL OF THE EXISTING PAVEMENT AND BASE WILL BE REMOVED AND REPLACED.

1. REMOVE AND REPLACE EXISTING CONCRETE CURB. BASE TO BE REMOVED AND REPLACED.

2. EXISTING DRIVEWAY TO BE REMOVED AND REPLACED TO MATCH NEW SIDEWALK.

3. EXISTING GUTTER WILL BE REMOVED AND REPLACED WITHIN THE TREES.

4. EXISTING GUTTER TO BE REMOVED AND REPLACED FROM TO MATCH NEW SIDEWALK.

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

CUL-DE-SAC EXHIBIT
05/19/2021

ABRAMSON ARCHITECTS
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
FRONT ENTRY COURTYARD 1 RENDERED PLAN
05/19/2021

NEW PATIO WALLS (TYP).
NEW GLASS GUARDRAIL
NEW ENTRY STAIR
NEW COLORED MOSAIC TILE WALL
NEW ADA LIFT
QUIET COURTYARD 3 RENDERED PLAN
05/19/2021
SOCIAL COURTYARD 4 RENDERED PLAN
05/19/2021

- New patio walls (typ.)
- New glass guardrail
- New trellis and fire pit on new raised platform
- Ramp
- New demonstration kitchen area
- New built-in bench (typ.)
- New planter boxes (typ.)

DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292
<table>
<thead>
<tr>
<th>PT-1</th>
<th>PT-2</th>
<th>PT-3</th>
<th>PT-4</th>
<th>PT-5</th>
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<td>DEPRESSED FACES</td>
<td>COLD WATER</td>
<td>BLOCK VOLUME</td>
<td>ANCHOR GRAY</td>
<td>UNIT BALCONY INTERIOR</td>
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<tr>
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<td>DUNN EDWARDS DE6316</td>
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<td>LAKE PLACID</td>
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**Building Paint Scheme**

05/19/2021
CON-1: MICRO ETCH - STANDARD LIGHT ACID WASH
CON-2: TOP CAST CONCRETE - ACID WASH UP TO 1/4"
CON-3: STAMPED WOOD PATTERN AND COLOR CONCRETE
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"
NOTE: (E) MOLDINGS TO BE REMOVED.

NOTE: (E) BALCONY RAILINGS TO BE REPLACED.
NOTE: (E) MOLDINGS TO BE REMOVED.

NOTE: (E) BALCONY RAILINGS TO BE REPLACED.

FINISH SCHEDULE

<table>
<thead>
<tr>
<th>CODE</th>
<th>MATERIAL</th>
<th>MANUFACTURER</th>
<th>COLOR</th>
<th>LOCATION</th>
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<td>TRIO</td>
<td>CLEAR ANODIZED</td>
<td>NEW STOREFRONT</td>
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<td>PT-1</td>
<td>STUCO</td>
<td>DUNN EDWARDS</td>
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<td>ARCHITECTURAL, BALCONY CEILING</td>
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<td>DEEPENED FACADES</td>
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<td>STUCO</td>
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<td>DEEDED COLD WATERS</td>
<td>DEEPENED ENTRY WAY FINDING</td>
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<td>BOAT DECK STORAGE DOORS</td>
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<tr>
<td>PT-4A</td>
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<td>BALCONY &amp; STAIR RAILING, SECURITY GATES</td>
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<td>MGARD</td>
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<td>WINDOWS AND DOORS</td>
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<td>GL-1</td>
<td>GLASS</td>
<td>TRIO</td>
<td>CLEAR</td>
<td>WIND SCREENS &amp; JAWARDS</td>
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BUILDING 1 - WEST ELEVATION
SCALE: 1/16"=1'-0"
BUILDING 2 EXTERIOR ELEVATIONS

NOTE: (E) MOLDINGS TO BE REMOVED.

NOTE: (E) BALCONY RAILINGS TO BE REPLACED.

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

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

FINISH SCHEDULE

<table>
<thead>
<tr>
<th>CODE</th>
<th>MATERIAL</th>
<th>MANUFACTURER</th>
<th>COLOR</th>
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<td>BLOOD VOLUME, ENTRY WAYFIND</td>
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<tr>
<td>PT-3B</td>
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<td>DEER HOE</td>
<td>DEER HOE COLD WATER</td>
<td>BOAT DECK STORAGE DOORS</td>
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<td>BALCONY &amp; STAIR RAIL, SECURITY GATE</td>
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<td>TEL.</td>
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<td>WINDOWS AND DOORS</td>
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DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

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

05/19/2021
NOTE: (E) MOLDINGS TO BE REMOVED.

NOTE: (E) BALCONY RAILINGS TO BE REPLACED.
BUILDING 3 - COURTYARD SIDE WEST ELEVATION

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

BUILDING 3 - EAST ELEVATION

BUILDING 3 EXTERIOR ELEVATIONS

NEW RAILINGS (TYP.)

NOTE: (E) MOLDINGS TO BE REMOVED.
NOTE: (E) BALCONY RAILINGS TO BE REPLACED.
NOTE: (E) MOLDINGS TO BE REMOVED.

NOTE: (E) BALCONY RAILINGS TO BE REPLACED.
RECREATIONAL COURTYARD 2 VIEW
05/19/2021

NOTE: FURNITURE IS A PLACEHOLDER
QUIET COURTYARD 3 VIEW
05/19/2021

NOTE: FURNITURE IS A PLACEHOLDER
DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

SOCIAL COURTYARD 4 VIEW
05/19/2021

NOTE: FURNITURE IS A PLACEHOLDER
SOCIAL COURTYARD 4 VIEW
05/19/2021

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**
- (3) Mexican Fan Palm
- (3) Mediterranean Fan Palm
- Aleppo Pine
- (6) Mediterranean Fan Palm
- (4) Mediterranean Fan Palm
- Mediterranean Fan Palm
- Mediterranean Fan Palm
- Giant Bird-of-Paradise
- (3) Mexican Fan Palm
- (2) Windmill Palm
- (4) Windmill Palm
- Mexican Fan Palm
- Mexican Fan Palm
- Brisbane Box
- Brisbane Box
- Giant Bird-of-Paradise

**TREES TO BE RELOCATED**
- Mediterranean Fan Palms

**TREES TO BE REMOVED**
- Giant Bird-of-Paradise
- (2) Queen Palms
- (2) Giant Bird-of-Paradise
- (4) Indian Laurel Figs
- (5) Queen Palms

**NEW TREES PROPOSED**
- (3) Mexican Fan Palm
- (3) Mediterranean Fan Palm
- (2) Mexican Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
- (2) Mediterranean Fan Palm
EXISTING TREES TO BE PRESERVED

1. Mexican Fan Palm
2. Mediterranean Fan Palm
3. Mediterranean Fan Palm
4. Mediterranean Fan Palm
5. Mediterranean Fan Palm
6. Mediterranean Fan Palm
7. Mediterranean Fan Palm
8. Mediterranean Fan Palm
9. Mediterranean Fan Palm
10. Mediterranean Fan Palm
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12. Mediterranean Fan Palm
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36. Mediterranean Fan Palm
37. Mediterranean Fan Palm
38. Mediterranean Fan Palm
39. Mediterranean Fan Palm
40. Mediterranean Fan Palm
41. Mediterranean Fan Palm
42. Mediterranean Fan Palm
43. Mediterranean Fan Palm
44. Mediterranean Fan Palm

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

05/19/2021
EXISTING TREES
TO BE PRESERVED

1. Mexican Fan Palm
2. Windmill Palm
3. Windmill Palm
4. Windmill Palm
5. Mexican Fan Palm (similar)

6. Brisbane Box
7. Brisbane Box

8. Giant Bird-of-Paradise

EXISTING TREES
TO BE RELOCATED

10. 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. (4) Indian Laurel Figs at four corners of pool courtyard (overgrown for location and aggressive root system)
4. (6) Queen Palms
5. (6) King Palms
6. Giant Bird-of-Paradise (similar)
# Landscape Schedule and Quantities

## Tree Legend

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Abbr.</th>
<th>botanical name</th>
<th>Common name</th>
<th>Size</th>
<th>Location</th>
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<td>C2</td>
<td>CMA</td>
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<tr>
<td>D</td>
<td>CRF</td>
<td>Chamaecyparis lawsoniana</td>
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<td>22”</td>
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<td>CRF</td>
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## Plant Legend

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<td>AGA</td>
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<td>SAN</td>
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## Landmark Schedule and Quantities

**DOLPHIN MARINA APARTMENTS**

13900 Panay Way, Marina Del Rey, CA 90292

05/19/2021
ARRIVAL CRESCENT & ENTRY COURTYARD

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

Coprosma kirkii ‘Variegata’
Variegated Coprosma

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

Dietes bicolor ‘Liz’s Selection’
Fortnight Lily

Yucca rostrata (in round pots)
Big Bend Yucca

Sansevieria trifasciata (in round pots)
Snake Plant

05/19/2021
DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

Dracaena marginata (in round pots)
Dragon Tree

Olea europaea 'Monher'
Majestic Beauty Fruitless Olive

Agave attenuata 'Raea’s Gold'
Golden Foxtail Agave

Juncus patens
Calif. rush

Astelia chathamica 'Silver Spear'
Silver Spear Astelia

Phormium 'Apricot Queen'
Apricot Queen New Zealand Flax

SCALE: 1/16" = 1'-0"
**RECREATIONAL COURTYARD**

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

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

**Plants:**
- Lomandra longifolia 'Breeze' (Breeze Dwarf Mat Rush)
- Philodendron 'Xanadu' (Winterbourne Philodendron)
- Woodwardia fimbriata (Sword Fern)
- Olea europaea 'Monher' (Majestic Beauty Fruitless Olive)
- Aeonium 'Green Jolly' (Green Jolly Aeonium)
- Aloe barberae (Tree Aloe)
- Juniperus horizontalis 'Monber' (Icee Blue Juniper)

05/19/2021
QUIET COURTYARD

DOLPHIN MARINA I JANUARY, 2020
PRELIMINARY CONCEPT & IMAGES
DOLPHIN MARINA
DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

05/19/2021

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

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

DOLPHIN MARINA

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

Arbutus 'Marina'
Marina Strawberry Tree

Cordyline Astralis 'Torbay Dazzler'
Torbay Dazzler Grass Palm

Dianella Tasmanica 'Wyeena'
Wyeena Flax Lily

Portulacaria afra 'Variegata'
Variegated Elephant’s Food

Aloe barberae
Tree Aloe (multi-trunk)

Aloe 'Blue Elf'
Blue Elf Aloe

Aloe barberae
Tree Aloe (multi-trunk)

Philodendron Xanadu
Winterbourne Philodendron

Coleonema pulchrum
Breath of Heaven

Arbutus 'Marina'
Marina Strawberry Tree

Aloe barberae
Tree Aloe (multi-trunk)

Philodendron Xanadu
Winterbourne Philodendron

Coleonema pulchrum
Breath of Heaven

Arbutus 'Marina'
Marina Strawberry Tree

Coleonema pulchrum
Breath of Heaven
PERIMETER ENTRIES & PARKING STALL PLANTINGS TYPICAL

Codiaeum variegatum
Croton

Lomandra longifolia 'Nyalla'
Nyalla Dwarf Mat Rush

Aloe Striata
Coral Aloe

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

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

Architectural White

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

Architectural Silver

Dol Design
Column and Base Water Feature

WATER FEATURE

Dol Design
Column and Base Water Feature

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

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

05/19/2021

ORE DESIGN
132 Pierpont Avenue, Garden Level
Salt Lake City, UT 84101
info@ore.design | 801.936.0499
ore.design

PRODUCT DESCRIPTION: The HIGH RECTANGLE planter group features our tallest selection of rectangle options. Available in a variety of colors, our HIGH RECTANGLE containers are often paired with matching modular corner containers to better define spaces.

1108 SMALL HIGH: WEIGHT: 71 lbs. Steel | 32 lbs. Aluminum  CAPACITY: 6.5 cu ft  DIMENSION: 25"L x 20"W x 24"H

1109 MEDIUM HIGH: WEIGHT: 101 lbs. Steel | 45 lbs. Aluminum  CAPACITY: 10.75 cu ft  DIMENSION: 42"L x 20"W x 24"H

1110 LARGE HIGH: WEIGHT: 128 lbs. Steel  | 56 lbs. Aluminum  CAPACITY: 15.5 cu ft  DIMENSION: 60"L x 20"W x 24"H

Formed of either steel or aluminum, our HIGH RECTANGLE containers are shaped, welded, powder coated (as desired), and packaged exclusively at Ore's independent manufacturing facility in Salt Lake City, Utah.

For more information, please contact your Ore Project Manager.

OPTIONS:
1108 | 1109 | 1110 HIGH RECTANGLE

LEED© POINTS:
1) Material Content  2) Indoor Environmental Quality - Manufacturing 3) Indoor Environmental Quality - Low VOCs   4) Material Reuse 5) Proximity
Final points achieved will vary according to materials and destination.

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All fixtures are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hours L70 and a marine grade finish coating.
All fixtures are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.
OVERLOOK COURTYARD LIGHTING
05/19/2021

All fixtures are LED with a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.
DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292

RECREATIONAL COURTYARD LIGHTING
05/19/2021

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.
QUIET COURTYARD LIGHTING

All fixtures 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

XC1 | XG1 | XU1 | XB1 | XS2 | XR1 (2)

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

DOLPHIN MARINA APARTMENTS
13900 PANAY WAY, MARINA DEL REY, CA 90292
05/19/2021
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.

Wall-Mounted Grazer
XS2 | Ecosense L50 Graze, Finish to match wall

Sconce
XS4 | Bega 22467

Table Light
XS5 | BK Lighting Micro-Mini, Grey finish

Pole Lighting
XP1 | Bega 84120, 10'-0” A.F.F.

Handrail Lighting
XH1 | Diode LED AlphaTECH

Under-Bench Lighting
XC2 | Diode LED AlphaTECH

Festoon Lighting Social Courtyard
XF1 | Tokistar Exhibitor

Integrated Wall Light
XC1 | Diode LED AlphaTECH
All fixtures have a 3000K correlated color temperature and have a minimum life of 50,000 hrs L70 and a marine grade finish coating.
June 16, 2021

TO: Design Control Board
FROM: 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:tf
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 Recreation 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.
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.
June 16, 2021

TO: Design Control Board

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.
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

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

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

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**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

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<tr>
<th>Parcel No. Project Name</th>
<th>Representative</th>
<th>Redevelopment Proposed</th>
<th>Massing and Parking</th>
<th>Status</th>
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</table>
| 9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion. | Sam Hardage | * Proposed dual building hotel, 6-story, 72'-high Marriott Residence Inn, and, 5-story, 61'-high Courtyard Marriott.  
*New promenade improvements, restaurants and amenities.  
* Wetland public park project (1.46 acres). | **Massing** -- One six-story, 72’ high hotel and one five-story 61’ high hotel.  
**Parking** -- 231 parking spaces serving the hotel and wetland park. | Proprietary -- Option was approved by BOS on 10/6/15. Lease was executed on July 31, 2017  
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. |
| 10/14 (FF) -- Neptune Marina/Legacy Partners | Tim O’Brien | * Demolish existing facilities and build 526 apartments.  
* 161-slip marina + 7 end-ties.  
* 28 foot-wide waterfront promenade. | **Massing** -- Four 55’ tall clustered 4-story residential buildings over Parking with view corridor.  
**Parking** -- 1,012 project required parking spaces to be provided (103 public Parking spaces to be replaced off site)  
* Replacement of public parking both on and off site. | Proprietary -- December 1, 2015, the BOS agreed to extend the term of the option for up to one year. Lessee submitted Lease Assignments and Assignments of Options to extend existing lease for Parcel 10 and the lease for Parcel 14. The SCHC endorsed the assignments on September 21, 2016 and the BOS approved on October 4, 2016. Parcel 10 and 14 Lease as executed on 12/9/16.  
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. |
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<tr>
<td>44 - Pier 44/Pacific Marina Venture</td>
<td>Michael Pashaie/ David Taban</td>
<td>* Build 5 new visitor serving commercial and dry storage buildings</td>
<td>Massing -- Four new visitor-serving commercial buildings, maximum 36’ tall and one dry stack storage building, 65’ tall. 771.5 lineal feet view corridor proposed. Parking -- 381 at grade Parking spaces will be provided with shared Parking agreement (402 Parking spaces are required).</td>
<td>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.</td>
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<td></td>
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<td>* 82,652 s.f. visitor serving commercial space</td>
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<td>Regulatory -- February 9, 2016, the BOS approved the project, which was appealed to the CCC. CCC denied the appeal on June 9, 2016.</td>
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<td>* 141 slips + 5 end ties and 57 dry storage spaces</td>
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<td>113 -- Mariner’s Village</td>
<td>Michael Sondermann</td>
<td>* Renovation of 981 apartments</td>
<td>Massing -- Existing buildings to remain.</td>
<td>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.</td>
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<td>* Improvements to promenade</td>
<td>Parking -- Existing parking to remain.</td>
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<td>15 -- AMLI Residential</td>
<td>Jason Armison</td>
<td>* Demolish existing facilities and build 585 apartments</td>
<td>Massing -- Six buildings up to 5 stories and 70’ high</td>
<td>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.</td>
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<td>* New 8,000 s.f. commercial space</td>
<td>Parking -- All Parking to be provided on site within new 1,271-space Parking garage</td>
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<td>* New 241 boat slip marina</td>
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<td></td>
<td></td>
<td>* New 1,271-Parking space garage</td>
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