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AGENDA

MARINA DEL REY DESIGN CONTROL BOARD SPECIAL MEETING

Stan Wisniewski Director

Kerry Gottlieb Chief Deputy

Thursday, May 31, 2007, 6:30 p.m.

Burton W. Chace Park Community Building 13650 Mindanao Way ~ Marina del Rey, CA 90292

Design Control Board Members

- Susan Cloke - Chair - First District
David Abelar - Member - Second District
Peter Phinney, AIA - Member - Fourth District
Tony Wong, P.E. - Member - Fifth District
Vacant - Third District

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

2. Old Business

A. Parcels 52 & GG - Boat Central - DCB #07-005 Further consideration of redevelopment project

3. New Business

NONE

4. Comments From The Public

Public comment within the purview of this Board (three minute time limit per speaker)

5. Adjournment

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 Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

Project Materials: All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; and Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595.

Please Note: The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County 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 they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

Departmental Information: http://beaches.co.la.ca.us or http://labeaches.info Si necesita asistencia para interpretar esta informacion llame a este numero 310-305-9547.



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**Stan Wisniewski**  
Director

**Kerry Silverstrom**  
Chief Deputy

May 24, 2007

TO: Marina del Rey Design Control Board

FROM: Stan Wisniewski, Director *Stan W.*

SUBJECT: **AGENDA ITEM 2A – PARCELS 52/GG – BOAT CENTRAL - DCB #07-005**

Item 2A on your agenda relates to the proposed development of a state-of-the-art landside dry-stack boat storage facility with connected docks for seamless storage and launch of vessels. This project was considered by your Board last month and was continued for further review at a future night meeting of the applicant's choice. At last month's meeting your Board commented on a variety of project elements as follows:

- The proposed over-the-water design of the storage building
- Promenade
- Storage building lighting
- Storage building exterior material
- A more "playful" design for the Office and Sheriff's Boatwright building
- Landscaping

Applicant's responses to your Board's comments are as follows:

#### Building Over the Water

The dry-stack building projects a distance of 97 feet over the water on the west portion and 45 feet on the east portion. The concept of the building partially over the water received Board of Supervisors approval when they authorized exclusive lease negotiations with the Applicant, MdR Boat Central, LP. Furthermore, the approval was the culmination of the competitive Request for Proposals process where the Applicant (with its over-the-water concept) was the successful respondent.

#### Promenade

Because of the industrial nature of boat launching and retrieval, placing the public promenade along the water's edge is not practical from a public safety perspective. Like its two neighbors to the west, the public promenade will run along Fiji Way. The proposed promenade consists of a variable

width (18 to 38 feet) landscaped meandering parkway with an eight-foot wide pedestrian path along the parcel's street frontage, which returns to the waterside along the western edge of the parcel. This allows pedestrian access to the waterfront and to a landscaped view area, which incorporates landscaping, seating areas and a water fountain.

#### Storage Building Lighting

Lighting for the project will conform to the dark sky initiatives of Marina del Rey. The interior of the dry stack storage facility will be illuminated with down lighting only, enough to provide safe working levels for the crane operator and staff. Very little of this light is expected to leak out, as the stored boats will provide an additional layer of shading to the high level of shading provided by the polycarbonate exterior material. The Applicant will return to the DCB with a full lighting design proposal as part of the Board's post-entitlement review.

#### Storage Building Exterior Material

The Applicant proposes to use a translucent polycarbonate product known as Pentaglas as the primary architectural cladding for the dry-stack boat storage building. The Applicant's design team focused on this material specifically due to its qualities of translucency and longevity under extreme marine conditions. Additionally, this material allows daylight to penetrate the structure to the water's surface while providing a safe workplace with minimal electrical load. The translucency further provides visual interest in the marine-commercial environment. The Applicant has provided product specifications and Translucent Glazing Performance information.

#### Office and Sheriff's Boatwright Building Design

The Applicant proposes an alternate design concept for the Office and Boatwright Building, introducing more street level animation and dynamics with tie-ins to the main storage facility design. The east elevation (facing Fiji Way) will have a decorative vertical translucent element that will change colors and reflectivity with the time of day and atmospheric conditions. This vertical piece will be composed of the same insulated translucent plastic used on the exterior of the dry-stack boat storage facility. Within this piece will be an illustration of a sailboat, achieved by the use of a combination of plastic colors that will be gently illuminated from the interior at night.

On the north elevation, the exterior design has been revised to feature a composition of large wooden rectangles. The wood finishing and detailing will represent great boat craftsmanship and will be an inviting entrance to the boat storage clients. The west and south facades are white planes tied together with a darker linear member that continues around much of the building.

#### Landscaping

The landscape treatment continues to be shown as originally presented, but the Applicant intends to use a landscape architect to explore various options and return to your Board for consideration of design and foliage alternatives. However, underplanting and ground cover will generally be drought-tolerant species. The surface lot will have shade trees planted in diamonds between rows and pruned to frame views between the tops of cars and the bottom of the tree canopies.

Specifics regarding the proposed project are as follows:

### Project Overview

The Applicant has applied for conceptual approval of its plans for "Boat Central". This project is for a dry-stack boat storage facility on Parcels 52 and GG, which are currently used as a parking lot and for governmental offices consisting of five trailers and a Sheriff Boatwright facility. Together, the two parcels comprise a 4.25-acre leasehold (land and water areas) along Fiji Way. The parking (Parcel 52) will be relocated to the new Fisherman's Village, and the Department's annex trailers that are located on Parcel GG will be relocated to a new consolidated administration building proposed to be constructed on another parcel.

### Project Description

The Applicant's development plan for the Boat Central project will primarily consist of a dry-stack storage building of approximately 47,084 square feet and a separate 5,300 square-foot visitor reception building that will house an office, Sheriff Boatwright shop and boater amenities. The project will provide storage for up to 367 small boats and 28 boat trailers within the dry-stack building, and 30 mast-up storage spaces in a separate outside lot, along with a public waterside hoist and wash-down area. The existing dock, except for the slips being used by County maintenance vessels and Sheriff boats, will be replaced with an ADA accessible dock system designed to accommodate the necessary queuing for the launching and retrieval of boats. There will be no permanent wet slips available for rent.

### Dry-stack Building

The dry-stack building will have a footprint of approximately 47,084 square feet, 35,466 of which will be over land and 11,618 of which will be over water. It will have a maximum height of 70 feet (excluding the boat hoist mechanism) as allowed by code and will be consistent with the development standards of the LCP. The maximum building heights are measured from the top of the bulkhead and are seven feet shorter from the Fiji Way perspective due to a grade differential across the site. The design of the dry-stack building allows for view corridors totaling 200 feet, which is 50% of the bulkhead frontage and 44.4% of the Fiji Way frontage.

The dry-stack building projects a distance of 97 feet over the water on the west portion and 45 feet on the east portion. This design helps maximize the number of storage spaces and allows for the use of an overhead gantry crane to launch and retrieve boats. The gantry crane is a highly efficient system that allows for greater flexibility for stacking larger boats on all levels of the storage racks.

### Boatwright/Visitor Building

The project will also include a new 5,300 square-foot two-story visitor reception building. This facility will house the existing Sheriff Boatwright shop (from Parcel GG), Boat Central offices, a visitor lounge, outdoor seating, shower facilities and lockers. The visitor reception building encompasses a total of 6,335 square feet of floor area, within an approximately 5,300 square foot footprint. The visitor-serving element of the support building (visitor lounge, lockers, showers) has a gross floor area of 2,320 square feet. The project office will be located on a 750 square foot portion

of the second floor. The Sheriff's Boatwright portion of the support building proposes a 2,835 square foot shop floor with a 430 square foot second floor mezzanine. The Boatwright shop will also include an adjacent 2,200 square foot fenced yard.

### Parking

The Boat Central project will provide 135 full size parking spaces (Parcel 52 currently has 236 parking spaces). The proposal includes a request for a parking permit to allow less than the required parking. The existing requirement is that parking be at the ratio of one-half (0.5) parking space per boat stored. This ratio is not supported by industry experience, which has shown that a 0.25 parking ratio is adequate for this type of facility. It is anticipated the parking area will be underutilized on a daily basis. With information from a parking analysis, the project's proposed parking ratio of 0.36 is more than adequate. For a limited number of peak periods (July 4th, Labor Day) when boat usage may approach the capacity of the proposed on-site parking, a valet parking plan will be employed to generate parking for an additional 21 vehicles. With this plan, the on-site parking ratio can be increased to 0.41.

### Wind and Shade Studies

A wind analysis conducted for the dry-stack storage building indicates it will not have a significant effect on surface winds in the Marina. Additionally, a shade study indicates the building will have no appreciable shade/shadow effect on nearby slips or the public launch ramp.

### STAFF REVIEW

The Department believes Applicant has appropriately addressed the project's building height, configuration, visual impact and public access. An LCP Amendment will be required for this project in order to transfer the Public Facility use from Parcel GG to another location within the Marina and to allow boat storage on the subject site. Applicant will return at a later date with signage details.

This project is in conformance with the Marina's *Specifications and Minimum Standards of Architectural Treatment and Construction*.

**The Department recommends Approval of DCB #07-005, with the following condition:**

**For post-entitlement DCB review and approval, Applicant will provide full project design details for the buildings, promenade, landscaping, signage, etc.**

SW:CM:ks