



Caring for Your Coast

\*\*\*  
**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

## MARINA DEL REY DESIGN CONTROL BOARD AGENDA

Wednesday, February 17, 2016, 1:30 p.m.

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

### Audio

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

2. **Approval of the January 20, 2016 Minutes**

3. **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.*

4. **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.*

5. **Old Business**

A. Parcel IR – Marina Beach – Consideration of final design for Marina Beach renovation – DCB #15-011-B

6. **New Business**

A. Parcel 9 – Wetland Park – Consideration of new signage, fencing, and lighting – DCB #16-002

7. **Staff Reports**

A. Temporary Permits Issued by the Department

B. 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 Items
- Small Craft Harbor Commission Minutes
- Marina del Rey Design Guidelines Update
- Marina Towers Lighting Update
- Department Website Update
- Design Control Board Meeting Schedule
- Venice Dual Force Main Update
- Redevelopment Project Status Report

C. Marina del Rey Special Events

8. **Adjournment**

**PLEASE NOTE**

1. ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (310) 305-9538 (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](mailto:rstassi@bh.lacounty.gov).

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

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

Please visit the Department of Beaches and Harbors Website Address at <http://marinadelrey.lacounty.gov>, or the [Design Control Board Archive](#) for more information.

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

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

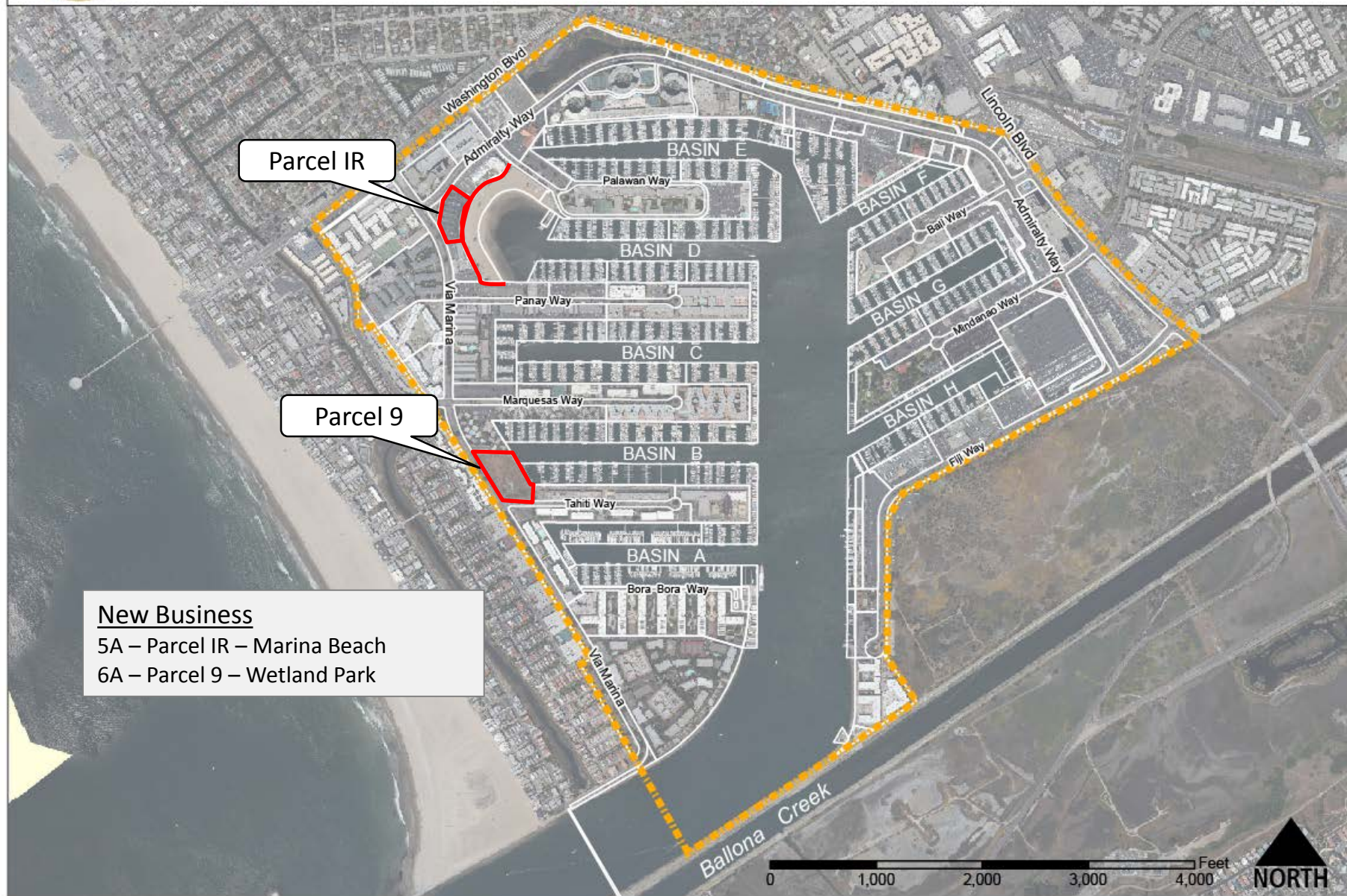
Burton Chace Park Community Room  
13650 Mindanao Way  
Marina del Rey, CA 90292

Lloyd Taber-Marina del Rey Library  
4533 Admiralty Way  
Marina del Rey, CA 90292





## Location of February 17, 2016 DCB Items





# **DESIGN CONTROL BOARD MINUTES**

**January 20, 2016**

**Members Present:** Peter Phinney, AIA, Chair (Fourth District); Helena Jubany, FAIA, Vice Chair (First District); Jerome Stanley, Member (Second District)

**Members Absent:** Simon Pastucha, Member (Third District); Tony Wong, P.E., Member (Fifth District)

**Department Staff Present:** Brock Ladewig, Deputy Director; Charlotte Miyamoto, Planning Division Chief; Maral Tashjian, Planner; Troy Evangelho, Planner; Yeni Maddox, Secretary

**County Staff Present:** Kevin Finkel, Department of Regional Planning; Jill Jones, County Counsel

**Guests Testifying:** Mie Jones, Department of Beaches and Harbors; Ryan Hawley, Caruso Affiliated

## **1. Call to Order and Pledge of Allegiance**

Chair Phinney called the meeting to order at 1:37 PM

**On a motion of Vice Chair Jubany, seconded by Mr. Stanley, the absences of Mr. Pastucha and Mr. Wong were excused.**

**Ayes: 3 – Chair Phinney, Vice Chair Jubany, and Mr. Stanley**

Chair Phinney led the Pledge of Allegiance.

Chair Phinney stated that staff requested a change in the order of the agenda so that New Business Item 6A would be heard first, because Item 5A would be a lengthy presentation. The Board unanimously agreed to staff's request.

## **2. Approval of December 16, 2015 minutes**

**On a motion of Vice Chair Jubany, seconded by Mr. Stanley, the December 16, 2015 minutes were approved.**

**Ayes: 3 – Chair Phinney, Vice Chair Jubany, and Mr. Stanley**

## **3. Public Comment**

Susanne Cumming spoke about public outreach and not having access to view the Small Craft Harbor Commission meeting agenda and materials on the Department's website prior to the meeting.

Chair Phinney asked if there were any changes to the website.

Ms. Miyamoto replied that she was unaware of any changes; however she would research the issue and report back at the next meeting.

## **4. Consent Agenda**

None



## **5. Old Business**

### **A. Marina del Rey Design Guidelines**

Ms. Tashjian presented the staff report and asked the Board Members for their input on the direction they'd like staff to take regarding landscaping aesthetics in Marina del Rey.

#### **Public Comment**

None

#### **Board Comment**

Vice Chair Jubany stated that drought-tolerant species should be used.

Chair Phinney agreed that conserving water is important.

Ms. Tashjian stated that in 2008 an ordinance was adopted by the County that requires a minimum of 75% drought tolerant plantings per project. She added that there is flexibility with the rest of the landscaping to include ornamental plants.

Mr. Stanley spoke about the importance of a long-term, consistent view of the Marina.

Ms. Tashjian added that these guidelines are general, and that eventually more specific design guidelines will be added as appendices, such as a plant palatte, which will assist with consistency and that the Board will review.

Chair Phinney encouraged staff to reach out to Board Member Simon Pastucha for his expertise on landscaping design and landscaping plants.

Vice Chair Jubany asked about including a guideline to highlight prominent street corners through various design measures.

Ms. Miyamoto asked if Vice Chair Jubany was referring to landscaping.

Vice Chair Jubany replied that she was referring to both landscaping and signage.

Mr. Stanley agreed and stated that anything that can be done to make the Marina stand out would be great, he also inquired about plant species that work better near the ocean.

Ms. Tashjian replied that the County's drought-tolerant plant list groups species into regional categories, so there is one that's coastal-orientated.

Ms. Miyamoto introduced Mie Jones, a Planning Specialist with the department who also happens to be a landscape architect, and invited her to answer the Board Members' questions.

Mr. Stanley stated that he's all for the drought-tolerant species, however, he doesn't want the Marina to begin to look like Phoenix, Arizona.



Ms. Jones stated that a tropical look can be achieved in the Marina with drought-tolerant plants. She also stated that staff would like to add to what is already in place instead of starting from the beginning and asked the Board Members for their input as to what direction they would like to go.

Chair Phinney stated that he does not want to prohibit a tropical look, his concern was water conservation. He also stated that he would like to see color and variety that comes from foliage and flowers, and something that changes throughout the season.

Ms. Jones added that the County-maintained areas need to be kept cost effective and colorful perennials and colorful flowers tend to be higher maintenance, so obtaining color by foliage and texture is a good idea.

Chair Phinney suggested adding a border around the Marina, where things change and it's perceivable, to strengthen the Marina's identity.

Mr. Stanley asked about the possibility of using fruit trees.

Ms. Jones replied that fruit trees are high maintenance and may cause issues with the public's consumption of the fruits.

Vice Chair Jubany commended Ms. Tashjian for her work on the layout of the design guidelines, and stated that she was very impressed.

## **6. New Business**

### **A. Parcel 50 – Beauty Collection – Consideration of new signage – DCB #16-001**

Mr. Evangelho presented the staff report.

#### **Public Comment**

None

#### **Board Comment**

Vice Chair Jubany asked if the entrance and rear designs were the same.

Mr. Ryan Hawley replied that the rear sign is slightly smaller to meet the sign program requirements.

**On a motion of Vice Chair Jubany, seconded by Mr. Stanley, the item was approved as submitted.**

**Ayes: 3 – Chair Phinney, Vice Chair Jubany, and Mr. Stanley**

Chair Phinney inquired about the leasehold's sign program. He stated that he thought the intention for the sign program was so that the DCB would not have to approve every individual sign, if it met the criteria of the center.

Mr. Evangelho replied that the applicant has an adopted sign program that specifies the type of sign, materials, placement of signs, and overall size, and staff uses that criteria when they review the project; however, it's not set up to be an automatic approval.



Chair Phinney asked the other Board Members how they felt about automating sign reviews for the leasehold, so that if the signs met the criteria of the sign program, the DCB wouldn't have to review every sign.

Ms. Miyamoto stated that it could be discussed further.

Mr. Stanley stated that the signage items aren't overwhelming and has no problem hearing them.

Chair Phinney suggested that the applicant send a letter to staff if they want to pursue an automatic approval process.

Mr. Ryan Hawley replied that he would be in favor of that, he added that they would send it to staff for their review to confirm that it would be in compliance with the approved sign program.

Chair Phinney stated that the Board would leave it as is for now, but the option is open to the applicant.

## **7. Staff Report**

Mr. Evangelho presented the Temporary Permits reports.

Ms. Miyamoto presented the Ongoing Activities and Marina del Rey Special Events report.

## **Public Comment**

None

## **Board Comment**

Vice Chair Jubany stated that she now teaches a class every Wednesday that begins at 4 pm in Burbank, and will need to leave DCB meetings by 2:30pm.

Chair Phinney asked if there is any flexibility about moving the meeting to another day of the week or if the meeting begin earlier.

Chair Phinney stated that although there have been difficulties with rescheduling the meeting in the past, staff should check if other days of the week might work better for the Board Members' availability. He also added that his availability would also most likely change this summer when he begins his graduate program in June.

Ms. Miyamoto stated that the room is already reserved for the entire year and moving the meeting up an hour would likely be possible, and that staff would look into it and report back at the next meeting.

Mr. Stanley stated that it seems that no matter what staff tries to do, there will always be schedule conflicts.

Chair Phinney stated that he would have a conflict if the meeting is moved up to 12:30 pm because his class isn't over until 12:40 pm.



Vice Chair Jubany stated that they just have to be mindful of the schedule.

Chair Phinney stated that it would be good to just look to see if there is any flexibility and talk about it next month.

**8. Adjournment**

**Chair Phinney adjourned the meeting at 2:19 PM.**

Respectfully Submitted,

Yeni Maddox  
Secretary for the Design Control Board





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

February 11, 2016

TO: Design Control Board  
FROM:   
Gary Jones, Director

**SUBJECT: ITEM 5A – MARINA BEACH – DCB #15-011-B – CONSIDERATION OF FINAL DESIGN FOR MARINA BEACH RENOVATION**

Item 5A on your agenda is a submittal from the Department of Beaches and Harbors (DBH), seeking approval for the final design of improvements to Marina Beach facilities and the promenade located on Marina del Rey Parcels IR, HS, and GR, in the northwest corner of Marina del Rey, east of Via Marina, and south of Admiralty Way. On April 15, 2015, your Board conceptually approved the Marina Beach renovation.

**Background**

Marina Beach is a man-made sandy beach located at the end of Basin D. Public amenities at the beach include picnic shelters, tables, barbeque grills, and restrooms. The picnic pavilions and restrooms were constructed in 1963, around the time that Marina del Rey's harbor development was nearing completion.

DBH is proposing to:

- Remove and replace the existing picnic shelters, barbeque grills, and built-in seating;
- Renovate the restroom facility;
- Resurface 1,600 feet of waterfront promenade adjacent to the beach; and
- Provide new landscaping, lighting, and signage.

**Picnic Pavilion**

The site is currently developed with five picnic shelters, which follow the curvilinear path of the existing beachfront promenade. Each shelter features a vaulted roof design with multiple barrels, supported by wood beams and steel columns at a maximum height of 10'-7". DBH proposes to replace the pavilion with a more contemporary design.

The proposed plans feature 11 new picnic shelters, placed in clusters of two or three within the footprint of the existing pavilion. The proposed shelters feature a modern, angular steel roof design, supported by vertical and angled clear anodized aluminum columns. This design is intended to simulate sails in motion, and form a playful and varied profile against the horizon. The new picnic shelters would have varying roof heights up to 13'-9". The proposed roof height is higher than the existing structure but is designed in





such a way that it would improve views to the beach from the corner of Admiralty Way and Via Marina, and the adjacent public parking lot.

Portions of the existing 50" high concrete block perimeter wall located adjacent to the existing picnic area would be removed and replaced with a clear anodized perforated metal screen to improve overall visibility. The remaining block wall portions would be plastered and painted in hues of blue.

The existing picnic pavilion provides shelter to 28 barbeques and tables with built in seating that would all be replaced in the same quantities.

### **Restrooms**

The proposed restroom building's interior renovations would consist of ADA compliant upgrades, a family restroom, and a storage room. The building's exterior would feature concrete block walls plastered in a hue of blue, a mosaic of cement panel tiles in hues of light gray, white, and blue, and perforated clear anodized aluminum screens throughout the structure to allow for natural ventilation. The north façade of the restroom building would include a bronze expanded metal mesh feature wall facing the public parking lot.

The restrooms would be sheltered by a single pitched rectangular roof with an extended roof overhang over the north end of the structure. A circular hole in the roof overhang would allow for a palm tree to grow through the structure. Like the picnic shelters, the roof overhang would be supported by vertical and angled clear anodized aluminum columns.

### **Promenade**

The project also includes improvements to the existing promenade that extends south from Jamaica Bay Inn to approximately 200' west of Parcel 21's westerly boundary. DBH proposes to remove the existing asphalt paving along the 12' wide by 1600' long promenade and replace it with new integral color concrete paving in natural sand tones, a blue wavelike form, and accents of decorative concrete embedded with blue glass to represent "water bubbles." Narrow modular pavers in multiple earth tones would be used at the restroom building to recall the look of traditional wooden boardwalks. New anodized aluminum railing would be incorporated to replace the chain link fencing along the Parcel GR seawall.

### **Materials**

All proposed material and color choices are influenced by the water and the surrounding marine environment. Exterior finishes on restroom walls and existing concrete block walls would consist of painted plaster, fiber cement, stainless steel, clear anodized bronze, and ceramic tiles in hues of blues, whites, and grays.

### **Landscaping**

The new landscape would utilize planting that include both native California and drought-tolerant Mediterranean species that are low-maintenance and sustainable, while aesthetically unique to its coastal influences. Plant varieties would include Douglas Iris,



Blue Sedge, Yellow Wave, California Gray Rush, and Small Cap Rush. The area between the picnic pavilion and the parking lot would include three landscaped bio-infiltration areas.

Six new mature Hybrid Fan Palm Trees are proposed on the beach along the edge of the promenade. The palm trees would be planted south of the picnic pavilion in raised landscaped seat wall planters.

### **Lighting**

New lighting would be installed at the restrooms, picnic pavilion, and promenade. In-ground and strip LED color changing lighting would be employed to add depth, character, safety and interest to the picnic pavilion and restroom areas. The in-ground color changing lights would be located near the column supports of the roof structures. The strip color changing lights would run along the top of the restroom façade wall. All of the color changing uplighting would be shielded by the new roof structures.

In addition to uplighting, the roof structures would also provide standard (non-color) down lighting. The feature wall of the restroom building would be illuminated with landscape lighting. The palm trees proposed along the promenade would be down lit with a circular LED lighting fixture.

Bollard lights are proposed along the promenade on Parcel GR. The bollards would stand 3'-8" tall, be 8" in diameter, and made of aluminum with the paint color to be determined. The lights would be placed every 20'-40' along the promenade adjacent to the railing.

The hours of lighting for Marina Beach would work in two phases. All lights would be turned on at dusk. The color change uplights would be shut off at 10 p.m., while pedestrian and security lighting would remain on until dawn.

### **Signage**

Marina Beach currently has existing identification and regulatory signage that is to remain after the renovation. One identification sign is located at the entrance to the beach parking lot on Admiralty Way. This sign identifies the public parking lot rather than identifying the beach. A series of regulatory signs are located on the existing restroom building as well as at various locations along the promenade. Lastly, there are nine large beach rules signs, which are designed to look like a mast and sail. These signs are located on the sand throughout the beach.

The Marina Beach renovation would add new signage in the following four categories; facility identification, restroom identification, accessibility, and regulatory. The facility identification sign would be 37 square feet, measure 1'-8" tall by 21'-8" long, and be mounted to the edge of the main entrance roof, roughly 12' above grade. The letters would measure 1'-8" tall, in Futura Regular font type, and made of anodized bronze. No lighting is proposed for this sign, however ambient light would help to illuminate it.



The wall-mounted restroom identification signs would include various standard restroom signs as well as two large entry signs. The various standard restroom signs would use a silver anodized aluminum base with dark grey (PMS 425C) lettering. The two large entry signs would each be 23 square feet, measure 5'-6" square, and feature a 4'-2" tall "W" and "M", in Futura Book font type, made of aluminum, painted dark grey (PMS 425C), and mounted onto a white cement board slat panel wall.

There would be five freestanding accessible path of travel signs located in the parking lot. These signs would be 3 square feet, measure 4' tall, 8" wide, and 1" deep. They would be made of anodized aluminum with dark grey (PMS 425C) graphics depicting the accessibility sign with an arrow.

There would be 15 small regulatory signs that are each 2.25 square feet, measuring 1'-6" square, and one large regulatory sign that is 6 square feet, measuring 3' tall by 2' wide. The large sign would be mounted at the main pavilion entrance, with the smaller signs located on the wall by each picnic table. These signs would feature informational graphics, as well as regulatory text in both English and Spanish. The signs would utilize white text on a blue (PMS 287C) background, and dark grey (PMS 425C) text on a white background.

#### **STAFF REVIEW**

DBH proposes to replace the aging facilities at Marina Beach with a modern, attractive picnic pavilion and renovated restrooms that will complement the surrounding marine environment and improve the views and visibility of the beach and water from Via Marina and Admiralty Way. The proposed promenade improvements will help establish more pedestrian connectivity to the surrounding uses and also enhance the public's use and enjoyment of the waterfront.

The proposed project addresses public input received during the Marina del Rey Visioning process (Marina del Rey Vision Statement, September 2014) by fulfilling the long-term implementation action item that was identified in the document: *upgrade the infrastructure and facilities at Marina Beach*. The proposed improvements to the promenade are also in keeping with the document's recommendation to "*ensure a continuous pedestrian promenade along the waterfront where possible through the entire Marina.*"

Staff finds that the proposed project is consistent with the Local Coastal Program with regards to site planning, building height, architecture and landscaping.

**The Department recommends APPROVAL of DCB # 15-011-B as submitted, with the following conditions:**

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



- 2) No change shall be made to the approved design without the written consent of the Design Control Board.**
- 3) Decorative color lighting shall be shut off at 10:00 p.m. nightly.**
- 4) All proposed light effects and color transitions shall occur at a gradual pace, so as not to create a hazard or nuisance, and shall be in conformance with Title 22 (e.g. flashing lights and red lights are prohibited).**

GJ:CM:te



January 19, 2016

Mr. Gary Jones, Director  
Department of Beaches & Harbors  
Design Control Board  
13837 Fiji Way  
Marina Del Rey, CA 90292

Re: Marina Beach Improvements (formerly Mother's Beach)  
4101 Admiralty Way  
Marina Del Rey, CA 90292

Dear Mr. Jones:

The following is a project description for the proposed improvements, and renovation of the existing 1963 'Mothers Beach' picnic shelters, dressing rooms/ restroom structure and promenade located in Marina Del Rey. The existing structure is a series of (5) barrel vault shaped large pavilions, each consisting of seven vaults, with one of the five pavilions covering the dressing room/ restroom structure. Each of the five large pavilions are gently segmented, to follow the curvilinear path of the existing service/pedestrian promenade. The pavilion is constructed of wood beams and steel columns, with the larger five pavilions connected to each other with a wood framed trellis that provides access to the beach and picnic areas. The following improvements and modifications are described below:

- Remove and replace the dilapidated roof structure covering the waterfront picnic pavilion, and dressing room/restroom structure.
- Preserve portions of the existing exterior masonry walls for ease of construction.
- Replace the (28) 8' long x 30" wide tables with built in seating and (28) barbeques.
- Remove portions of the existing 50" high concrete block perimeter wall located adjacent to the existing picnic area separating it from the existing public parking lot.
- Plaster and paint in a hue of blue the visible the existing masonry wall. Infill the removed portions of masonry wall with clear anodized perforated screen to improve overall visibility.
- Raise new picnic area roof structure height above its current, to improve views to the beach both from Admiralty Way, and the adjacent public parking lot.
- The design of the new bathroom structure and picnic pavilions is both dynamic in its form and appropriate to its setting.
- The new steel shade structures simulate sails in motion forming a playful and varied profile against the horizon, while the new restroom building takes its cue from nautical shapes and sweeping forms in a welcoming "pavilion like" structure.
- Cladding of the existing concrete block restroom building south, east and west exterior walls consists of cement cladding in hues of light gray, white, and hues of blue and portions of painted plaster in a hue of blue.
- The north wall of the existing restroom building is angular and faceted much like the implied motion of the shade structures, clad in a combination of anodized bronze expanded metal mesh and clear anodized perforated metal.

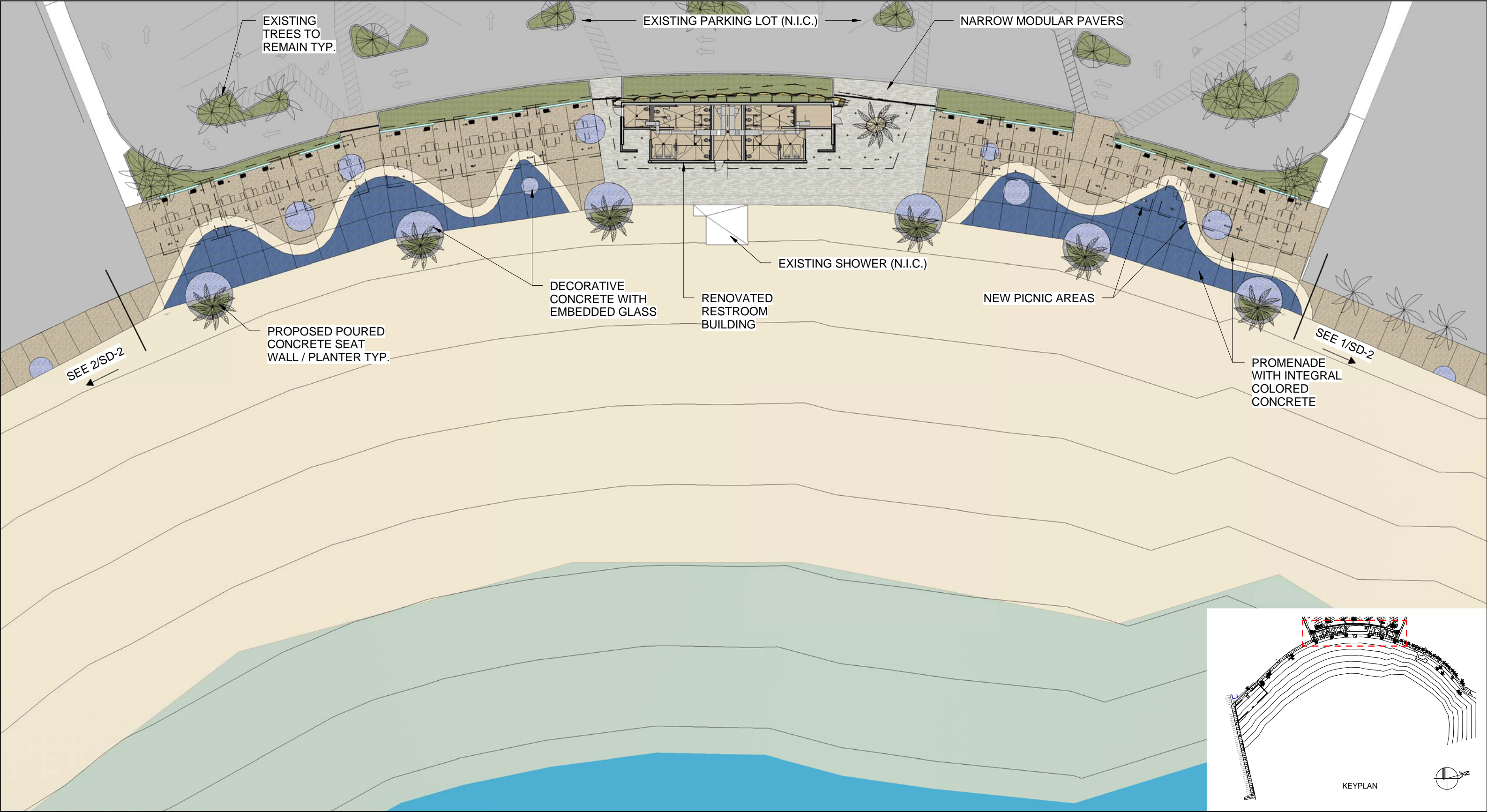


- The new men's, women's, and family restroom have been renovated for ADA compliance with new full height ceramic tile interior walls in hues of blue and accents of white, stainless steel fixtures and partitions,
- Perforated clear anodized aluminum screens in the entire structure allows for natural ventilation.
- All materials are considered for their proximity to the marina environment as are the choices of colors influenced by water and beach sands.
- In-ground and color changing strip led strip lighting sensitive to "dark sky" issues will be employed to add depth, character, safety and interest to the facility in the evening. Recessed led downlights will also be used to light the picnic areas from the shade canopies above.
- Remove existing asphalt paving with new paving along the promenade of the area extending from the Jamaica Bay Inn, south to parcel 21 including the renovation of the existing 1600' long promenade along GR to approximately 200' west of Parcel 21.
- New paving includes several colors of new integral color concrete paving in natural sand tones, a blue wavelike form, and accents of decorative concrete embedded with blue glass to represent "water bubbles." Sections of multi-colored earth-tone narrow modular pavers at the restroom building are also employed to recall the traditional wooden boardwalks.
- New decorative anodized aluminum railing will be incorporated to replace the chain link fencing along the south perimeter of the sea wall at Basin D.
- The project will capture and treat, via a bio-infiltration planter, stormwater runoff from the parking lot that is adjacent to the marina beach promenade. This system will assist in removing pollutants prior to the discharge of stormwater into the marina waters.
- New signage is provided for identification purposes, regulatory purposes and to facilitate ease of wayfinding.
- New landscape consisting of hybrid fan palms will be employed along the edge of the promenade within raised seat wall planters. These palms also include up/down lighting to improve the lighting along the promenade. The landscaping selected includes both native California species as well as drought tolerant grasses. The landscape will be low maintenance and sustainable, while aesthetically unique to its coastal influences.

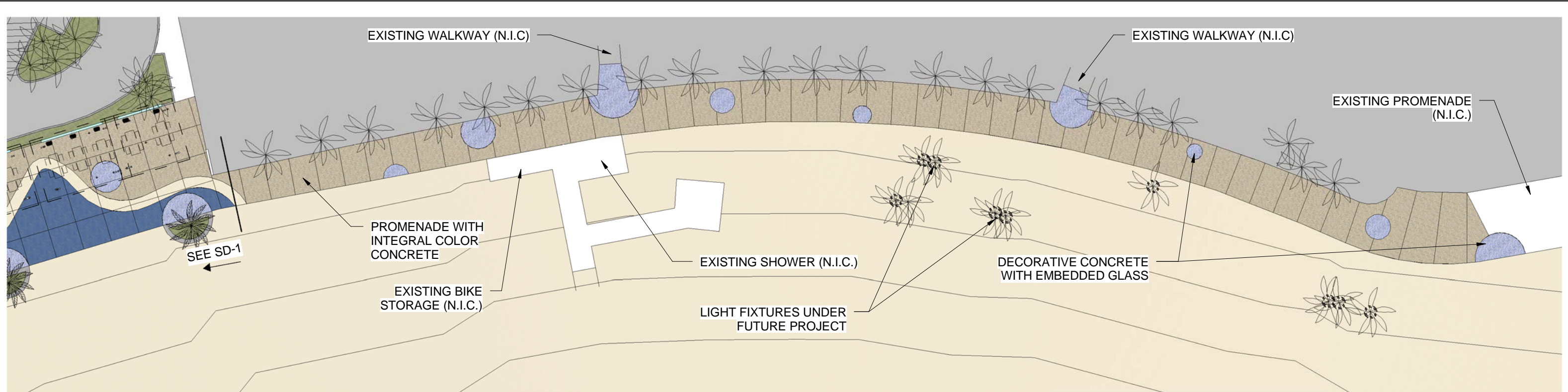
Respectfully,

Ken Stein, AIA  
FRANK R. WEBB ARCHITECTS, INC.

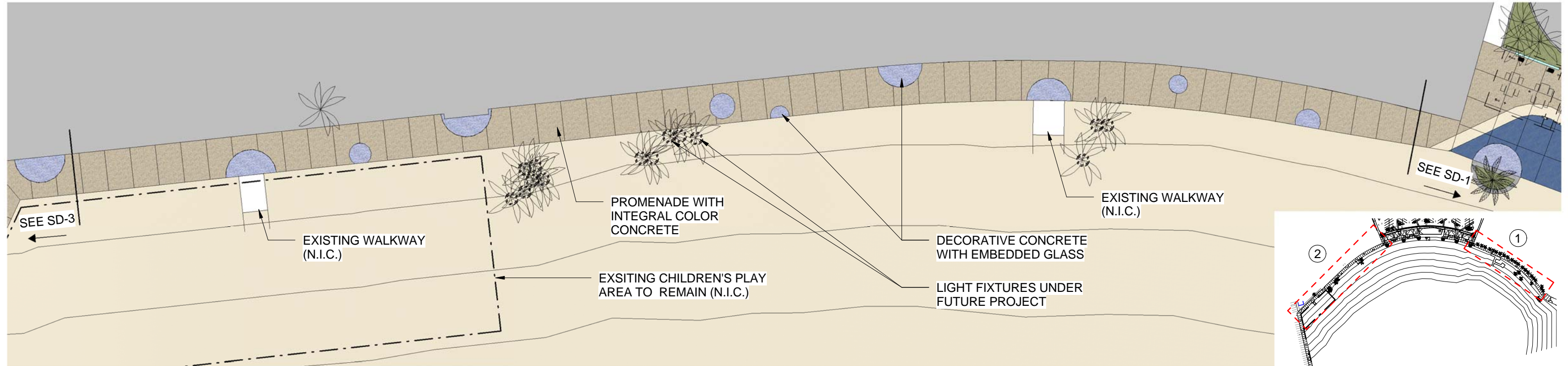




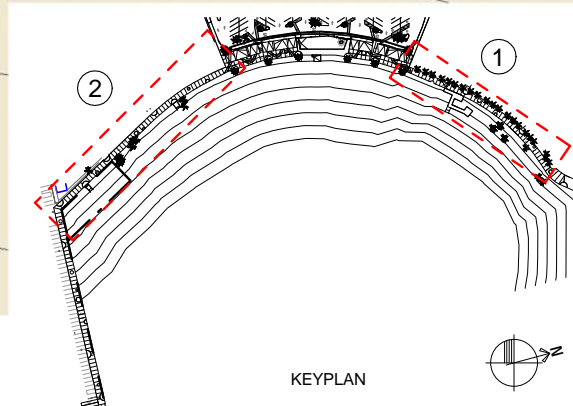




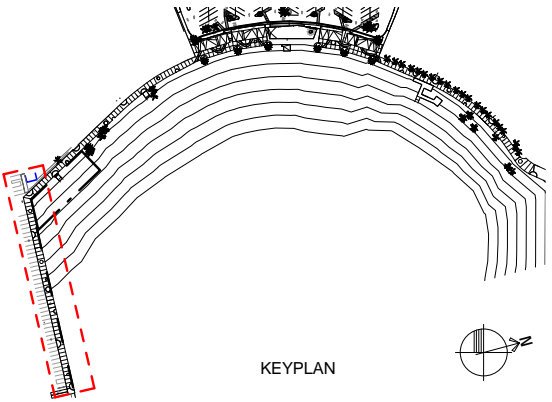
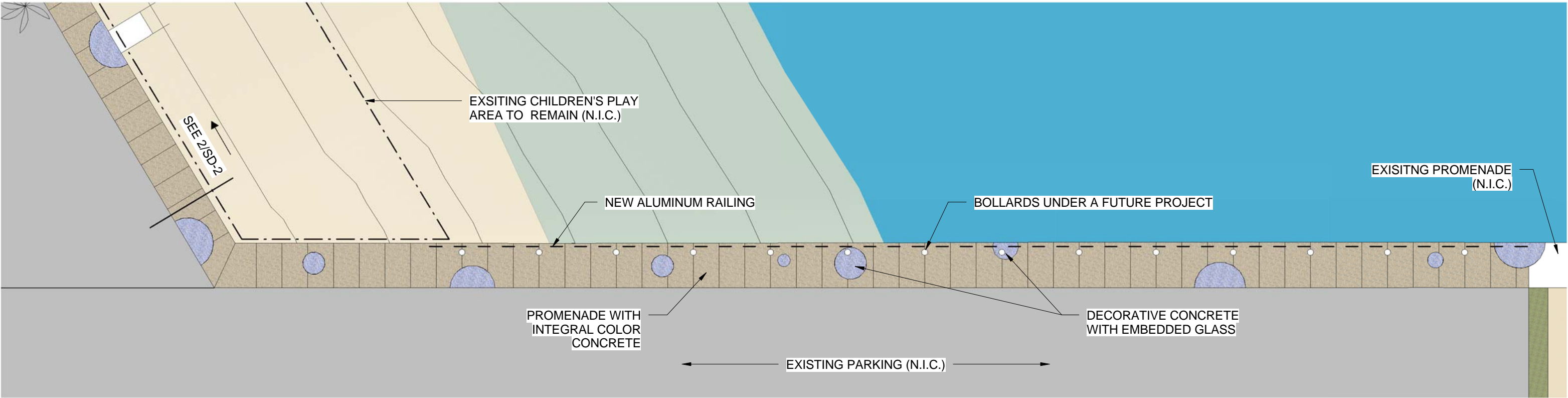
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2



















- 1 CLEAR ANONIZED ALUMINUM FASCIA
- 2 CEMENT BOARD SLAT PANELS
- 3 PAINTED PLASTER OVER EXISTING CMU
- 4 CLEAR ANODIZED PERFORATED METAL SCREEN
- 5 PAINTED PLASTER
- 6 CLEAR ANODIZED ALUMINUM COLUMN COVER
- 7 CLEAR ANODIZED BRONZE EXPANDED METAL MESH
- 8 "WELCOME TO THE BEACH" SIGN
- 9 NARROW MODULAR PAVERS
- 10 INTERGRAL COLOR CONCRETE
- 11 DECORATIVE CONCRETE WITH EMBEDDED GLASS













10-INTEGRAL COLORED CONCRETE

11-DECORATIVE CONCRETE WITH EMBEDDED GLASS

9-NARROW MODULAR PAVERS

5-PAINTED PLASTER

1/6-CLEAR ANODIZED ALUMINUM FASCIA

4-PERFORATED METAL

2-CEMENT BOARD PANELS

7-CLEAR ANODIZED BRONZE EXPANDED METAL MESH

12-INTERIOR CERAMIC TILE

PRECAST CONCRETE PICNIC TABLE  
QUICKCRETE STANDARD - POLISHED NATURAL FINISH

CRANEVEYOR ALUMINUM RAILING

VIEW FROM PROMENADE (LOOKING WEST)

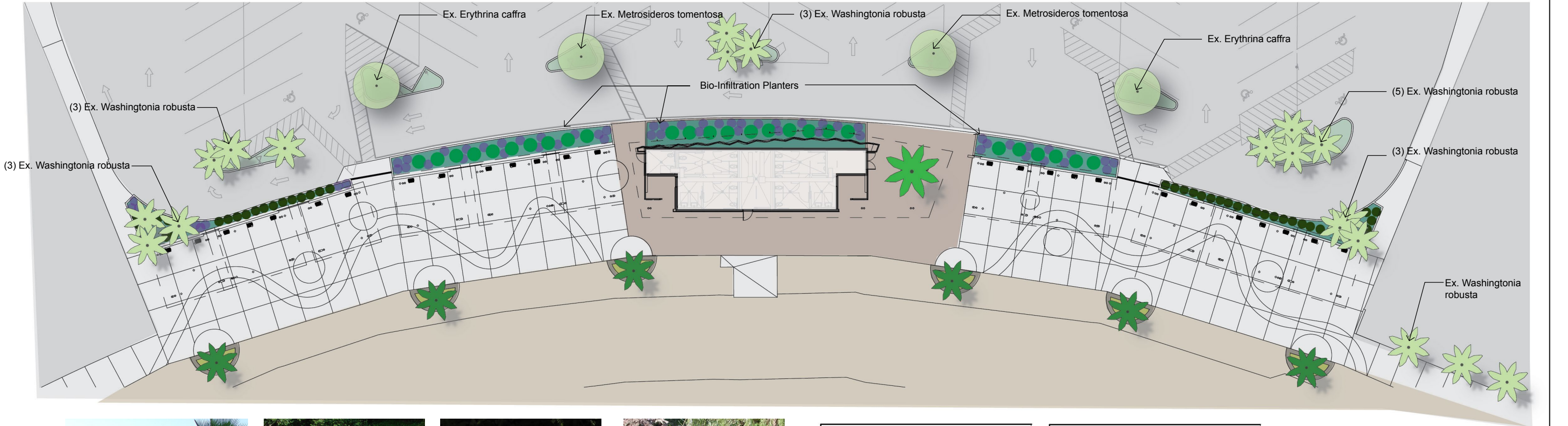
RESTROOM ENTRY (SOUTH)

FRANK R. WEBB  
ARCHITECTS

MATERIAL AND COLOR BOARD

SD-9  
01/15/16





Washingtonia robusta 'Hybrid',  
"Hybrid Fan Palm"



Dietes 'Nola Alba', Katrina African Iris



Iris douglasiana, "Douglas Iris"



Juncus patens, "California Gray Rush"



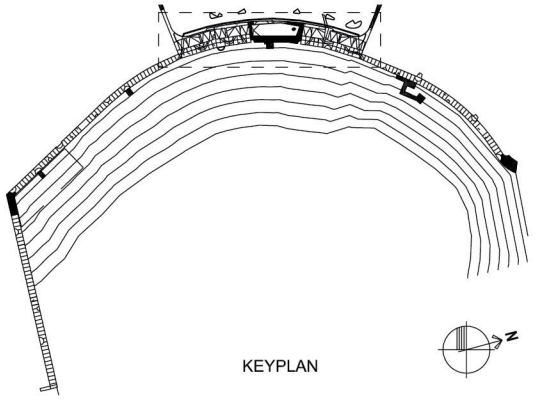
Carex flacca, "Blue Sedge"



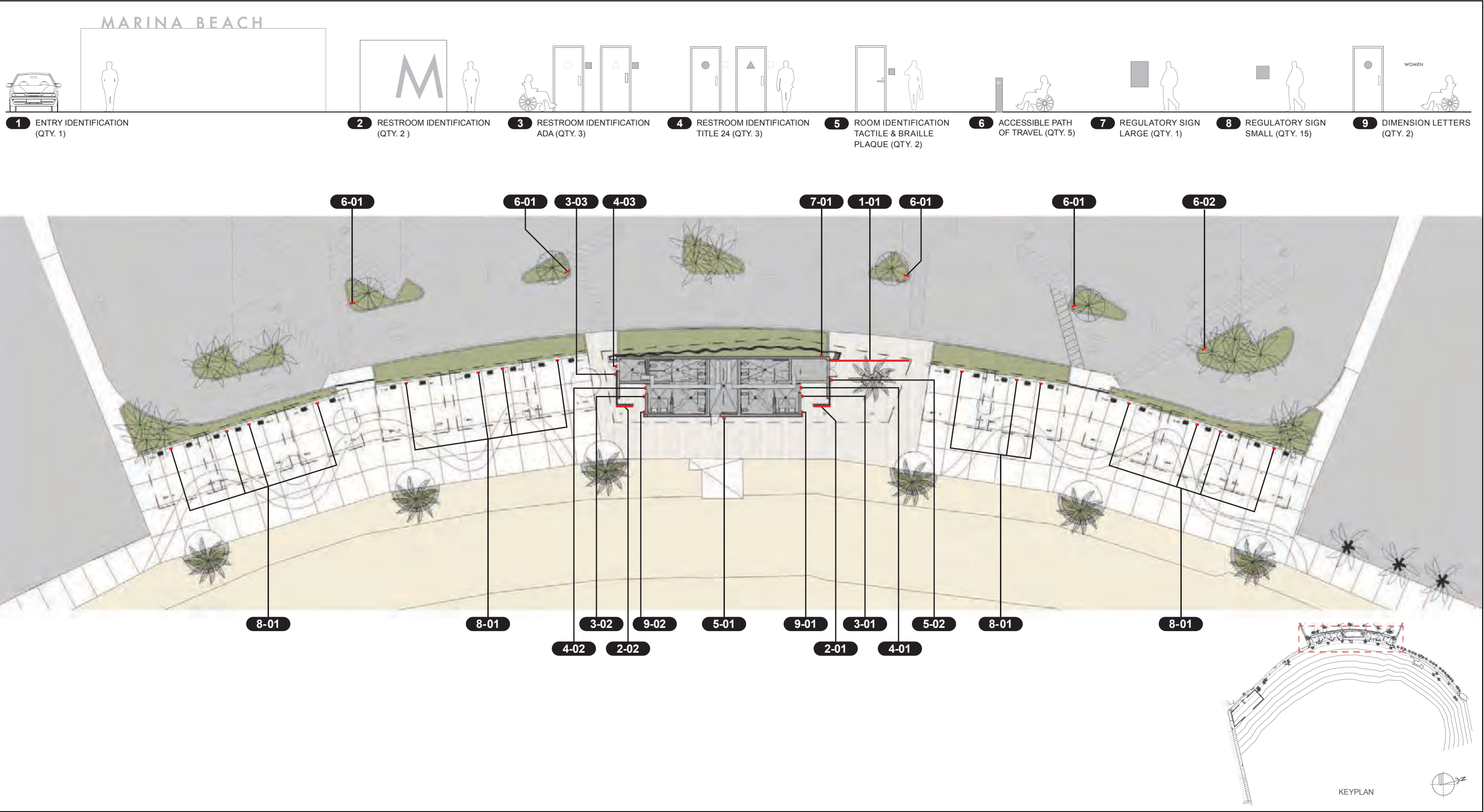
Chondropetalum tectorum, "Small Cape Rush"

TREE LEGEND:	
SYMBOL	BOTANICAL NAME "COMMON NAME"
	WASHINGTONIA ROBUSTA 'HYBRID' "HYBRID FAN PALM"
	WASHINGTONIA ROBUSTA 'HYBRID' "HYBRID FAN PALM"
	EXISTING TREES TO BE PROTECTED IN PLACE

SHRUB & GROUNDCOVER LEGEND:	
SYMBOL	BOTANICAL NAME "COMMON NAME"
	CAREX FLACCA "BLUE SEDGE"
	CHONDROPETALUM TECTORUM "SMALL CAPE RUSH"
	IRIS DOUGLASIANA "DOUGLAS IRIS"
	JUNCUS PATENS "CALIFORNIA GRAY RUSH"
	DIETES X 'NOLA ALBA' "KATRINA AFRICAN IRIS"











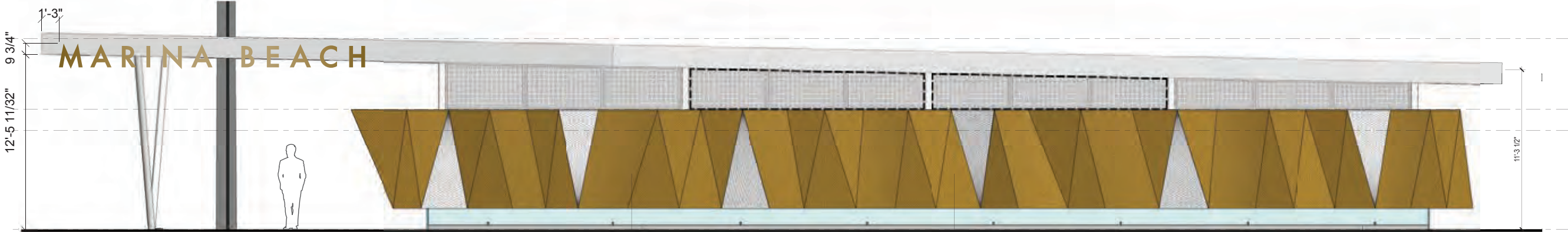
MATERIALS & COLORS



P-3  
BRONZE



P-5  
CLEAR ANODIZED  
ALUMINUM METAL  
PANEL

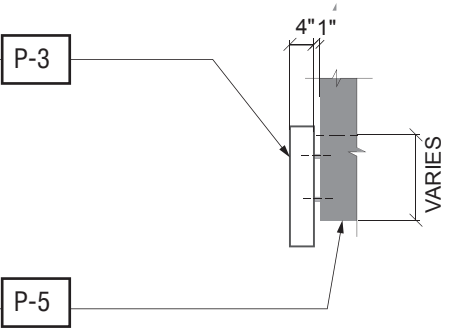


3 CONTEXT ELEVATION  
SCALE: 1/8" = 1'-0"

FONT: FUTURA REGULAR  
SIGN AREA: 37 SQ. FT.



1 FRONT VIEW  
SCALE: 3/8" = 1'-0"



2 SECTION VIEW  
SCALE: 3/8" = 1'-0"

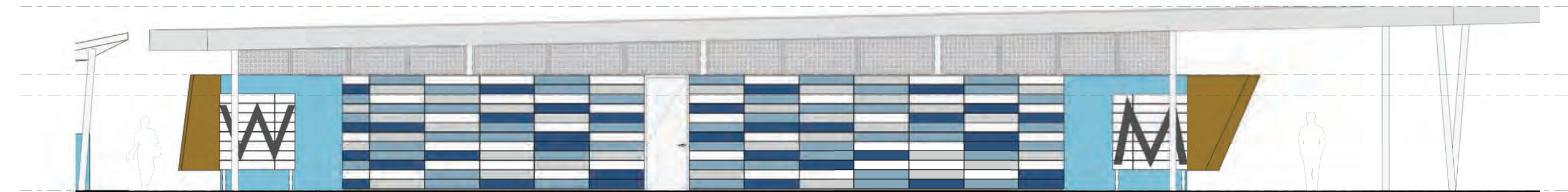




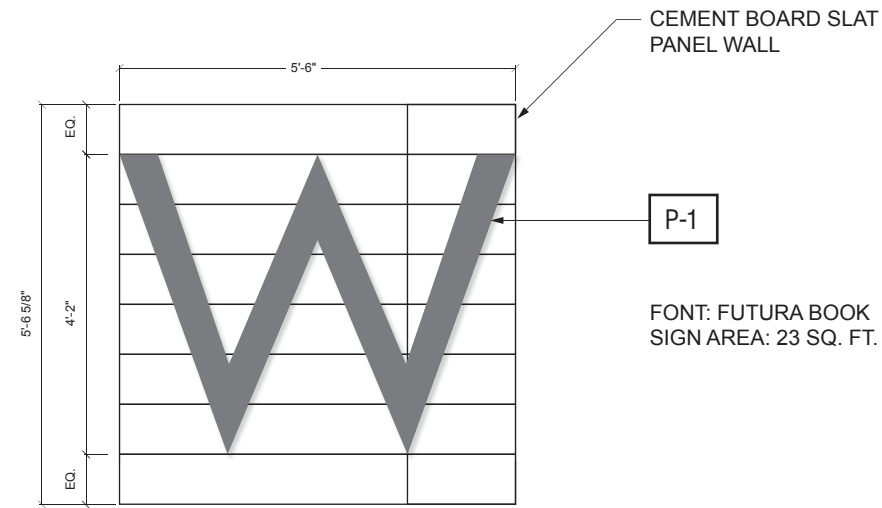
MATERIALS & COLORS



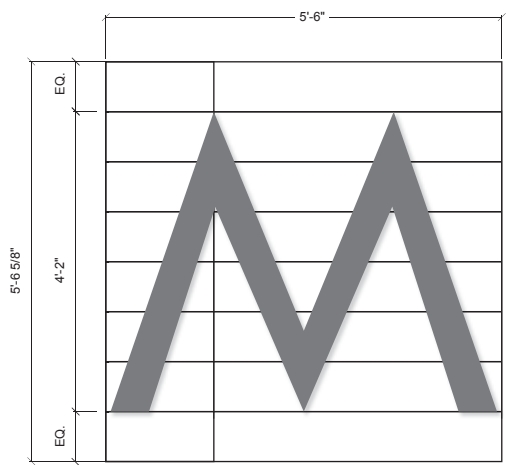
P-1  
DARK GREY-  
POWDER COATED  
ALUMINUM  
PMS 425C



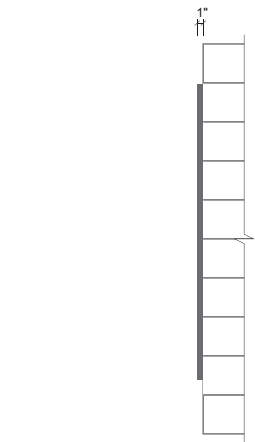
4 CONTEXT ELEVATION  
SCALE: 1/8" = 1'-0"



1 FRONT VIEW  
SCALE: 3/8" = 1'-0"



2 FRONT VIEW  
SCALE: 3/8" = 1'-0"



3 SIDE VIEW  
SCALE: 3/8" = 1'-0"





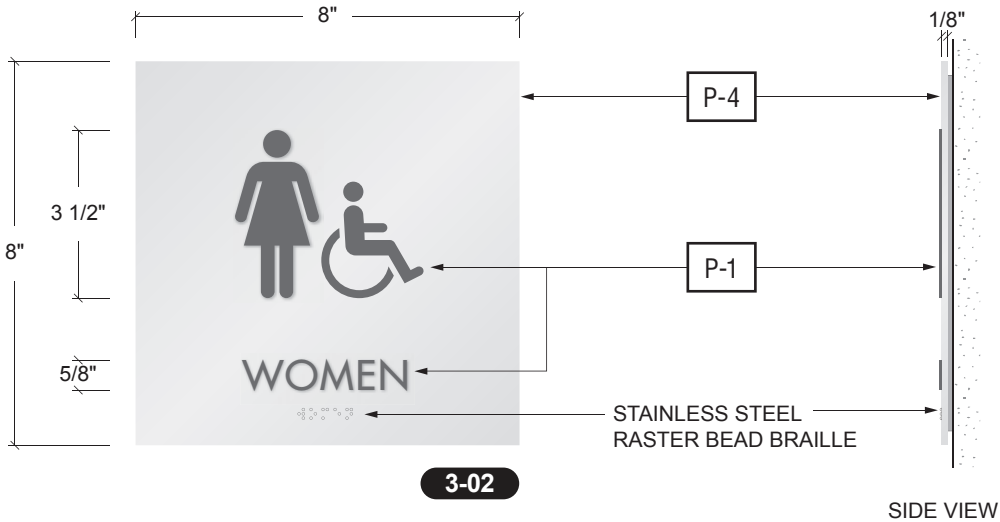
MATERIALS & COLORS



P-1  
DARK GREY  
PMS 425C



P-4  
SATIN SILVER/  
CLEAR ANODIZED  
ALUMINUM



SIDE VIEW

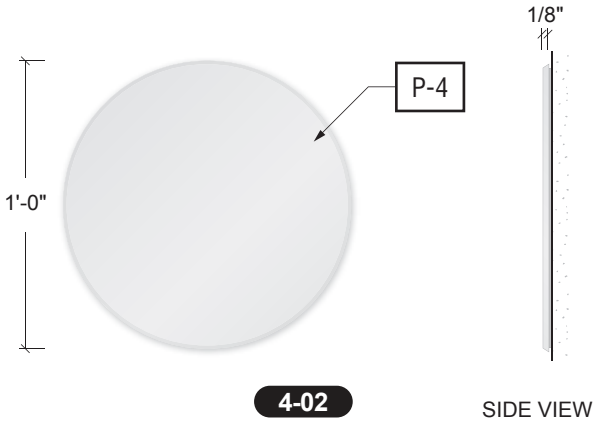
2 RESTROOM ID ADA - WOMEN  
SCALE: 3" = 1'-0"

FONT: FUTURA BOOK  
SIGN AREA: 'WOMEN' 25 SQ. FT.  
'MEN' 1 SQ. FT.



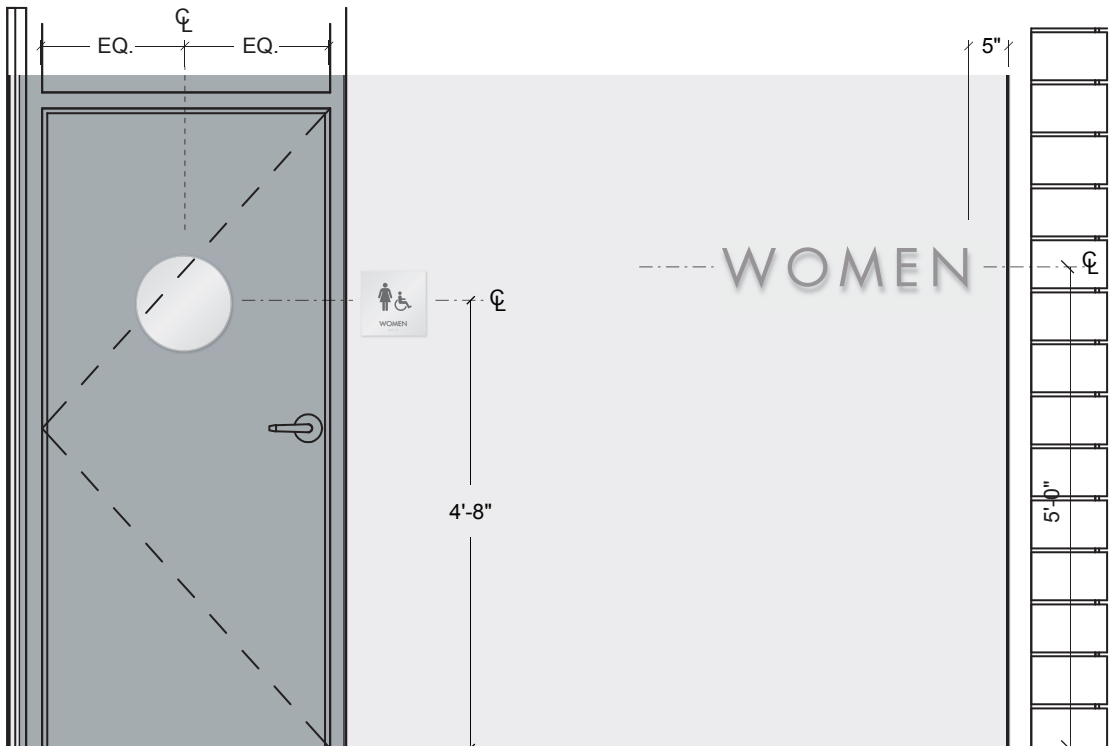
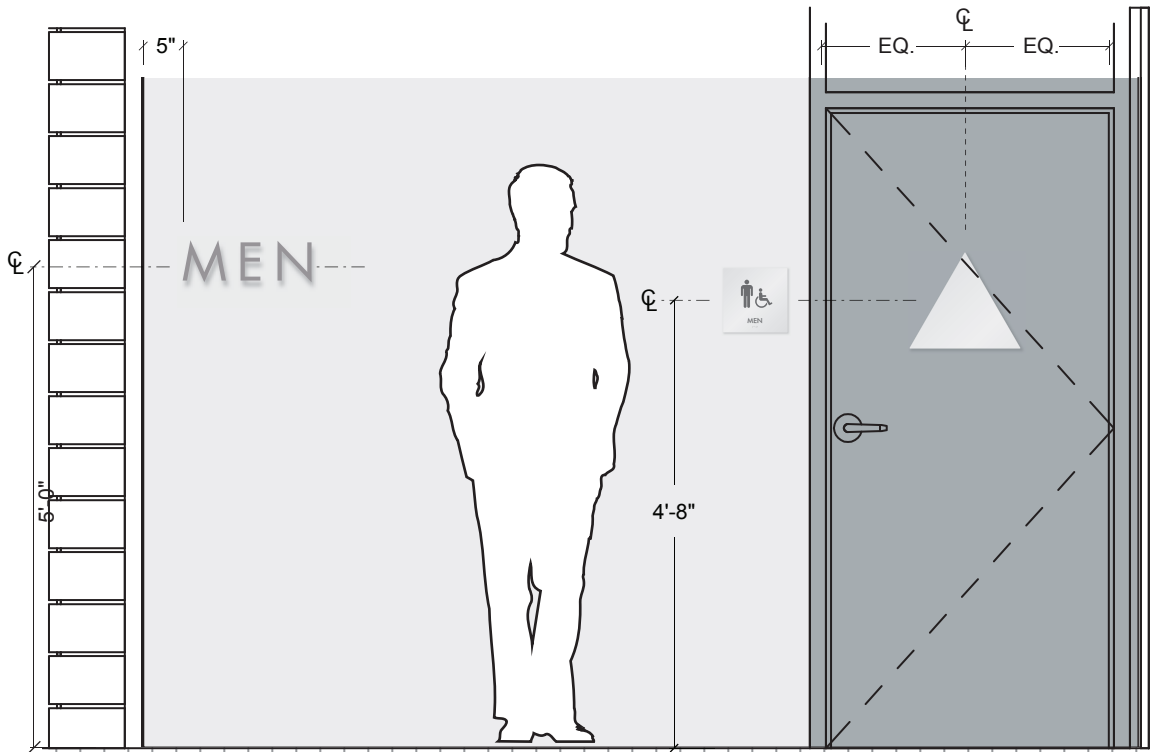
SIDE VIEW

1 DIMENSION LETTERS - WOMEN  
SCALE: 1 1/2" = 1'-0"



SIDE VIEW

3 RESTROOM ID TITLE 24 - WOMEN  
SCALE: 1 1/2" = 1'-0"



4 CONTEXT ELEVATIONS TYPICAL  
SCALE: 1/2" = 1'-0"

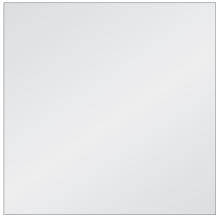




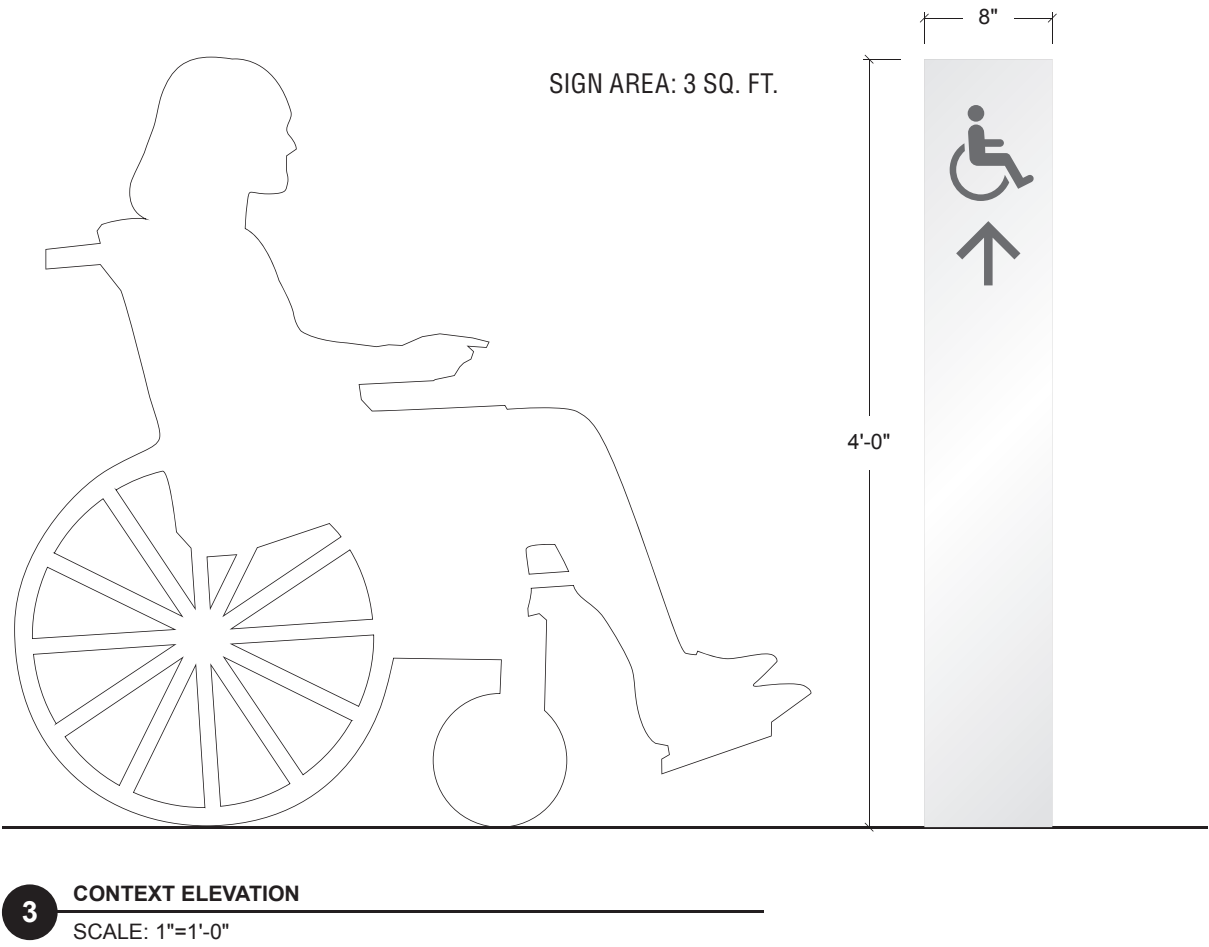
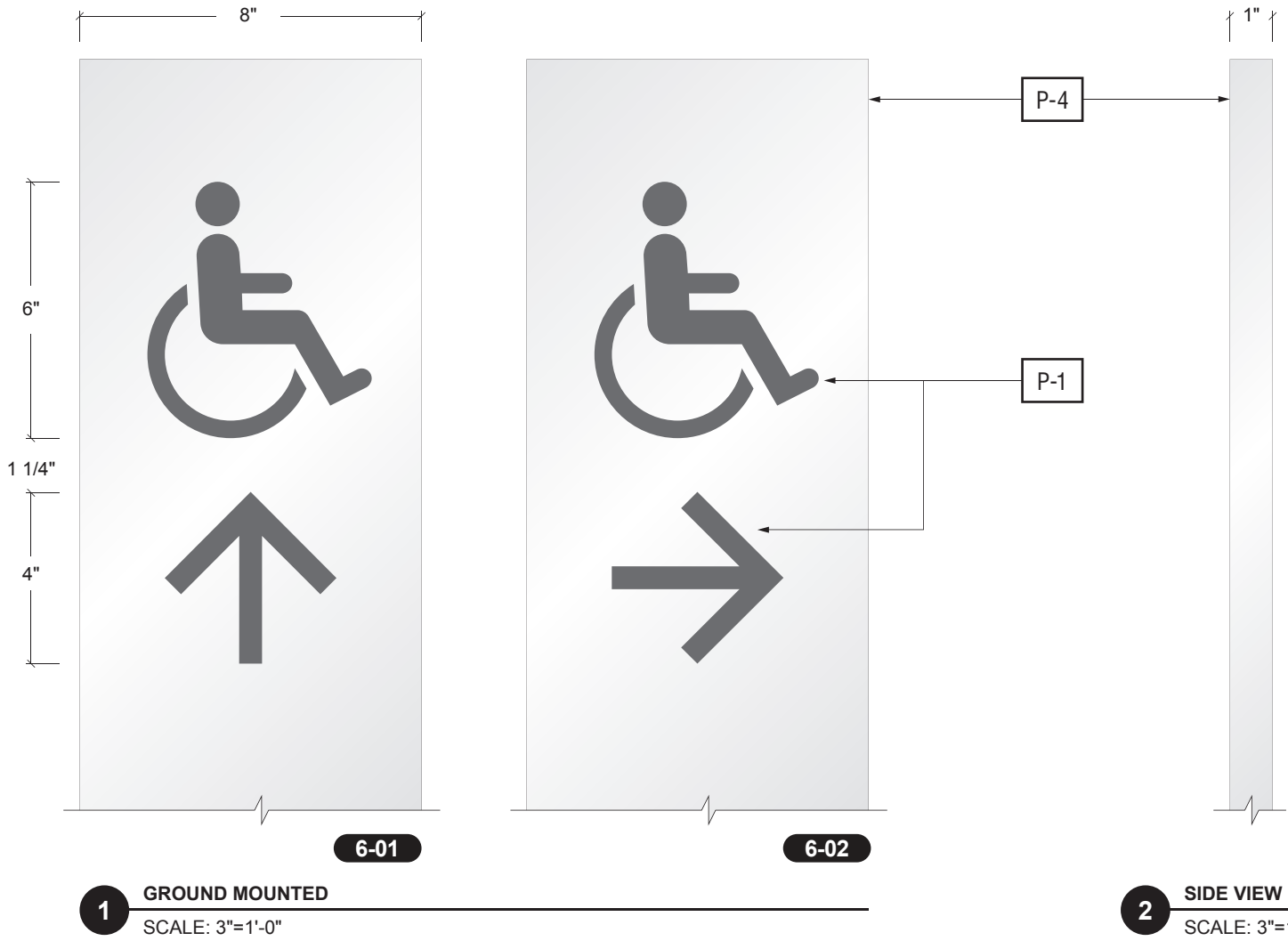
MATERIALS & COLORS



P-1  
DARK GREY  
PMS 425C



P-4  
SATIN SILVER/  
CLEAR ANODIZED  
ALUMINUM







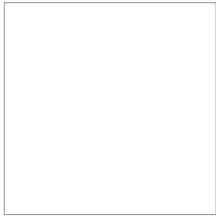
MATERIALS & COLORS



P-1  
DARK GREY  
PMS 425C



P-2  
SAFETY BLUE  
PMS 287C



P-6  
POWDER COAT  
WHITE ALUMINUM



1 FRONT VIEW  
SCALE: 1 1/2" = 1'-0"

2 SIDE VIEW  
SCALE: 1 1/2" = 1'-0"



3 TYPICAL ELEVATION  
SCALE: 1" = 1'-0"





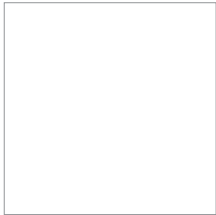
MATERIALS & COLORS



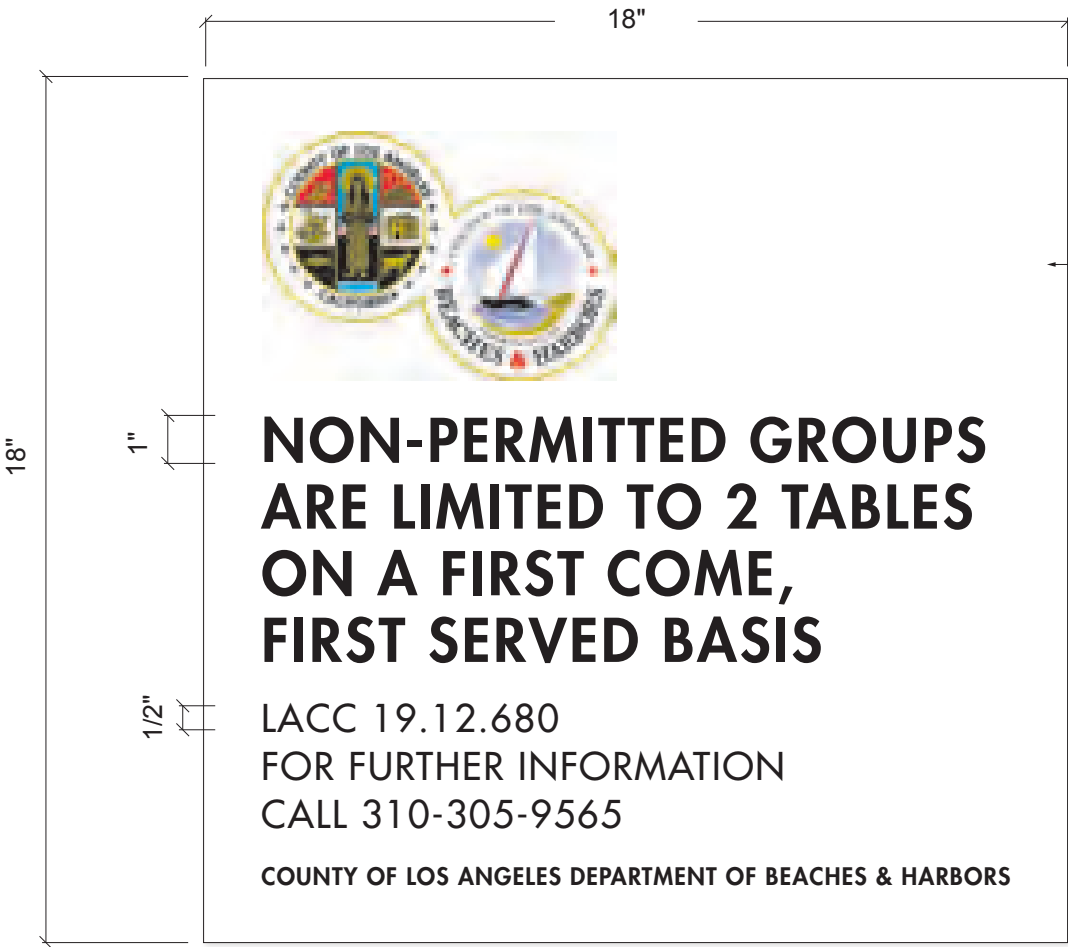
P-1  
DARK GREY  
PMS 425C



P-2  
SAFETY BLUE  
PMS 287C



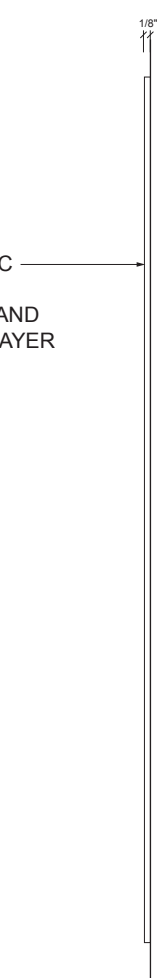
P-6  
POWDER COAT  
WHITE ALUMINUM



1 FRONT VIEW  
SCALE: 3" = 1'-0"

1/8" THICK PAINTED ZINC  
PANEL GRAPHICS WITH  
SCREENED GRAPHICS AND  
ANTI-GRAFFITI LAYER LAYER  
APPLIED

SING AREA: 6 SQ. FT.

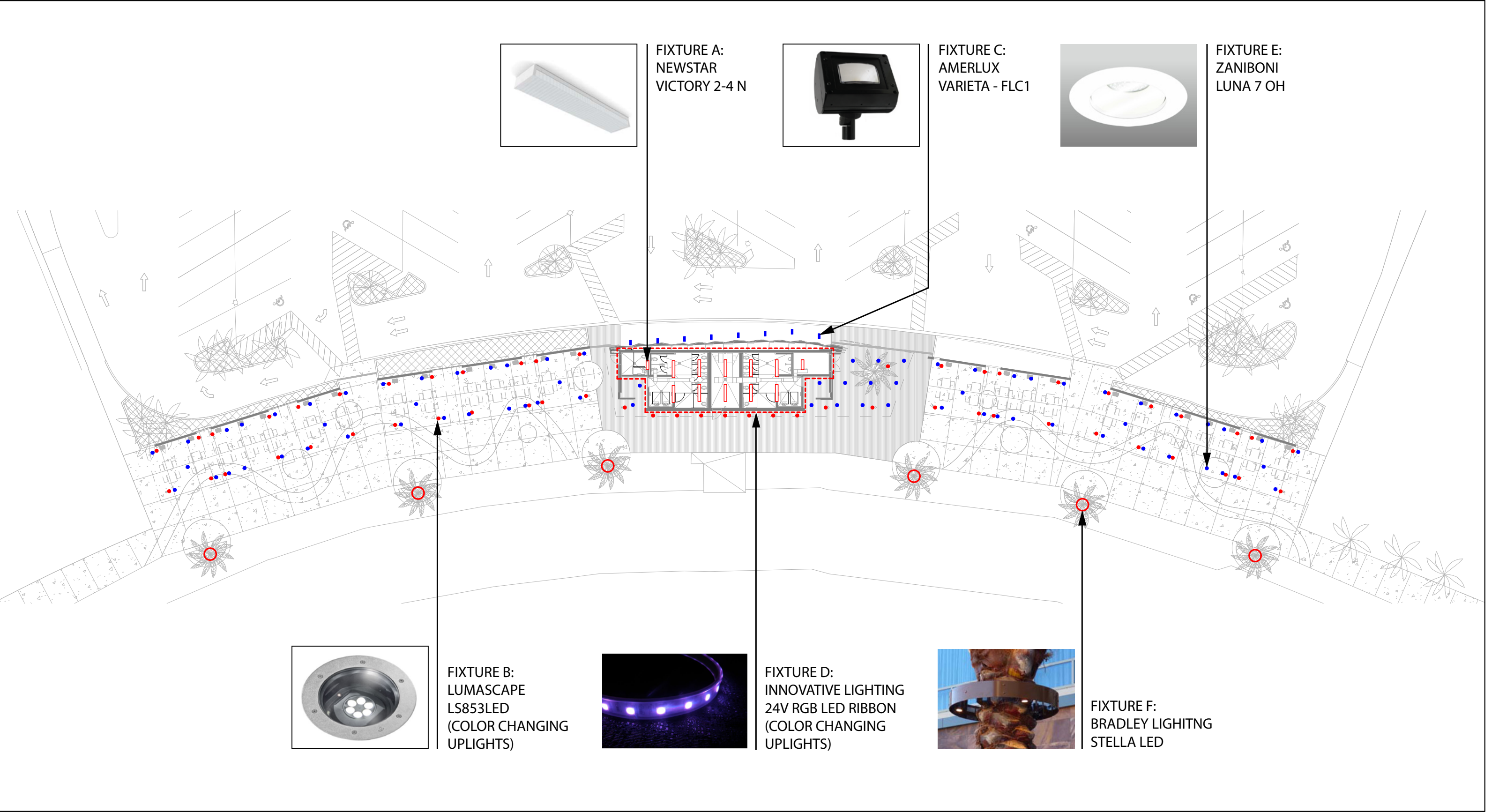


2 SIDE VIEW  
SCALE: 3" = 1'-0"



3 TYPICAL ELEVATION  
SCALE: 6" = 1'-0"









Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

February 11, 2016

TO: Design Control Board  
FROM:   
Gary Jones, Director

**SUBJECT: ITEM 6A – MARINA DEL REY WETLAND PARK – DCB #16-002 –  
CONSIDERATION OF NEW SIGNAGE, FENCING, AND LIGHTING**

Item 6A on your agenda is a submittal from the Department of Beaches and Harbors (DBH), seeking approval for new signage, fencing, and lighting for the proposed Marina del Rey Wetland Park (wetland park), to be located on Lease Parcel 9 on the northeast corner of Via Marina and Tahiti Way.

**Background**

Parcel 9 is currently vacant and includes vegetation and the partial foundation of a development that was abandoned shortly after construction began in the 1980s. On December 12, 2012, the California Coastal Commission approved plans to develop the southern portion of the site with a 1.46-acre wetland park. The remainder of the site has been approved by the Regional Planning Commission for the construction of a hotel. The proposed wetland park would include:

- Landscaping consisting of native and wetland plant species;
- A connection pipe through the seawall to provide a tidal influence;
- A viewing area at the corner of the park near the Via Marina and Tahiti Way intersection;
- A walking path that meanders along the southern boundary of the park;
- A 28-foot wide grey grasscrete fire access lane along the northern boundary of the park, with a meandering 72" wide grey concrete pedestrian walking path; and
- 21 public parking spaces (4 surface; 17 garage) that would be located at the adjacent proposed hotel.

To finalize the remaining design components of the wetland park, staff is asking the Design Control Board to review the proposed signage, fencing, and lighting.

**Fencing**

Two fence types are proposed at the park. Cable rail fencing is proposed around the perimeter of the park with a hinged and locked 3'-6" wide gate. This fence would stand 3'-7" tall with black anodized aluminum tube railing every 6'. The fence would feature a wooden top rail with stainless steel cables below.





A wooden split rail fence is proposed within the park along the pedestrian path to discourage visitors and pets from entering the designated wetland area and disturbing wildlife and vegetation. This fence would stand 2' tall, with wooden posts at a maximum of every 6'. Two rails would be affixed to the posts. The wood would be pressure treated lodgepole pine with a waterproofing coat.

### **Signage**

The park would feature four sign types: identification, interpretive, regulatory, and directional/informational. All signs would be made of aluminum and feature the following color palette.

- Weathered Bronze Metallic (MP20155)
- Envy Green Metallic (MP42233)
- Standard White
- Gustave Grey Metallic (MP51684)

#### *Identification Sign*

One freestanding identification sign is proposed at the park entrance at the corner of Via Marina and Tahiti Way. The sign would be roughly 24 square feet and measure 4' tall by 6' wide. The sign would consist of a sign panel affixed to a bronze post and arm. The sign would feature a wetland setting with green grass and grey bird silhouettes against a white background. The top center of the sign would read "Marina del Rey, Wetland Park". The "Marina del Rey" text would use 2 1/4" tall grey letters with font type Proxima Nova Light. The "Wetland Park" text would use 5 5/8" tall grey letters with font type Bebas Neue Bold. Two County seals would be featured below the text.

#### *Interpretive Signs*

The interpretive signage would consist of two signs placed side by side at four locations around the perimeter of the wetland park. The combined area of the two signs would measure approximately 5.5 square feet, with each sign panel measuring 1'-8" by 1'-8". The two sign panels would be placed approximately 5" apart and mounted 3'-5" above grade on the split rail fencing using bronze brackets. The signs would consist of a white sign panel with wetland grass silhouettes in the background, a green accent bar, and a green back plate. The main sign panel would feature photos and descriptions of the wetland plants and wildlife. Text on the signs would range from 1/2" to 3/8" tall grey color text, using front types Bebas Neue and Futura Condensed Medium.

#### *Regulatory Signs*

Two regulatory signs would be located near the main wetland park entrance at the corner of Via Marina and Tahiti Way, and further down the walking path adjacent to Tahiti Way. The signs would be 2.7 square feet each, and measure 1'-4" tall by 2' wide. The signs would be mounted 3'-5" above grade on the split rail fencing using bronze brackets. The signs would consist of a white sign panel, a green accent bar, and a bronze back plate. The signs would read "Sensitive Wetland Area, only wildlife beyond this point. Dogs must



be on a leash. LACC 10.32.010". The text would be grey, font type Bebas Neue Bold, and range in size from 1" to 1 ¾".

#### *Wayfinding Signs*

One main directional sign would be mounted to the wetland park fence facing Via Marina. The sign would be six square feet and measure 2' tall by 3' wide. The sign would consist of a white sign panel, a green accent bar, and a bronze back plate. The sign would read "Wetland Park, Public Parking Located on Lot 11 at the Corner of Panay Way and Via Marina". The text would be grey and use font type Bebas Neue Bold, with 3 7/8" letters for the title and 2 3/8" letters for the message text. Once the neighboring hotel project is built, the sign text would be changed to read "Public Parking Located at the Marriott Hotel."

Other small directional signs would be placed at each parking stall designated for wetland park visitors, as well as the entrance to the hotel. These signs would use the same materials and color palette as the other wetland park signs.

#### **Fire Lane**

A 28-foot wide grey grasscrete fire access lane, with a meandering 6' wide grey concrete pedestrian walking path, would be located along the northern boundary of the park. This fire lane would be utilized for multiple purposes. First, it would provide required emergency vehicle access to the proposed neighboring hotel project. Second, it would provide pedestrian access to the wetland park and waterfront promenade. Third it would preserve view corridors to the water and provide a transition between the wetland park and the proposed hotel.

#### **Lighting**

Proposed lighting consists of bollard lights, which would be made of aluminum with a clear finish, stand 3'-8" tall, and line both sides of the fire access lane. Hours of illumination would be from dusk until dawn. The decomposed granite pedestrian path along the south side of the wetland park would not be illuminated.

#### **Promenade**

All promenade design details will be reviewed at a later date, when the hotel project returns for its final design review.

#### **STAFF REVIEW**

Staff finds the proposed signage, fencing, and lighting improvements are consistent with the Marina del Rey Land Use Plan, Specific Plan, and Revised Permanent Sign Controls and Regulations.

**The Department recommends APPROVAL of DCB # 16-002 as submitted, with the following condition:**



Design Control Board  
February 11, 2016  
Item 6A  
Page 4

- 1) No change shall be made to the approved design without the written consent of the Design Control Board.**

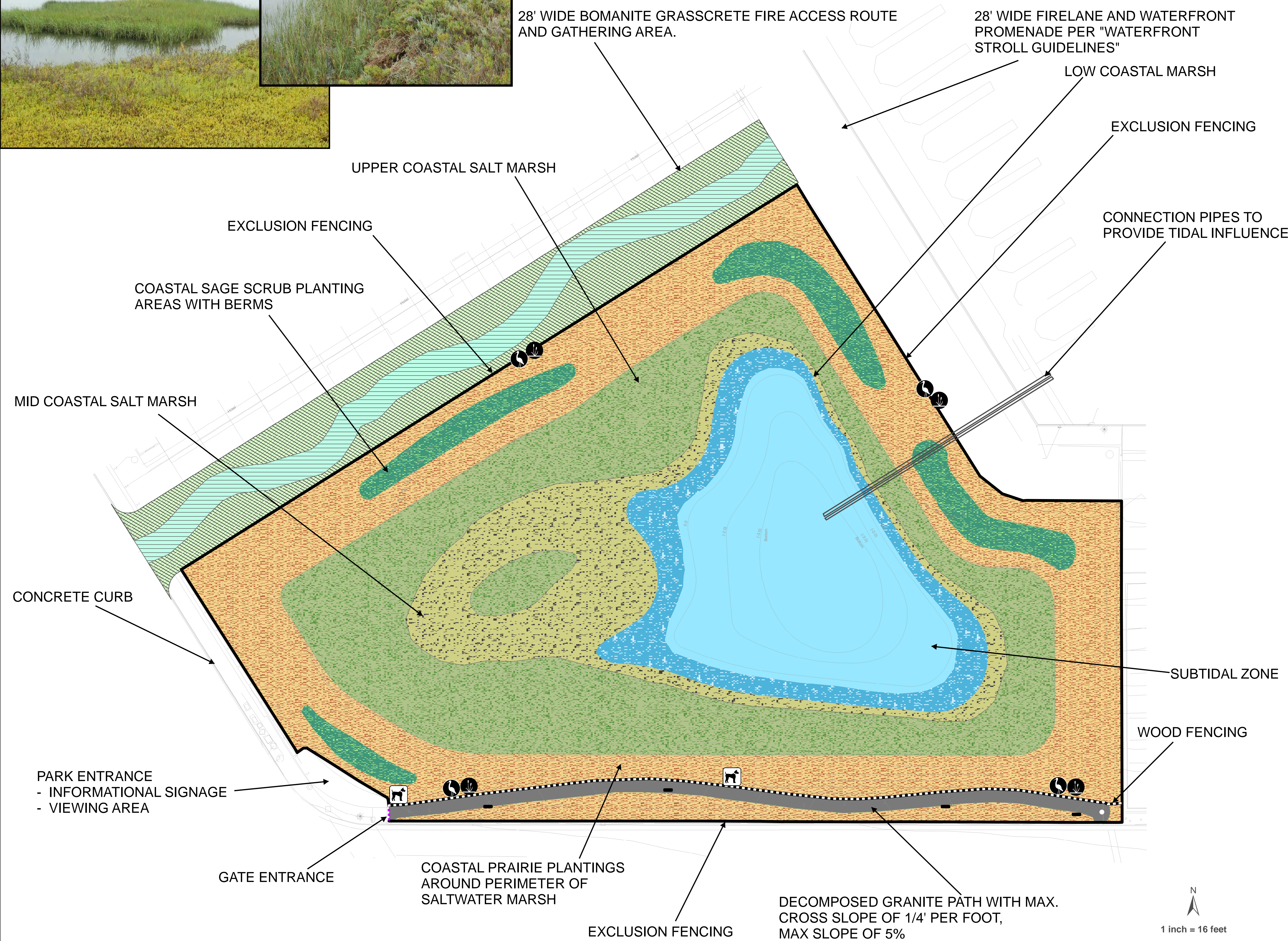
GJ:CM:te



PHOTOGRAPHS OF COASTAL SALT MARSH HABITAT SIMILAR TO HABITAT TO BE PLANTED FOR WETLAND PARK



# WETLAND PARK RESTORATION PLAN PARCEL 9U



## Signage

Sensitive Wetland Area/Domestic Animal Control Signage

Interpretive Signage

Bench Seating

## PLANT PALETTE FOR RESTORED COASTAL SALT MARSH

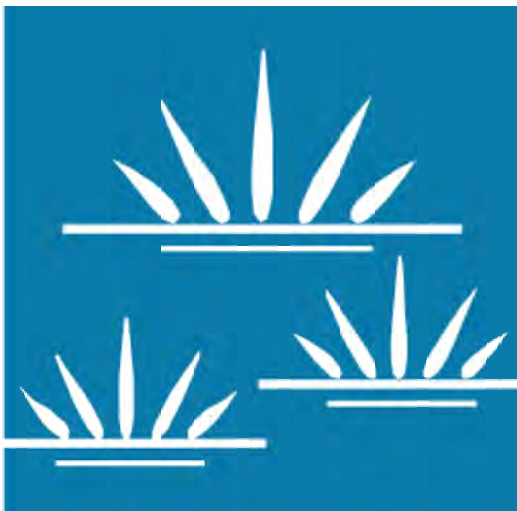
Plant Species	Container Size	Spacing
<b>Low-Marsh</b>		
California Cord Grass ( <i>Spartina foliosa</i> )	1 gal	3 foot o.c. (clumped)
Saltwort ( <i>Batis maritima</i> )	1 gal	6 foot o.c. (scattered)
Saltmarsh bulrush ( <i>Bolboschoenus maritimus</i> )	1 gal	12 foot o.c. (clumped)
Olney's bulrush ( <i>Schoenoplectus americanus</i> )	1 gal	12 foot o.c. (clumped)
<b>Mid-Marsh</b>		
Pacific Pickleweed ( <i>Sarcocornia pacifica</i> )	1 gal	3 foot o.c. (scattered)
Alkali Heath ( <i>Frankenia salina</i> )	1 gal	3 foot o.c. (scattered)
Fleshy Jaumea ( <i>Jaumea carnosa</i> )	1 gal	3 foot o.c. (scattered)
Saltmarsh Rosemary ( <i>Limonium californicum</i> )	1 gal	Small groupings
Saltgrass ( <i>Distichlis spicata</i> )	1 gal	3 foot o.c. (clumped)
Saltmarsh seablite ( <i>Suaeda esteroa</i> )	1 gal	12 foot o.c. (scattered)
<b>Upper-Marsh</b>		
Parish' Saltwort ( <i>Arthrocnemum subterminale</i> )	1 gal	3 foot o.c. (scattered)
Clustered Field sedge ( <i>Carex praegracilis</i> )	1 gal	12 foot o.c. (clumped)
Woolly Seablite ( <i>Suaeda taxifolia</i> )	1 gal	12 foot o.c. (scattered)
Willow Dock ( <i>Rumex salicifolius</i> )	Seed	Scattered (perimeter)
Southwestern Spiny Rush ( <i>Juncus acutus leopoldi</i> )	1 gal	3 foot o.c. (perimeter)
Shore grass ( <i>Monanthochloe littoralis</i> )	1 gal	3 foot o.c. (perimeter)
Coulter's goldfields ( <i>Lasthenia glabrata coulteri</i> )	Seed	Scattered (perimeter)
Saltmarsh Heliotrope ( <i>Heliotropium curassavicum</i> )	Seed	Scattered (perimeter)
Saltmarsh Sand Spurrey ( <i>Spergularia marina</i> )	Seed	Scattered (perimeter)
Alkali weed ( <i>Cressa truxillensis</i> )	Seed	Scattered (throughout)

## PLANT PALETTE FOR COASTAL PRAIRIE

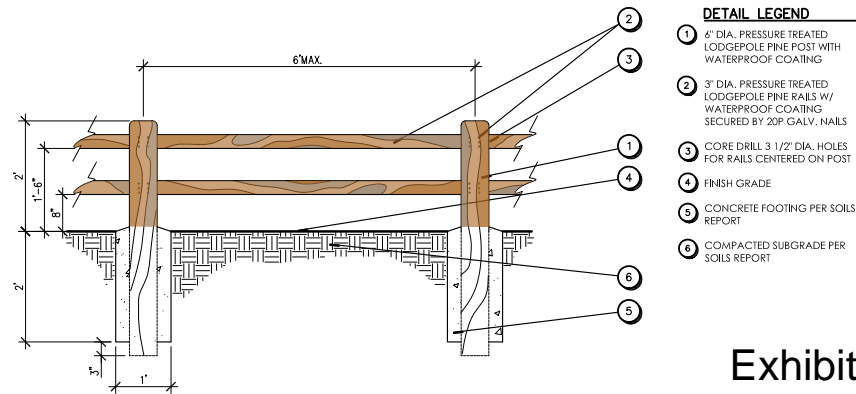
Plant Species	Container Size	Spacing
<b>Container Plants</b>		
Wild hyacinth ( <i>Dichelostema capitatum</i> )	Rosepots	3 foot o.c. (scattered)
Coast goldenbush ( <i>Isooma menziesii</i> )	1 gal	8 foot o.c. (scattered)
Mesa horkelia ( <i>Horkelia cuneata</i> )	1 gal	3 foot o.c. (scattered)
Wishbone bush ( <i>Mirabilis californica</i> )	1 gal	10 foot o.c. (scattered)
Coast range melic ( <i>Melica californica</i> )	Liners	2 foot o.c. (clumped)
Purple needlegrass ( <i>Nassella pulchra</i> )	Liners	2 foot o.c. (clumped)
Blue eyed grass ( <i>Sisyrinchium bellum</i> )	Rosepots	2 foot o.c. (clumped)
<b>Seed Mix</b>		
Bentgrass ( <i>Agrostis pallens</i> )	seed	
Common goldenstar ( <i>Bloomeria crocea</i> )	seed	
California goldfields ( <i>Lasthenia californica</i> )	seed	
Foothill needlegrass ( <i>Nassella lepida</i> )	seed	
Dot seed plantain ( <i>Plantago erecta</i> )	seed	
Blue eyed grass ( <i>Sisyrinchium bellum</i> )	seed	
Orcutt's pincushion ( <i>Chaenactis glabrucula orcuttiana</i> )	seed	

## PLANT PALETTE FOR COASTAL SAGE SCRUB

Plant Species	Container Size	Spacing
<b>Container Plants</b>		
California sagebrush ( <i>Artemisia californica</i> )	1 gal	5 foot o.c. (scattered)
Coast goldenbush ( <i>Isooma menziesii</i> )	1 gal	8 foot o.c. (scattered)
Encelia californica ( <i>Encelia californica</i> )	1 gal	5 foot o.c. (scattered)
Sea cliff buckwheat ( <i>Eriogonum parvifolium</i> )	1 gal	6 foot o.c. (scattered)
Purple needlegrass ( <i>Nassella pulchra</i> )	Liners	2 foot o.c. (clumped)
Coyote bush ( <i>Baccharis pilularis</i> )	1 gal	20 foot o.c. (clumped)
<b>Seed Mix</b>		
Wild hyacinth ( <i>Dichelostema capitatum</i> )	seed	
Foothill needlegrass ( <i>Nassella lepida</i> )	seed	
Purple needlegrass ( <i>Nassella pulchra</i> )	seed	
Blue eyed grass ( <i>Sisyrinchium bellum</i> )	seed	



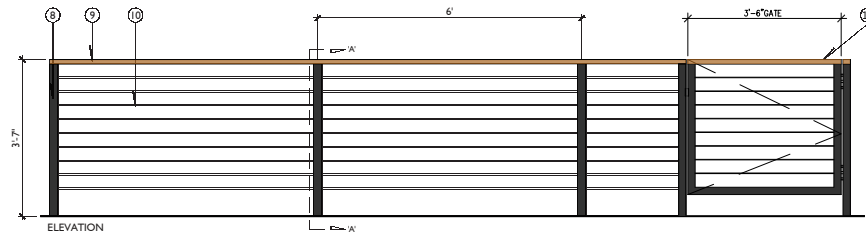
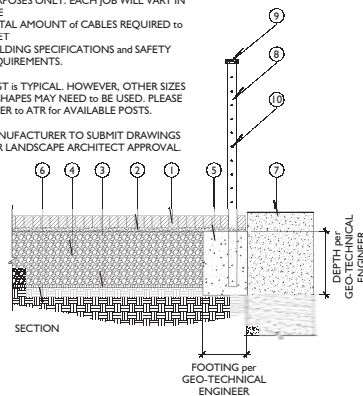




(A) WOOD RAIL FENCE along PEDESTRIAN PATH

**NOTES:**

1. SEE CONSTRUCTION PLAN for PAVER PATTERN.
2. JOINT SAND to be LOGICAL RESOURCE POLYMERIC or EQUAL.
3. GUARDRAIL SHOWN IS for VISUAL PURPOSES ONLY. EACH JOB WILL VARY IN THE TOTAL AMOUNT of CABLES REQUIRED to MEET BUILDING SPECIFICATIONS and SAFETY REQUIREMENTS.
4. POST is TYPICAL. HOWEVER, OTHER SIZES or SHAPES MAY NEED to BE USED. PLEASE REFER to ATR for AVAILABLE POSTS.
5. MANUFACTURER to SUBMIT DRAWINGS for LANDSCAPE ARCHITECT APPROVAL.



SYMBOL	ITEM	MANUFACTURER/SUPPLIER	COLOR	FINISH	COMMENTS
1	CABLE RAIL SYSTEM	ATR TECHNOLOGIES CONTACT: BERT ROARK 909.399.9724	BLACK ANODIZED	-	STAINLESS CABLE RAIL SYSTEM WITH 1.85 TOP RAIL TO RECEIVE COMPOST (RESYSTA) RAIL. PREDECKED POST.

CONTRACTOR TO PROVIDE 3' X 3' SAMPLE OF CONCRETE PAVING & STONE PAVING ON SITE TO BE APPROVED BY L.A. PRIOR TO INSTALLATION.

\*NOTE: THE COMPONENTS AND CONNECTION TECHNIQUES SHOWN HEREIN ARE PROVIDED SOLELY FOR USE IN INCORPORATING "ALUMINUM TUBE RAILINGS" BY ATR TECHNOLOGIES, INC. INTO THE OVERALL PROJECT DESIGN AND ARE THE PROPRIETARY INTELLECTUAL PROPERTY OF ATR TECHNOLOGIES, INC. ALL RIGHTS RESERVED. CONTACT: BERT ROARK - 909.399.9724

**LEGEND:**

1. VEHICULAR CONCRETE PAVER FIELD - SEE PAVER LEGEND FOR COLOR AND PATTERN. SEE VEHICULAR CONCRETE PAVING DETAIL.
2. 1" DEPTH CLEAN NON-PLASTIC SAND LAYING COURSE PER GEOTECHNICAL REPORT. SEE VEHICULAR CONCRETE PAVING DETAIL.
3. SEE VEHICULAR CONCRETE PAVING DETAIL.
4. CLASS 2 ROAD BASE COMPACTED. SEE VEHICULAR CONCRETE PAVING DETAIL.
5. CONCRETE SUBGRADE. PER GEOTECHNICAL ENGINEER. SEE VEHICULAR PAVING DETAIL.
6. COMPACTED SUB-GRADE PER GEOTECHNICAL ENGINEER. SEE VEHICULAR PAVING DETAIL.
7. EXISTING SEA WALL. REFERENCE ONLY.
8. 4G - 2" X 2" POST.
9. CUSTOM WOOD TOP RAIL. ATR to COORDINATE CUSTOM SIZE. (MANUFACTURED BY RESYSTA) CONTACT: ZORADA - 909.436.7060
10. STAINLESS STEEL CABLE.
11. HINGED GATE WITH PAD LOCK HASP

**G** CABLE RAIL at PROMENADE

Scale: 3/4" = 1'-0"  
NET CAB RAIL.FEN

**Exhibit 6**

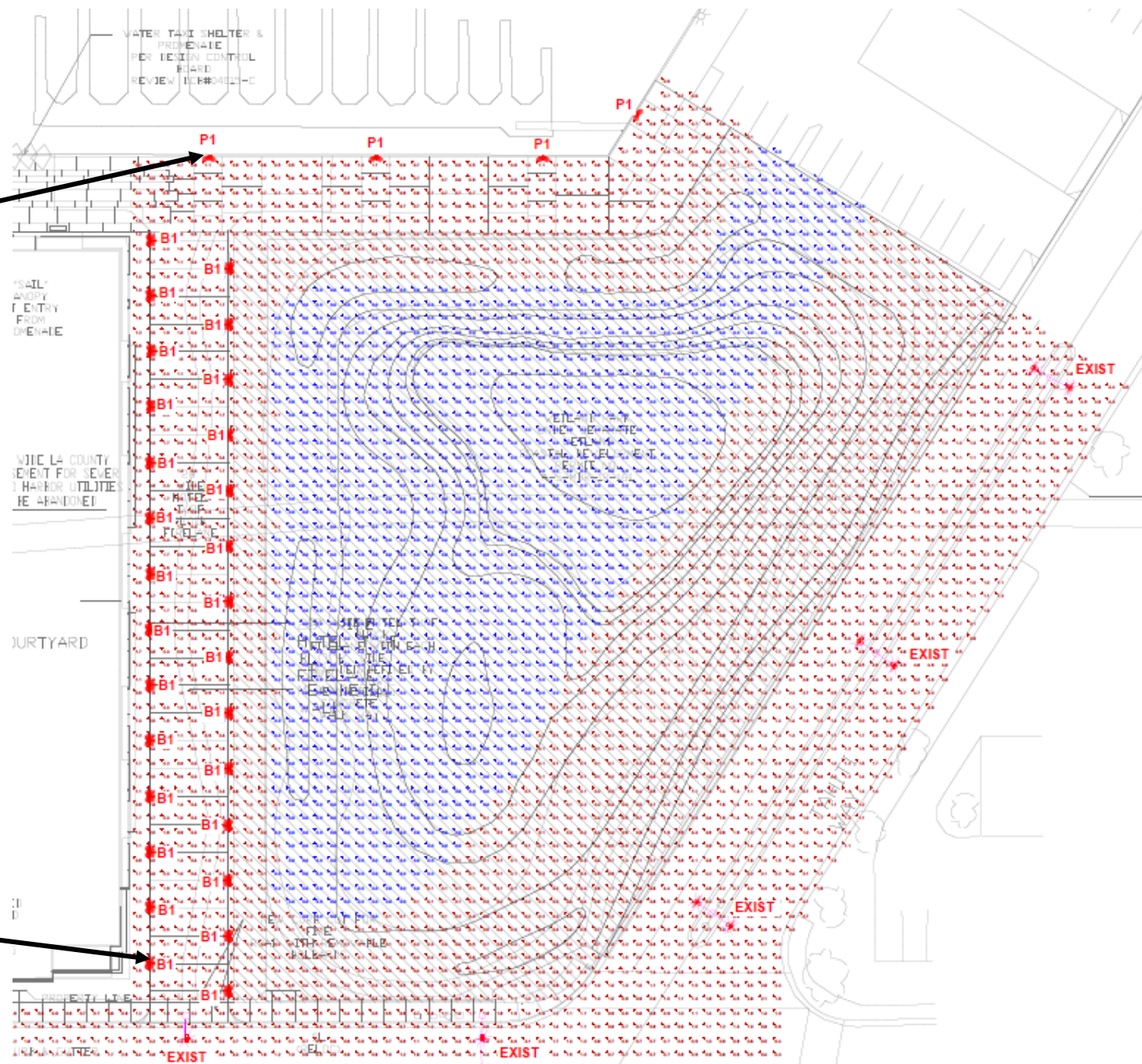




# 15' Tall



## 3'-6" Tall





**Client:**  
Legacy Partners  
Marina Del Rey  
Wetland Park  
Exterior Signage

**Location:**  
Houston, TX



**10550 S. South Sam  
Houston Parkway West  
Houston, Texas**

Phone: 713-354-0900  
Fax: 713-354-0920  
www.2020exhibits.com

**AE:**  
Autumn  
Thompson

**Designer:**  
Styve Luu

No.	Description	Date
01	Fabrication Drawings	
	Date: 01-14-2016	
	01-20-2016	
	01-21-2016	
	01-22-2016	
	01-25-2016	
	01-26-2016	
	01-27-2016	
	01-29-2016	

Fabrication Drawings

Drawn By: SL  
Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

**Sheet No:**

LP.00

# WETLAND PARK RESTORATION

## 2016 Design Control Board Signage Submittal



### SIGN PACKAGE SUBMITTAL

LP.00	COVER PAGE
LP.01	MAIN ID SIGN
LP.02	INTERPRETIVE SIGN
LP.03	SENSITIVE WETLAND AREA SIGN
LP.04	PUBLIC PARKING SIGN POST
LP.05	PUBLIC PARKING SIGN WALL
LP.06	PUBLIC PROMENADE SIGN
LP.07	WALL PARKING DIRECTIONAL
LP.08	GROUND PARKING DIRECTIONAL
LP.09	PUBLIC PARKING DIRECTIONAL
LP.10	PERMANENT PARKING DIRECTIONAL
LP.11	SIGN LOCATOR MAP - WETLAND PARK
LP.12	SIGN LOCATOR MAP - GROUND LEVEL
LP.13	SIGN LOCATOR MAP - BASEMENT



SCHEDULE			
<div style="width: 15px; height: 10px; background-color: #8B4513; border: 1px solid black;"></div>	P1	Weathered bronze met.	MP20155
<div style="width: 15px; height: 10px; background-color: #808000; border: 1px solid black;"></div>	P2	Envy green met.	MP42233
<div style="width: 15px; height: 10px; background-color: white; border: 1px solid black;"></div>	P3	Standard white	
<div style="width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></div>	P4	Gustave Grey met.	MP51684

**Client:**  
 Legacy Partners  
 Marina Del Rey  
 Wetland Park  
 Exterior Signage

**Location:**  
 Houston, TX



**10550 S. South Sam  
 Houston Parkway West  
 Houston, Texas**

Phone: 713-354-0900  
 Fax: 713-354-0920  
 www.2020exhibits.com

**AE:**  
 Autumn  
 Thompson

**Designer:**  
 Styve Luu

No.	Description	Date
01	Fabrication Drawings	
	Date:	01-14-2016
		01-20-2016
		01-21-2016
		01-22-2016
		01-25-2016
		01-26-2016
		01-27-2016
		01-29-2016

Fabrication Drawings

Drawn By: SL  
 Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

**TYPE A**

(1) S/F GROUND SIGN

**Sheet No:**

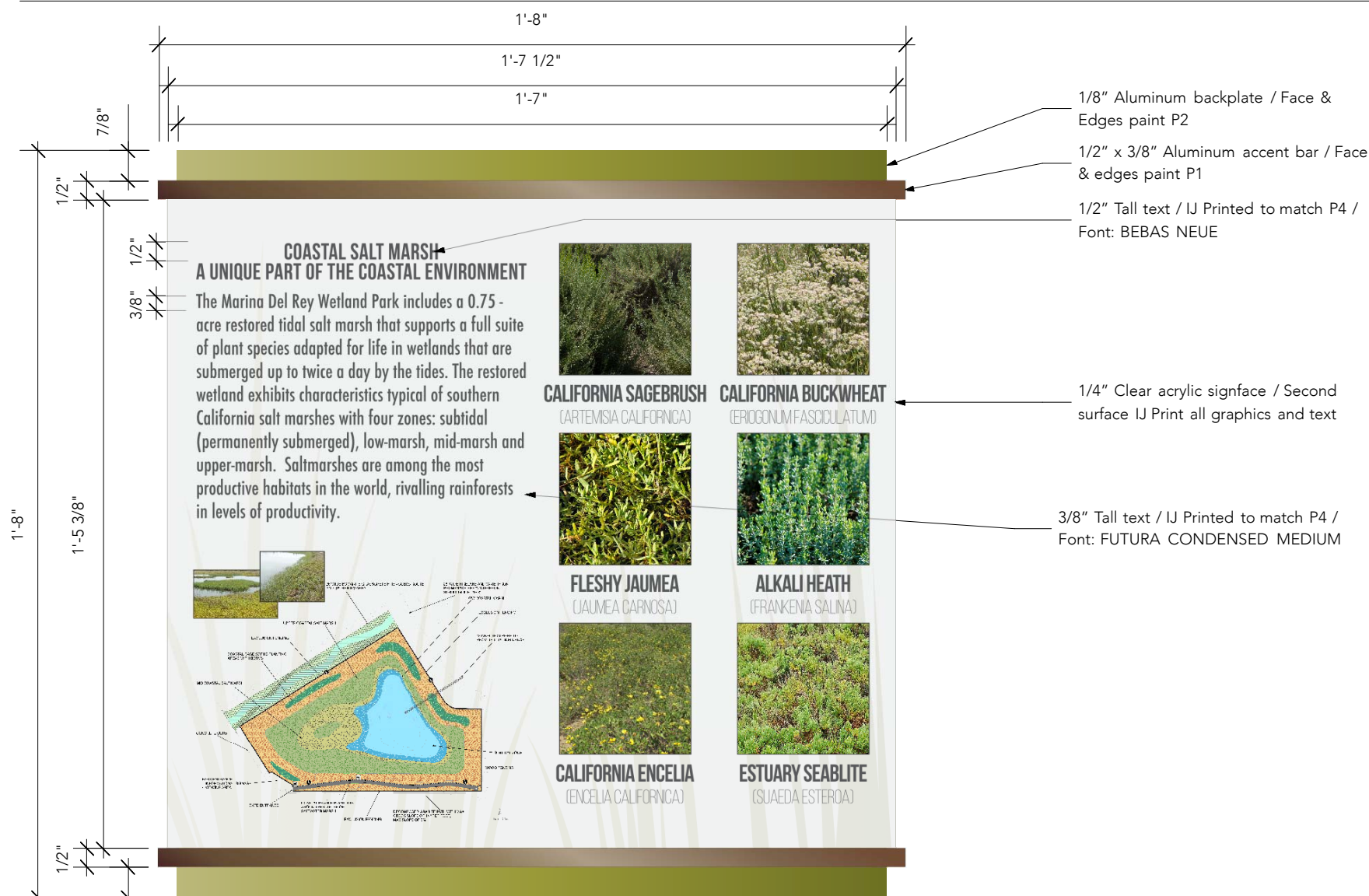
AREA: 23.996 sqft

**LP.01**



1 **MAIN ID - ELEVATION**  
 Scale: 1" = 1'-0"





SCHEDULE			
P1	Weathered bronze met.	MP20155	
P2	Envy green met.	MP42233	
P3	Standard white		
P4	Gustave Grey met.	MP51684	

**Client:**  
Legacy Partners  
Marina Del Rey  
Wetland Park  
Exterior Signage

**Location:**  
Houston, TX



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Houston, Texas**

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**AE:**  
Autumn  
Thompson

**Designer:**  
Styve Luu

**No. Description Date**

01	Fabrication Drawings	
Date:	01-14-2016	
	01-20-2016	
	01-21-2016	
	01-22-2016	
	01-25-2016	
	01-26-2016	
	01-27-2016	
	01-29-2016	

**Fabrication Drawings**

Drawn By: SL  
Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

**TYPE B**

(8) S/F FENCE SIGN

**Sheet No:**

**LP.02**

**1 INTERPRETIVE SIGN**  
Scale: 3" = 1'-0"

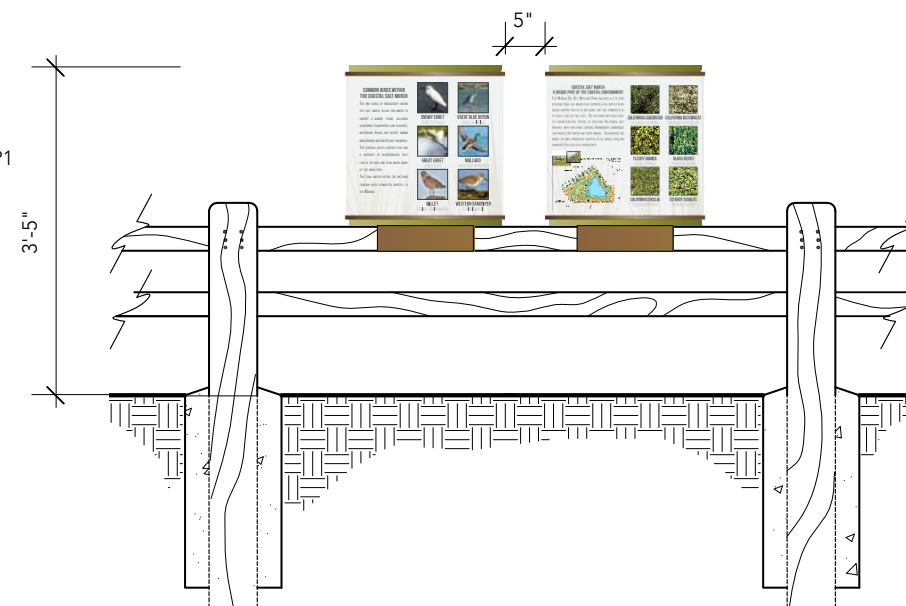
2" x 2" Aluminum post mitered on angle / top to be capped / Face & Edges paint to match existing post

3/8" Diam. Bolt, nuts, lock washer and washer to mount existing tubing to bent tubing paint to match existing post

3" Aluminum channel bracket paint P1  
Welded to post

**2 DETAIL ON EXISTING POST MOUNTING**  
Scale: 3/4" = 1'-0"

**SIDE VIEW**

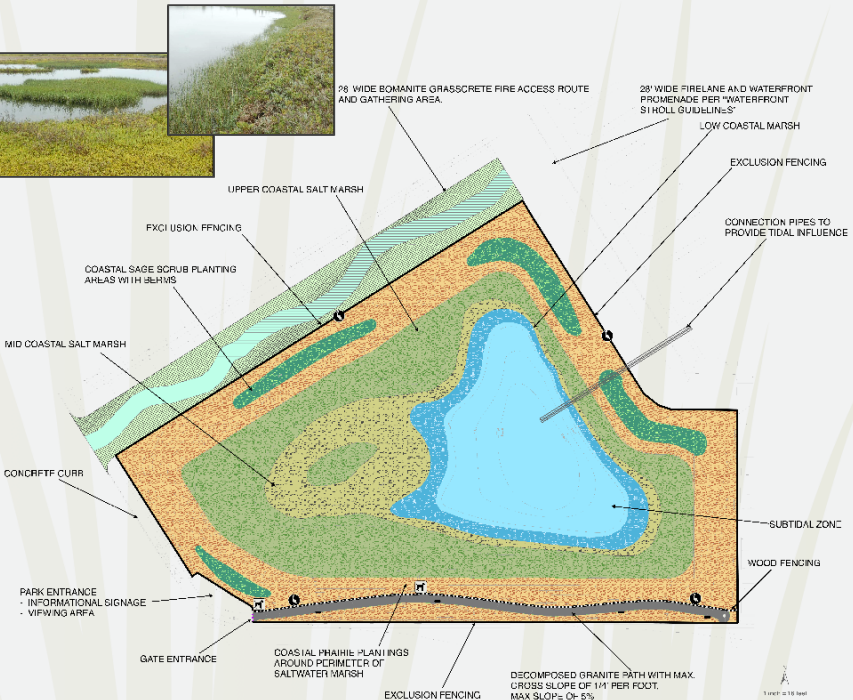


AREA: 2.775 sqft each



COASTAL SALT MARSH  
A UNIQUE PART OF THE COASTAL ENVIRONMENT

The Marina Del Rey Wetland Park includes a 0.75 - acre restored tidal salt marsh that supports a full suite of plant species adapted for life in wetlands that are submerged up to twice a day by the tides. The restored wetland exhibits characteristics typical of southern California salt marshes with four zones: subtidal (permanently submerged), low-marsh, mid-marsh and upper-marsh. Saltmarshes are among the most productive habitats in the world, rivalling rainforests in levels of productivity.



CALIFORNIA SAGEBRUSH

(ARTEMISIA CALIFORNICA)



FLESHY JAUMEA

(JAUMEA CARNOSA)



CALIFORNIA ENCELIA

(ENCELIA CALIFORNICA)



CALIFORNIA BUCKWHEAT

(ERIOGONUM FASCICULATUM)



ALKALI HEATH

(FRANKENIA SALINA)



ESTUARY SEABLITE

(SUAEDA ESTEROA)

SCHEDULE			
P1	Weathered bronze met.	MP20155	
P2	Envy green met.	MP42233	
P3	Standard white		
P4	Gustave Grey met.	MP51684	

**Client:**  
Legacy Partners  
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**Designer:**  
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	01-25-2016	
	01-26-2016	
	01-27-2016	
	01-29-2016	

Fabrication Drawings

Drawn By: SL  
Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

**TYPE B**

**Sheet No:**

LP.02A



# COMMON BIRDS WITHIN THE COASTAL SALT MARSH

The high levels of productivity within the salt marsh allow this habitat to support a diverse fauna including shorebirds (sandpipers and plovers), waterfowl (ducks and geese), wading birds (herons and egrets) and songbirds. The subtidal areas support fish and a diversity of invertebrates that live in the mud and upon which many of the birds feed. The tidal water enters the wetland through pipes connected directly to the Marina.



**SNOWY EGRET**  
(EGRETTA THULA)



**GREAT EGRET**  
(ARDEA ALBA)



**WILLET**  
(TRINGA SEMIPALMATA)



**GREAT BLUE HERON**  
(ARDEA HERODIUS)



**MALLARD**  
(ANAS PLATYRYNCHOS)



**WESTERN SANDPIPER**  
(CALIDRIS MAUR)

SCHEDULE			
<div></div>	P1	Weathered bronze met.	MP20155
<div></div>	P2	Envy green met.	MP42233
<div></div>	P3	Standard white	
<div></div>	P4	Gustave Grey met.	MP51684

**Client:**  
Legacy Partners  
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		01-21-2016
		01-22-2016
		01-25-2016
		01-26-2016
		01-27-2016
		01-29-2016

Fabrication Drawings

Drawn By: SL  
Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

**TYPE B**

**Sheet No:**

LP.02B



SCHEDULE			
<div></div>	P1	Weathered bronze met.	MP20155
<div></div>	P2	Envy green met.	MP42233
<div></div>	P3	Standard white	
<div></div>	P4	Gustave Grey met.	MP51684

**Client:**  
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**Designer:**  
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	01-26-2016	
	01-27-2016	
	01-29-2016	

**Fabrication Drawings**

Drawn By: SL  
 Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

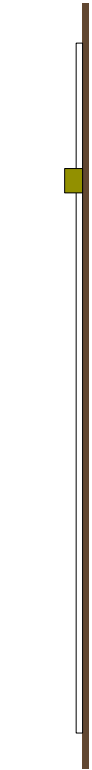
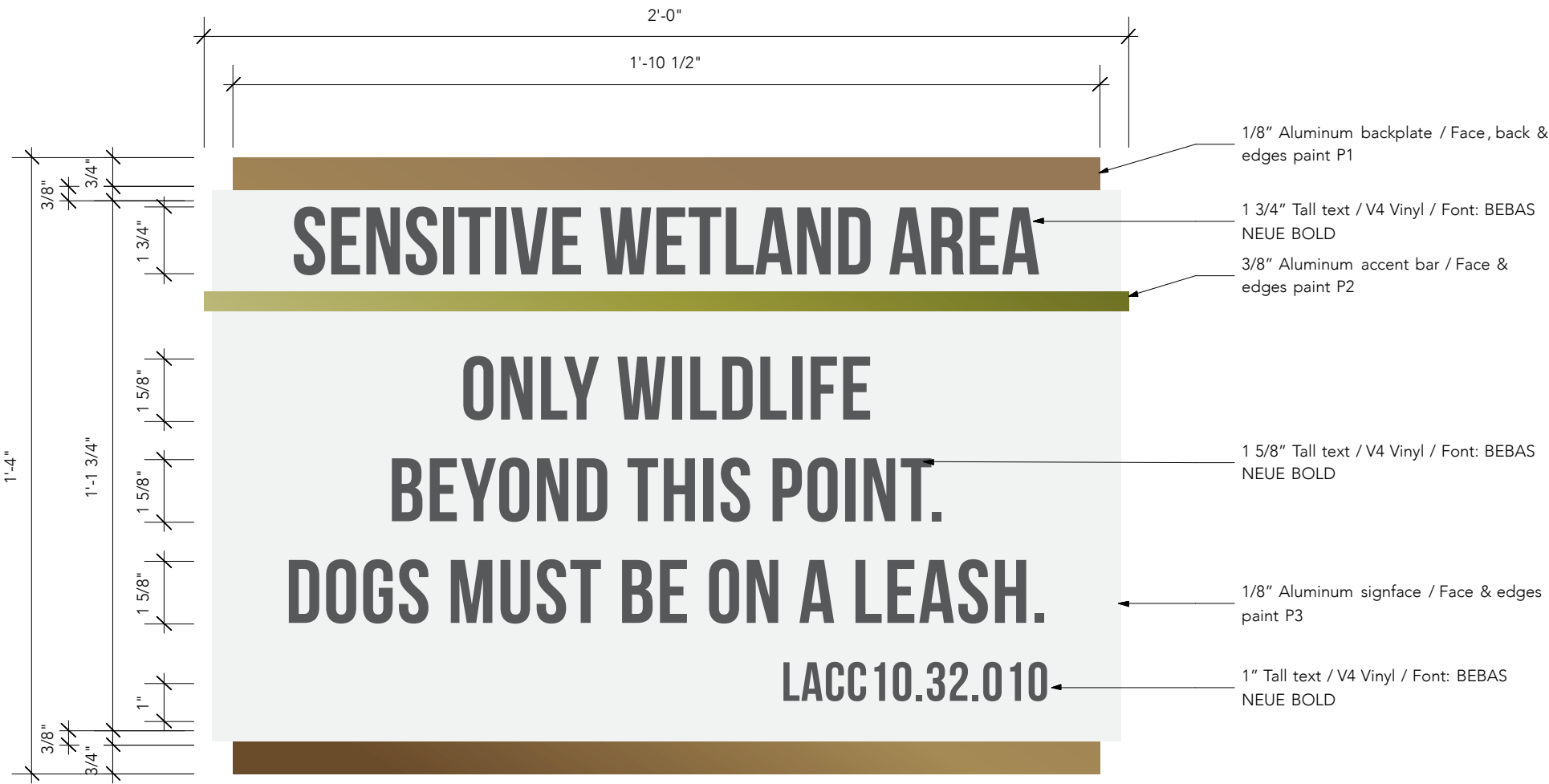
**TYPE C**

(2) S/F FENCE SIGN

**Sheet No:**

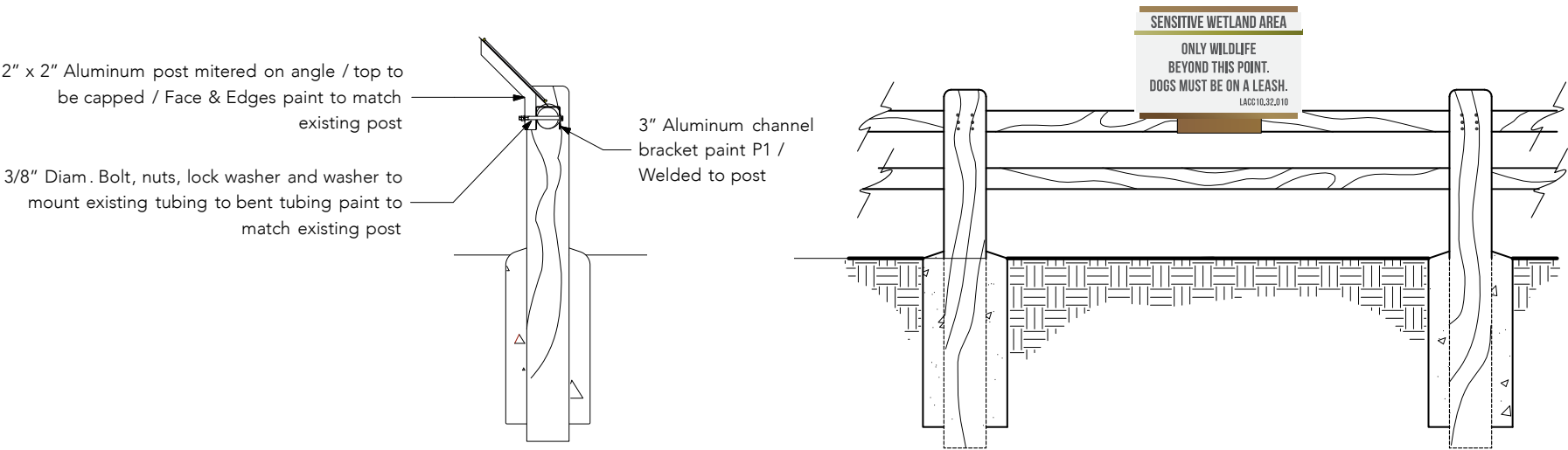
AREA: 2.667 sqft

LP.03

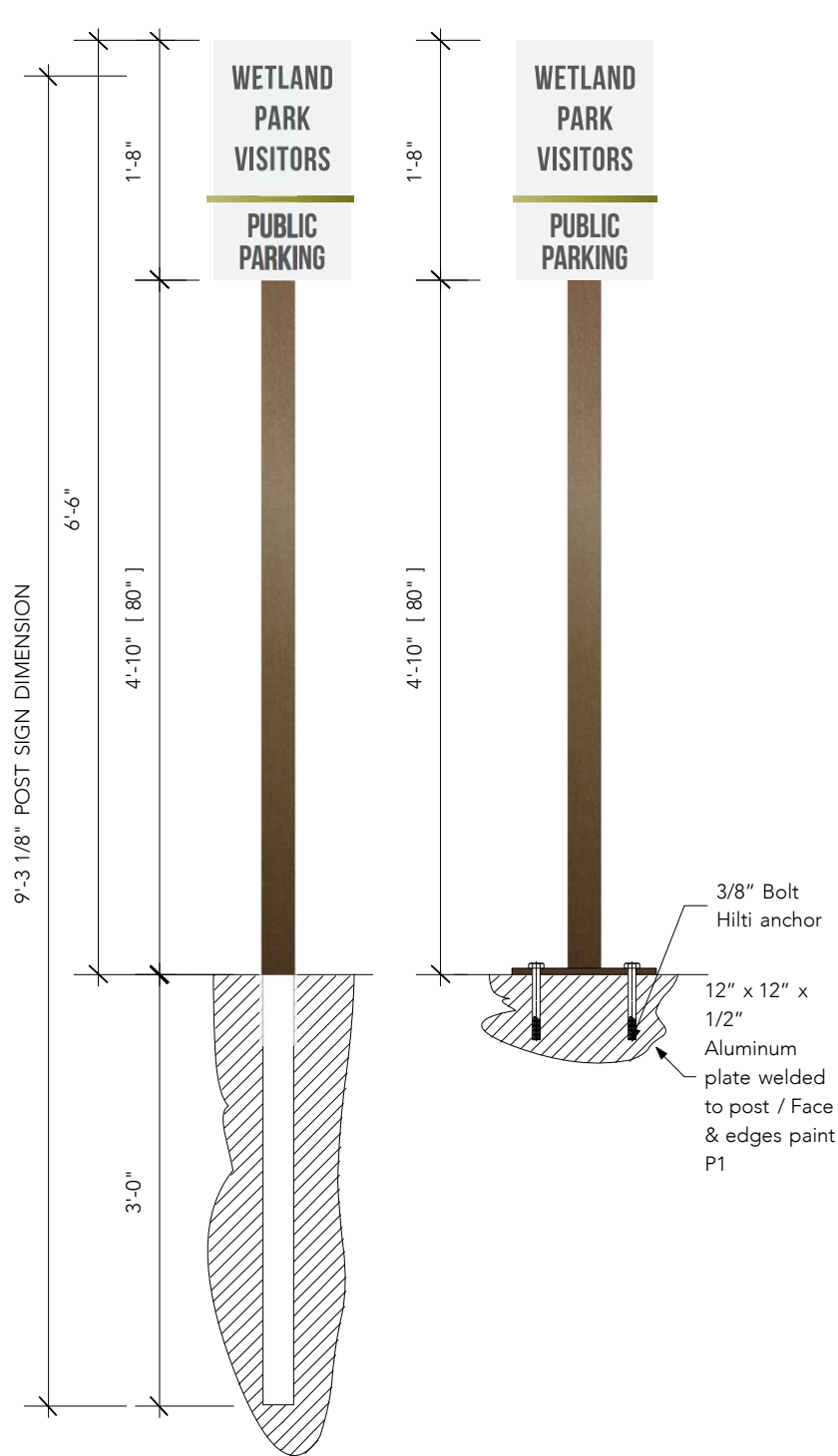


SIDE VIEW

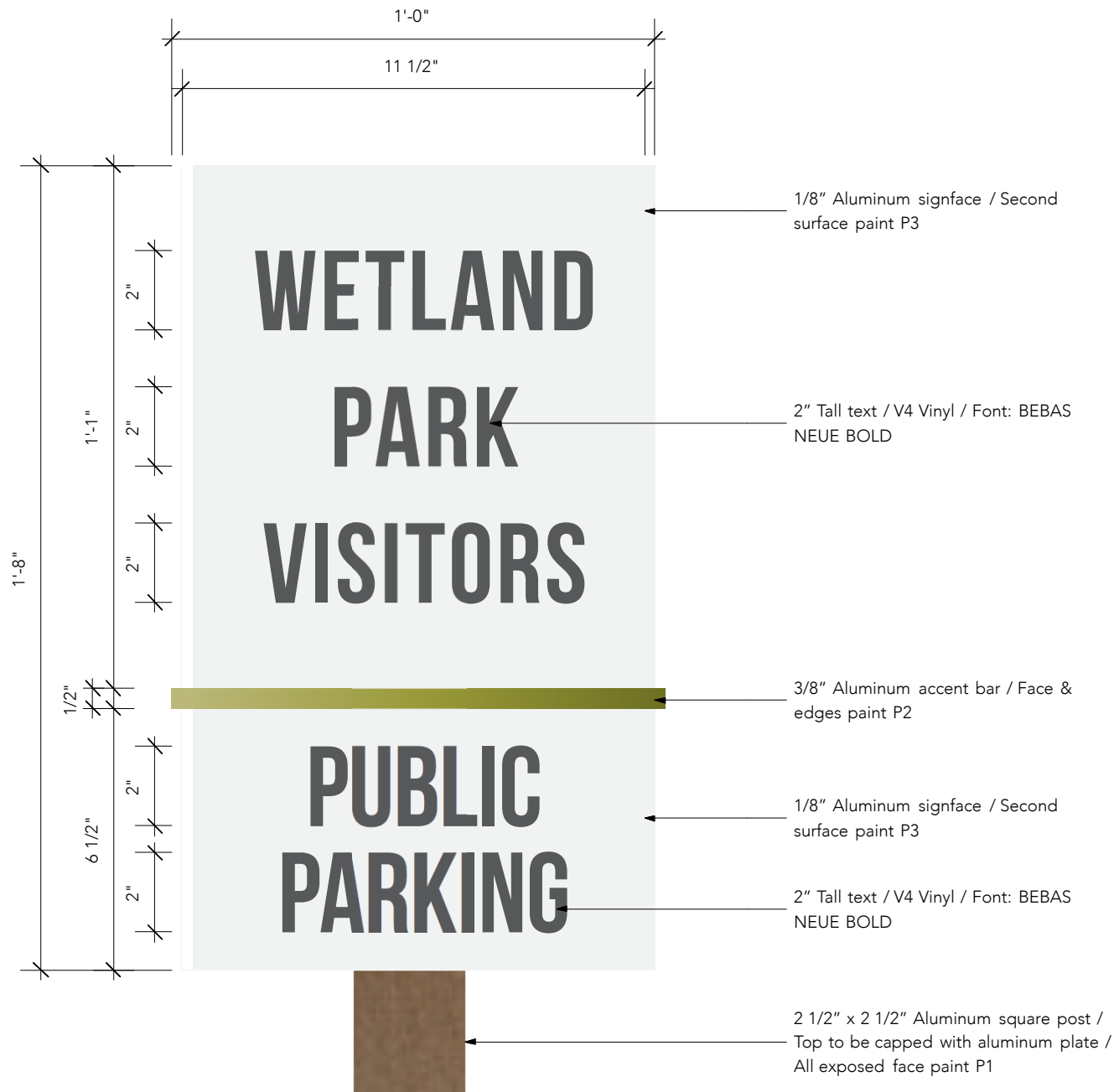
1 SENSITIVE WETLAND AREA SIGN  
 Scale: 3" = 1'-0"







2 PARKING POST ELEVATION  
Scale: 3/4" = 1'-0"



1 PARKING SIGN BURIED POST  
Scale: 3" = 1'-0"

SCHEDULE			
P1	Weathered bronze met.	MP20155	
P2	Envy green met.	MP42233	
P3	Standard white		
P4	Gustave Grey met.	MP51684	

**Client:**  
Legacy Partners  
Marina Del Rey  
Wetland Park  
Exterior Signage

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**Designer:**  
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		01-26-2016
		01-27-2016
		01-29-2016

**Fabrication Drawings**

Drawn By: SL  
Project No. 76768

**Sheet Title:**

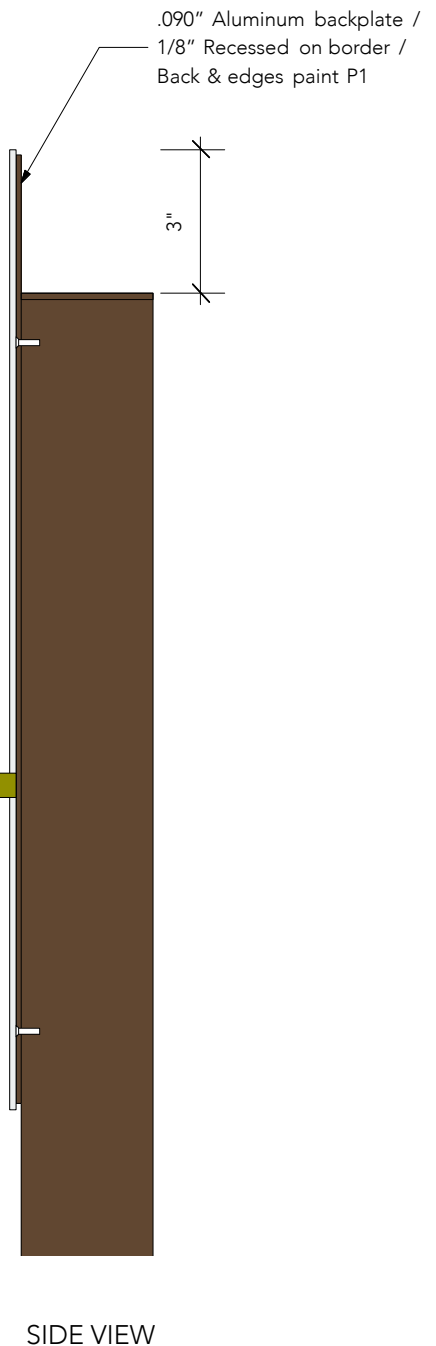
**PAGE DESCRIPTION**

**TYPE D**

**SIGN TO BE FULLY ASSEMBLED**  
(10) S/F GROUND SIGN

**Sheet No:**

**LP.04**



AREA: 1.597 sqft each

NOTE  
Sign to be buried into ground



SCHEDULE			
<div></div>	P1	Weathered bronze met.	MP20155
<div></div>	P2	Envy green met.	MP42233
<div></div>	P3	Standard white	
<div></div>	P4	Gustave Grey met.	MP51684

**Client:**  
 Legacy Partners  
 Marina Del Rey  
 Wetland Park  
 Exterior Signage

**Location:**  
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**Designer:**  
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No.	Description	Date
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		01-21-2016
		01-22-2016
		01-25-2016
		01-26-2016
		01-27-2016
		01-29-2016

Fabrication Drawings

Drawn By: SL  
 Project No. 76768

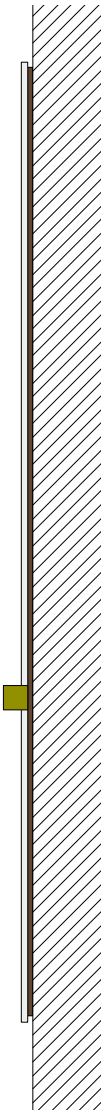
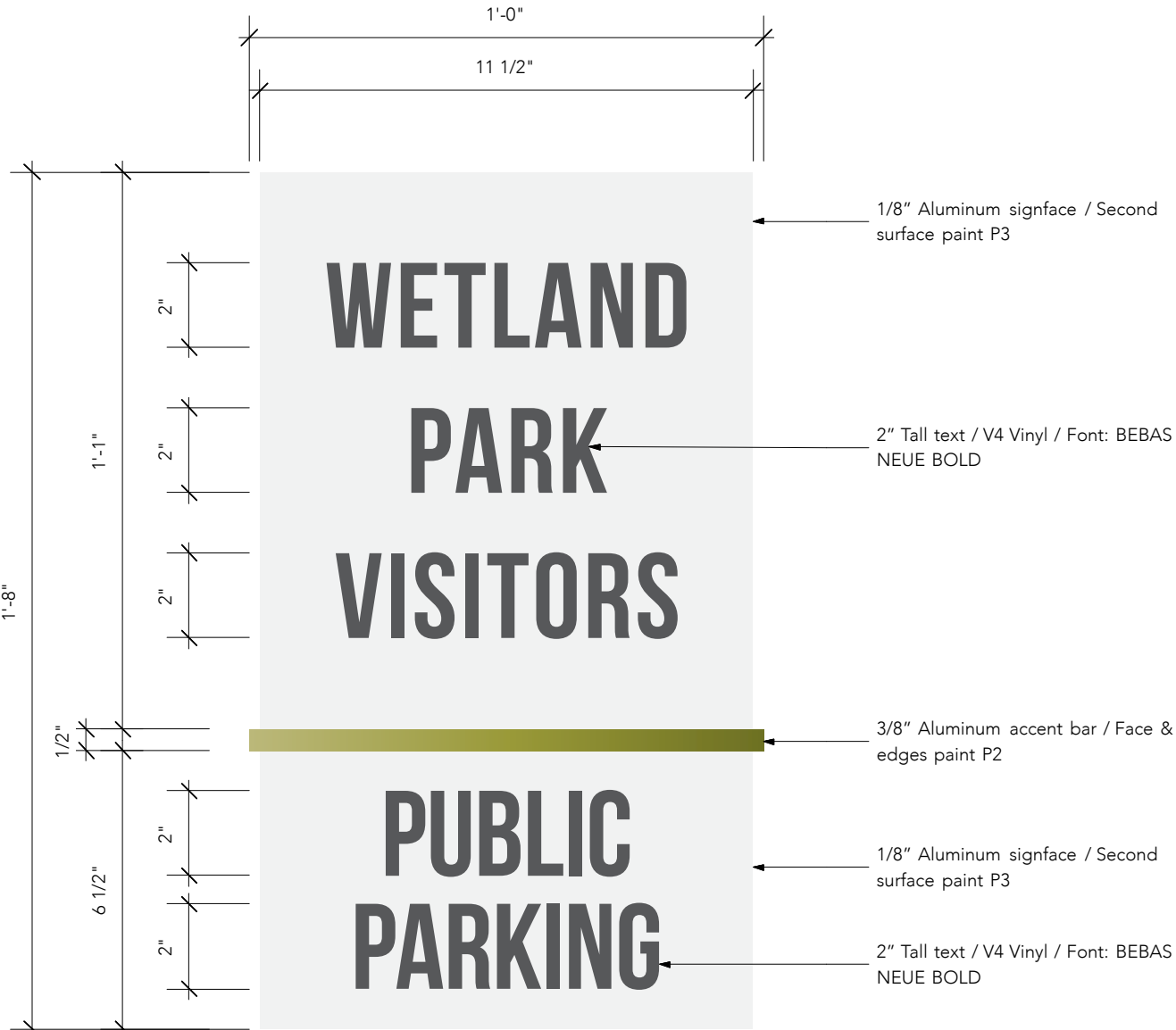
**Sheet Title:**

PAGE DESCRIPTION

**TYPE D**  
 (11) S/F WALL SIGN

**Sheet No:**

LP.05



SIDE VIEW

1      **PARKING WALL SIGN**  
 Scale: 3" = 1'-0"

AREA: 1.597 sqft each

NOTE  
 Signface to be mounted with  
 1/8" Foam tape & silicone.







SCHEDULE			
<div></div>	P1	Weathered bronze met.	MP20155
<div></div>	P2	Envy green met.	MP42233
<div></div>	P3	Standard white	
<div></div>	P4	Gustave Grey met.	MP51684

**Client:**  
 Legacy Partners  
 Marina Del Rey  
 Wetland Park  
 Exterior Signage

**Location:**  
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**Designer:**  
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No.	Description	Date
01	Fabrication Drawings	
	Date:	01-14-2016
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		01-21-2016
		01-22-2016
		01-25-2016
		01-26-2016
		01-27-2016
		01-29-2016

Fabrication Drawings

Drawn By: SL  
 Project No. 76768

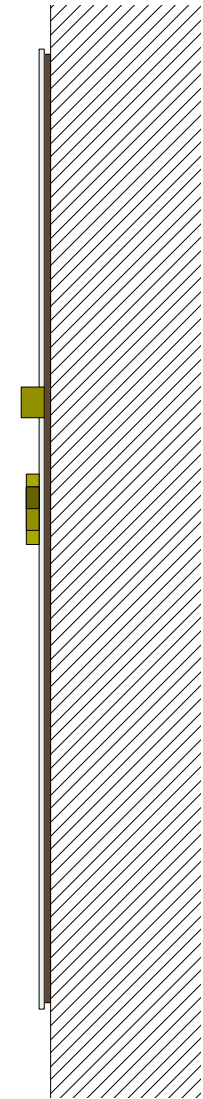
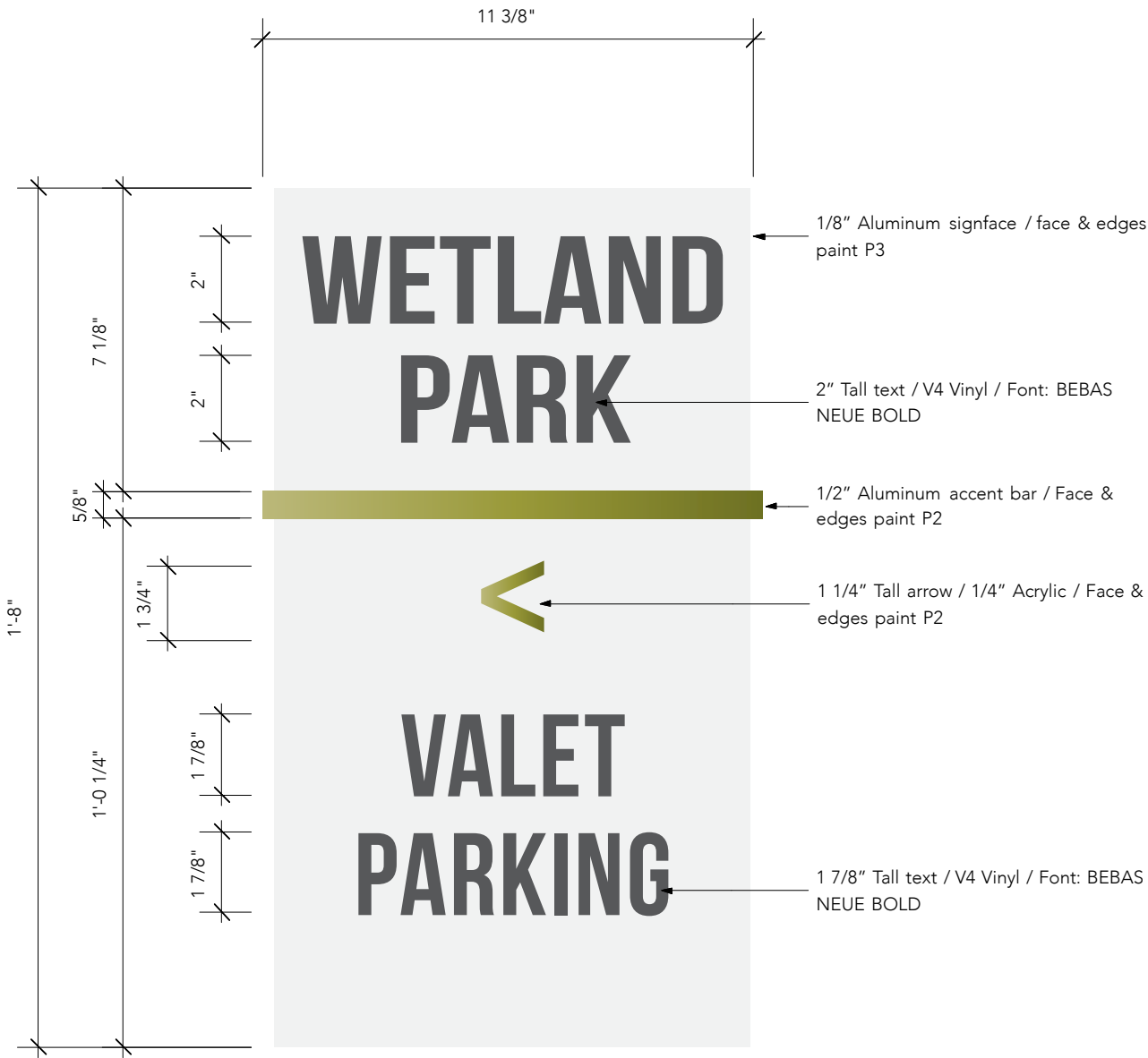
**Sheet Title:**

**PAGE DESCRIPTION**

**TYPE F**  
 (1) S/F WALL SIGN

**Sheet No:**

LP.07



SIDE VIEW

1 WALL ADDITIONAL PARKING SIGN DIRECTIONAL  
 Scale: 3" = 1'-0"

AREA: 1.597 sqft each

NOTE  
 Sign to be buried into ground



**Client:**  
Legacy Partners  
Marina Del Rey  
Wetland Park  
Exterior Signage



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Styve Luu

No.	Description	Date
01	Fabrication Drawings	
	Date:	01-14-2016
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		01-21-2016
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		01-25-2016
		01-26-2016
		01-27-2016
		01-29-2016

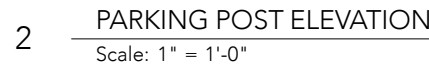
Drawn By: SL  
Project No. 76768

## PAGE DESCRIPTION

**SIGN TO BE FULLY ASSEMBLED**

**Sheet No:**

LP.08



NOTE  
Sign to be buried into ground





SCHEDULE			
P1	Weathered bronze met.	MP20155	
P2	Envy green met.	MP42233	
P3	Standard white		
P4	Gustave Grey met.	MP51684	

**Client:**  
Legacy Partners  
Marina Del Rey  
Wetland Park  
Exterior Signage

**Location:**  
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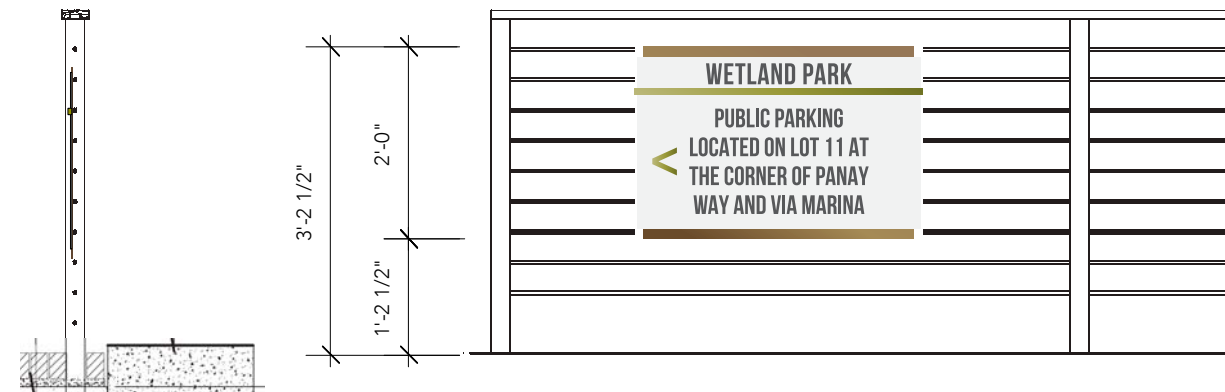
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**AE:**  
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Thompson

**Designer:**  
Styve Luu

No.	Description	Date
01	Fabrication Drawings	
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		01-20-2016
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		01-22-2016
		01-25-2016
		01-26-2016
		01-27-2016
		01-29-2016

1 **TEMPORARY PARKING DIRECTIONAL SIGN**  
Scale: 2" = 1'-0"



2 **SIGN POSITION - ELEVATION**  
Scale: 1/2" = 1'-0"

**Fabrication Drawings**

Drawn By: SL  
Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

**TYPE H**

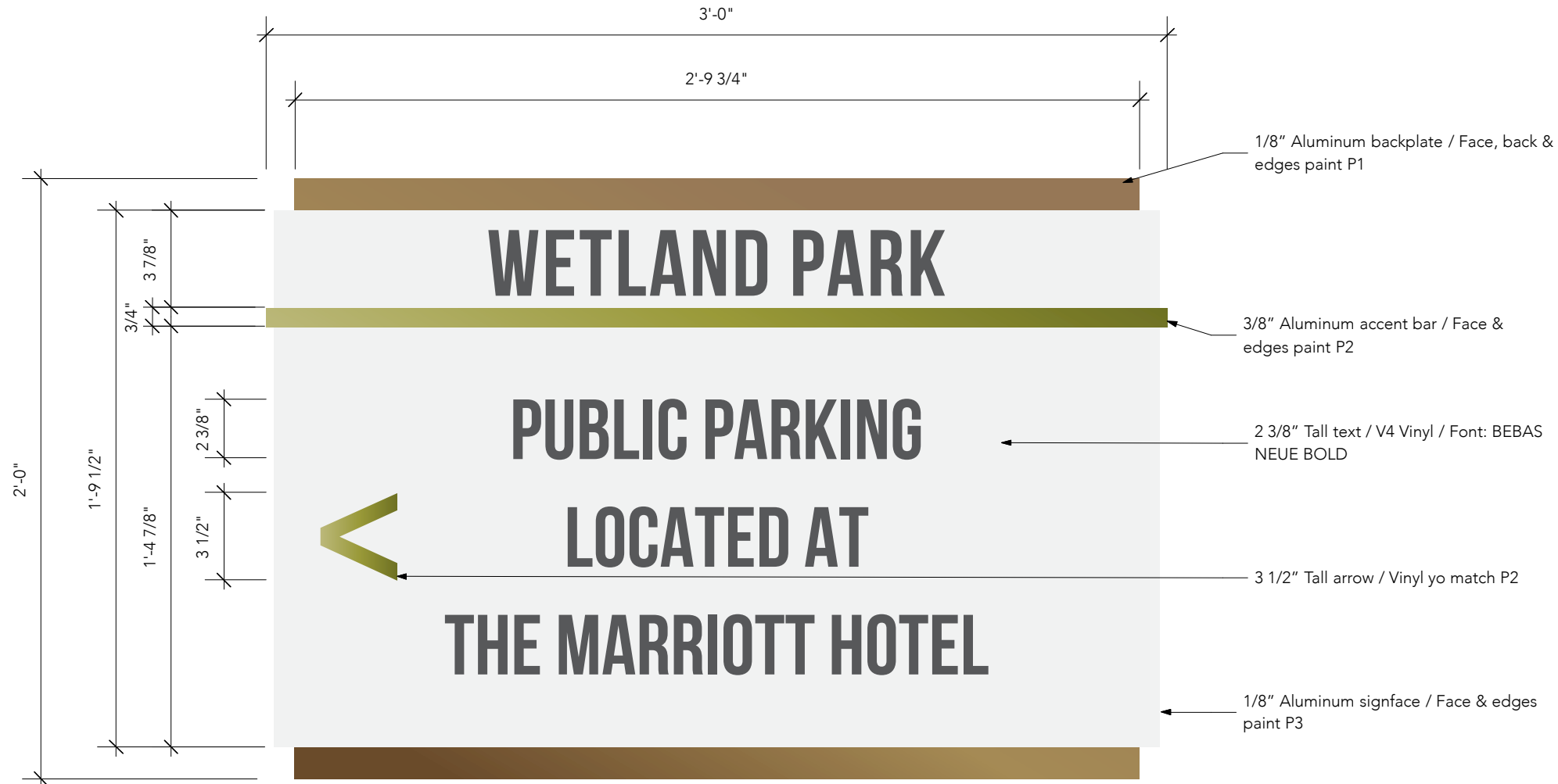
(1) S/F FENCE SIGN

**Sheet No:**

AREA: 6 sqft

LP.09





SCHEDULE

P1	Weathered bronze met.	MP20155
P2	Envy green met.	MP42233
P3	Standard white	
P4	Gustave Grey met.	MP51684

**Client:**  
 Legacy Partners  
 Marina Del Rey  
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 Exterior Signage

**Location:**  
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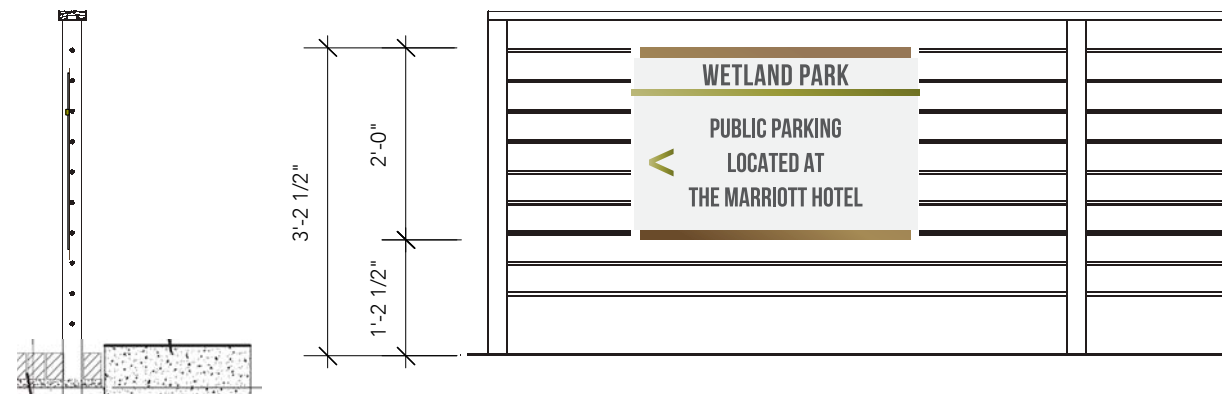
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**AE:**  
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**Designer:**  
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No.	Description	Date
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		01-20-2016
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		01-25-2016
		01-26-2016
		01-27-2016
		01-29-2016

1 PERMANENT PARKING DIRECTIONAL SIGN  
 Scale: 2" = 1'-0"



2 SIGN POSITION - ELEVATION  
 Scale: 1/2" = 1'-0"

Fabrication Drawings

Drawn By: SL  
 Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

**TYPE H**

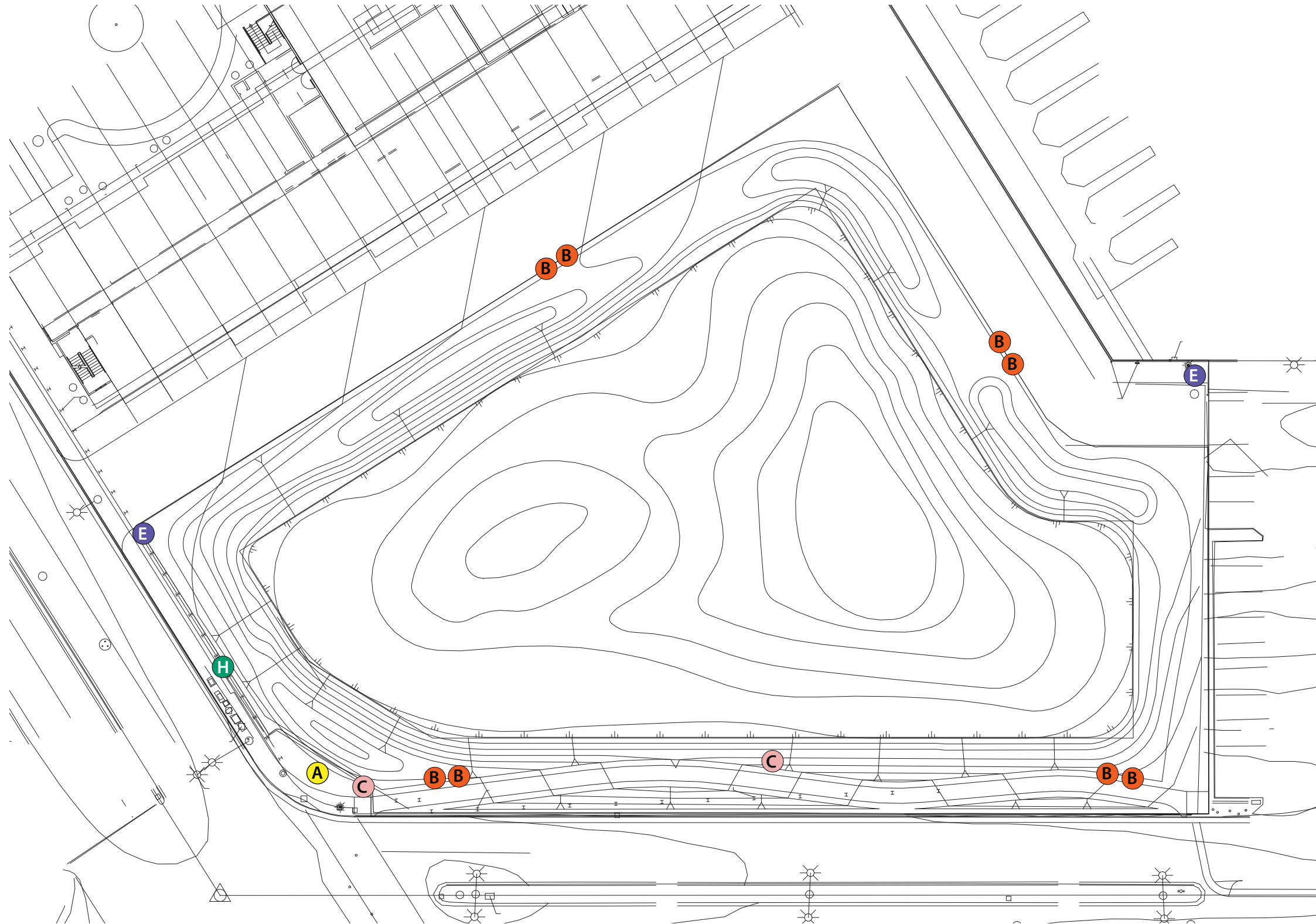
(1) S/F FENCE SIGN

**Sheet No:**

**LP.10**

AREA: 6 sqft





- A** Main ID
- B** Interpretive sign
- C** Sensitive Wetland Area
- D** Public Parking
- E** Public Promenade
- F** Wall Parking Directional
- G** Ground Parking Directional
- H** Public / Permanent Parking Directional

**Client:**  
Legacy Partners  
Marina Del Rey  
Wetland Park  
Exterior Signage

**Location:**  
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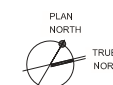
**Designer:**  
Styve Luu

No.	Description	Date
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**Fabrication Drawings**

Drawn By: SL  
Project No. 76768

**Sheet Title:**  
**PAGE DESCRIPTION**



**Sheet No:**  
**LP.11**



**Client:**  
Legacy Partners  
Marina Del Rey  
Wetland Park  
Exterior Signage

**Location:**  
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**Designer:**  
Styve Luu

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		01-29-2016

**Fabrication Drawings**

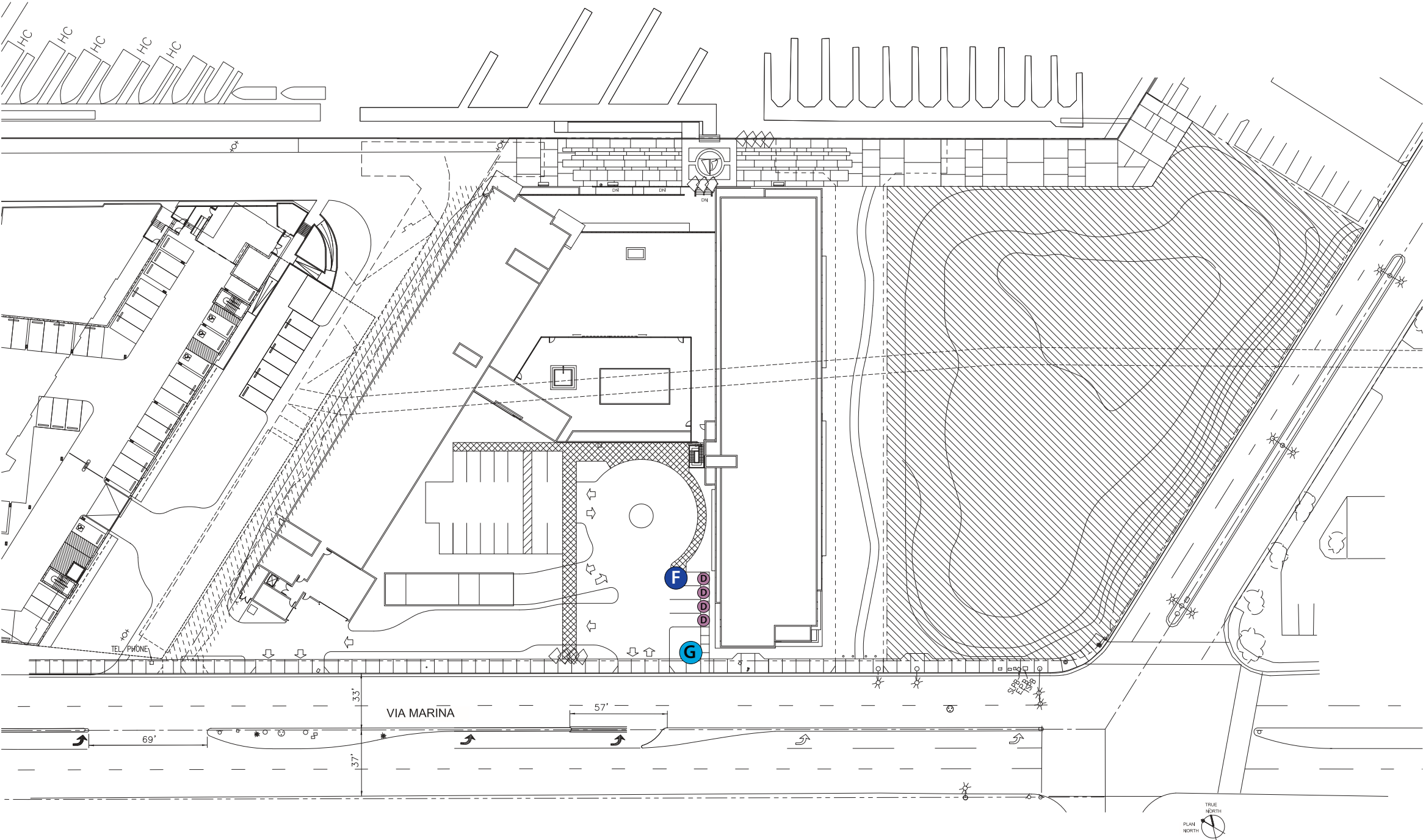
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Project No. 76768

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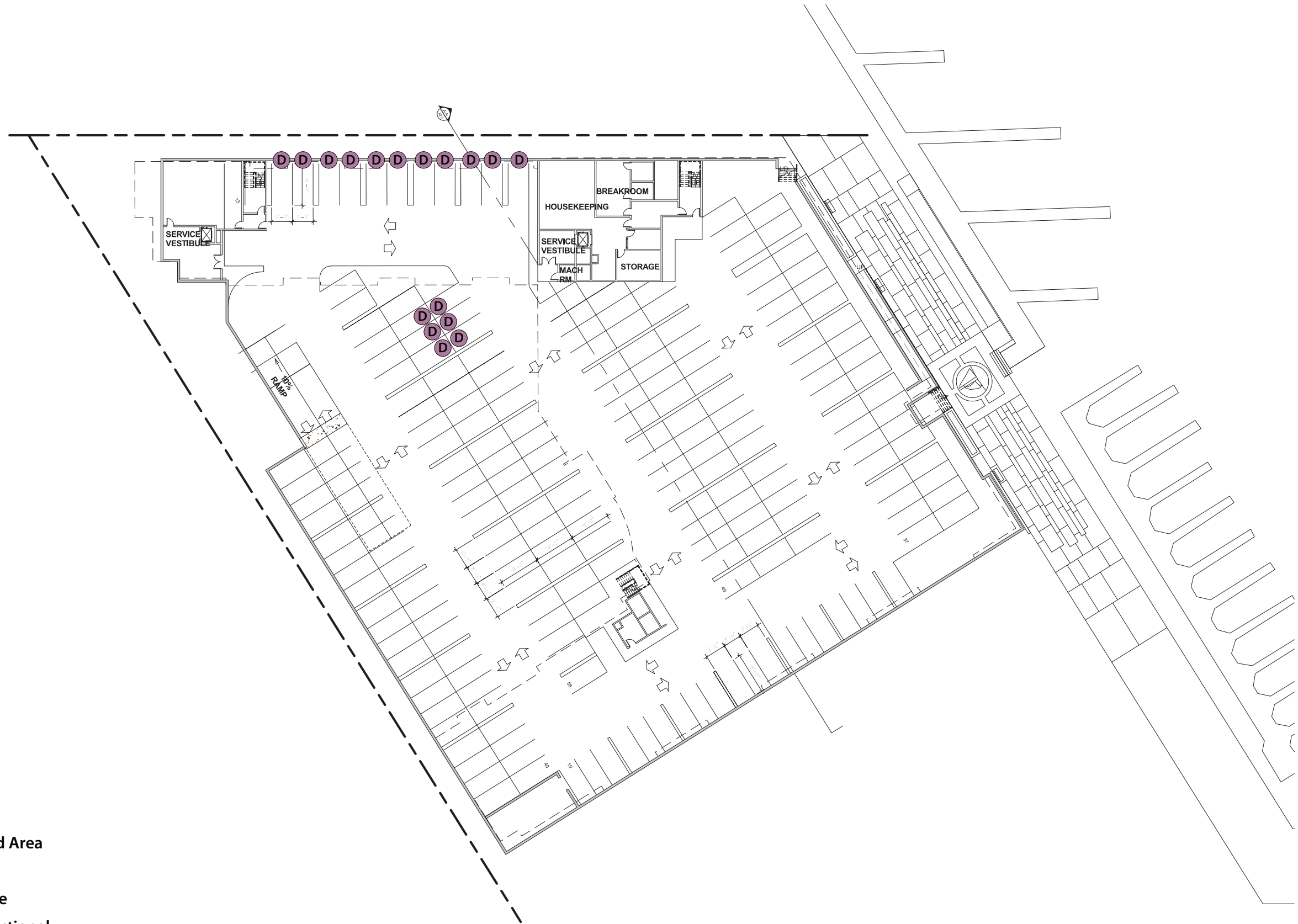
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**LP.12**

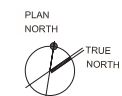


- A** Main ID
- B** Interpretive sign
- C** Sensitive Wetland Area
- D** Public Parking
- E** Public Promenade
- F** Wall Parking Directional
- G** Ground Parking Directional
- H** Public / Permanent Parking Directional





- A** Main ID
- B** Interpretive sign
- C** Sensitive Wetland Area
- D** Public Parking
- E** Public Promenade
- F** Wall Parking Directional
- G** Ground Parking Directional
- H** Public / Permanent Parking Directional



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**Designer:**  
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		01-27-2016
		01-29-2016

Fabrication Drawings

Drawn By: SL  
Project No. 76768

**Sheet Title:**

**PAGE DESCRIPTION**

**Sheet No:**

**LP.13**





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

February 11, 2016

TO: Design Control Board

FROM:   
Gary Jones, Director

**SUBJECT: ITEM 7A – TEMPORARY PERMITS ISSUED BY THE DEPARTMENT**

Item 7A on your agenda is an update on permits that have been issued by the Department of Beaches and Harbors (Department) for temporary banners, signs and/or canopies. Since the January 2016 report, one permit was issued by the Department:

**TP 16-003** Parcel EE, Burton Chace Park. Authorized the Los Angeles Boat Show to install temporary signs and banners along Mindanao Way and within Chace Park. Signage consists of two 3' tall by 6' wide banners, to be placed on County-owned fencing along Mindanao Way. Also four 30" wide by 48" tall temporary signs will be mounted on posts along Mindanao Way and within Chace Park. The temporary signage is permitted February 22 through February 29, 2016.

GJ:CM:te

Attachment (1)





Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

February 4, 2016

Mr. Ryan Rawlings  
Los Angeles Boat Show  
1006 E. Chapman Avenue  
Orange, CA 92866

**Temporary Signs for Los Angeles Boat Show Event  
(TP 16-003)**

Dear Mr. Rawlings,

By means of this letter, the Los Angeles Boat Show is permitted the following temporary signage for the event taking place in Chace Park from February 25, 2016 through February 28, 2016 as follows:

- Two (2) vinyl banners measuring 3' tall by 6' long that read "Boat Show Thursday thru Sunday" to be placed along Mindanao Way and at the intersection of Mindanao Way and Admiralty Way.
- Four (4) temporary signs measuring 30" wide x 48" long that read "NMMA West Boat Show Parking," "Los Angeles Boat Show Shuttle Pick Up," "Food & Concessions," and "In-Water Displays," to be placed along Mindanao Way and within Chace Park.

The temporary banners and signs are permitted from February 22 through February 29, 2016. The banners must be removed by noon on February 29, 2016. Failure to remove the banners by this time will result in their removal and storage by the County of Los Angeles at your expense. Should you have any further questions, please contact me at (310) 822-4639.

Regards,

Troy Evangelho  
Planning Division

GJ:TE







Caring for Your Coast

**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

February 11, 2016

TO: Design Control Board  
FROM:   
Gary Jones, Director

SUBJECT: **ITEM 7B - ONGOING ACTIVITIES REPORT**

**BOARD ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

On January 19, 2016, the Board of Supervisors granted authority to the Department of Beaches and Harbors to execute an access agreement with the City of Los Angeles for temporary construction and ongoing ingress and egress areas necessary for the operation and maintenance of the Venice Dual Force Main where it affects County-owned property in Marina del Rey.

On January 19, 2016, the Board of Supervisors adopted a resolution in support of a grant application to accept funds in the amount of \$400,000, if awarded from the California State Water Resources Control Board, for the Marina del Rey Copper Total Maximum Daily Load (TMDL) Reduction Boat Lift Program.

On February 2, 2016, the Board of Supervisors approved funding for the Marina del Rey Parking Lot 9 (Parcel NR) Stormwater Best Management Practices (BMP) project, with a total project budget of \$2,400,000.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

No items relating to Marina del Rey were on the January 2016 Regional Planning Commission agenda. The Marina del Rey Visitor's Center renovation project was approved by the Regional Planning Commission on February 10, 2016.

**CALIFORNIA COASTAL COMMISSION CALENDAR**

The County's request for a one-year time extension for the Coastal Development Permit (CDP) for the Wetland Park proposed on Parcel 9 was heard by the California Coastal Commission on January 13, 2016, and was continued to the February 11, 2016 meeting to address objection to the extension by some members of the public. At the February meeting, three members of the Coastal Commission voted to have the extension of the CDP heard by the entire Commission at a later hearing.

**FUTURE MAJOR DCB ITEMS**

The final design plan for the Parcel 44 project is tentatively scheduled to go before the DCB in March 2016.





#### **SMALL CRAFT HARBOR COMMISSION**

The February meeting of the Small Craft Harbor Commission was cancelled due to lack of new business. The next meeting will be on March 3, 2016, at 6:00 P.M. The January 2016 meeting minutes are pending approval.

#### **MARINA DEL REY DESIGN GUIDELINES UPDATE**

Staff is currently revising the design guidelines draft to address other County Departments' comments. An updated draft will be provided to the DCB for review in March or April.

#### **MARINA TOWERS LIGHTING UPDATE**

Following the DCB's provisional approval of the Marina Towers lighting project on January 20, 2016, DBH contracted with Hamilton Biological to review the project for potential effects on wildlife. The biologist concluded that the project would have less than significant potential effects on wildlife with the incorporation of a few recommended measures such as limiting the hours or intensity of illumination under certain conditions.

#### **DEPARTMENT WEBSITE UPDATE**

At the January DCB meeting, a member of the public commented that she was not able to access the January 2016 Small Craft Harbor Commission (SCHC) meeting materials from the Department's website until after the meeting took place. The materials are typically available for download on the website's *Department Calendar* and *SCHC Calendar* pages. Staff looked into the issue and found that during a recent transfer of responsibilities one of the calendars was not updated. The issue has since been resolved.

#### **DESIGN CONTROL BOARD MEETING SCHEDULE**

At the January DCB meeting, Chair Phinney requested that staff look into whether there is another meeting time that would be more accommodating for DCB members. The DCB members were polled and a viable alternative meeting time was not found.

#### **VENICE DUAL FORCE MAIN PROJECT UPDATE**

See "Board actions on items relating to Marina del Rey."

#### **REDEVELOPMENT PROJECT STATUS REPORT**

The updated Marina del Rey Redevelopment Projects Descriptions and Status of Regulatory/Proprietary Approvals report is attached.

GJ:CM:te

Attachments (1)



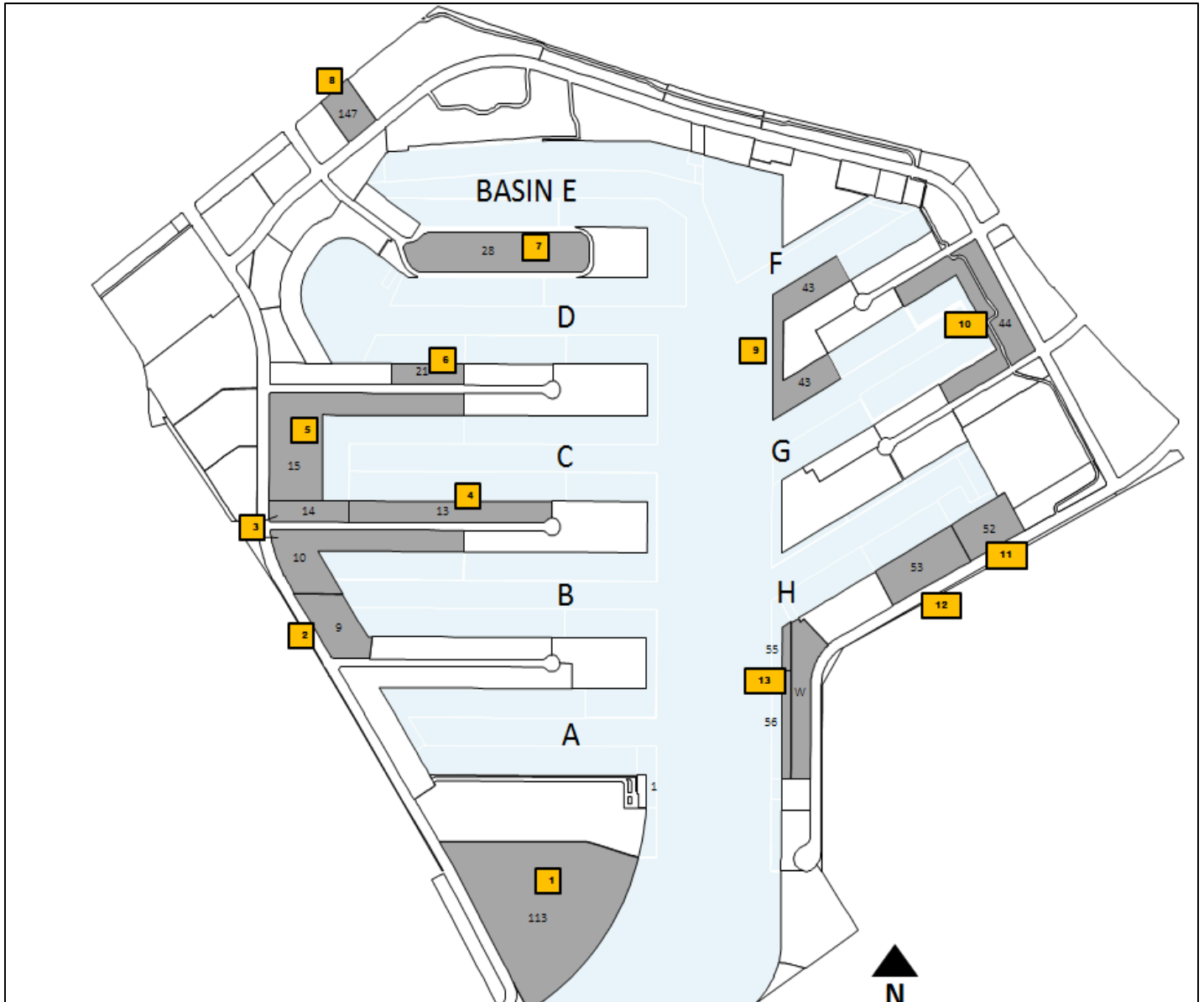
Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of February 08, 2016

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
Seeking Approvals						
2	9 -- Proposed Hotel on northern portion of Parcel 9U, wetland park on southern portion.	Sam Hardage	* Revised project to be submitted as requested during 4/26/11 BOS hearing. Previously: 19-story, 225'-high, 288-room hotel (152 hotel rooms and 136 timeshare suites). *Now: 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).	<b>Massing</b> -- Revised project will be resubmitted at a later date. <b>Parking</b> -- Parking plan will be resubmitted at a later date.	Proprietary -- Option was approved by BOS on 10/6/15. Regulatory -- DCB initial hearing May 2006, conceptual approval on June 2006. RPC filing on November 2006. RPC heard the item on 10/29/08. On 10/14/09, the RPC requested a DCB review for promenade improvements prior to returning on 2/3/10. DCB approval of promenade improvements on 12/17/09. RPC continued item on 2/3/10. RPC approval of Tentative Tract Map, CDP, CUP, Parking Permit, Variance and FEIR for landside on 3/10/10. RPC also approved the CDP for wetland park and Plot Plan for the docks on 3/10/10. The park and hotel projects were both appealed to BOS. On April 26, 2011, the BOS asked that a modified hotel design return to RPC and DCB for reconsideration. The appeal of the park project was denied by the BOS. The park was appealed to the CCC on 06/07/12. On 12/12/12 the CCC found that the appeal raised a substantial issue. The CCC then approved a revised project (permit A-5-MDR-12-161). The redesigned hotel returned to DCB in January 2014. On 1/15/14, a new dual building hotel design project obtained conceptual approval by DCB. On July 22, 2015, the Regional Planning Commission approved the hotel project. The RPC's decision was appealed to the Board of Supervisors. On 10/6/15, the BOS denied the appeal, and approved the hotel project. On January 6, 2016, the BOS' approval of the hotel project was appealed to the CCC. On January 11, 2016, the CCC will consider a one-year time extension for the Wetland Park CDP.	
3	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 * Replacement of public parking both on and off site	<b>Massing</b> -- Four 55' tall clustered 4-story residential buildings over parking with view corridor <b>Parking</b> -- 1,012 project required parking spaces to be provided (103 public parking spaces to be replaced off site)	Proprietary -- Term sheet action by BOS August 2004; lease documents approved by BOS August 2008. SCHC voted on 8/10/11 to support recommendation for renewal of option to extend the lease agreement. Regulatory -- DCB conceptual approval on June 2006. RPC filing on November 2006; Scoping meeting held on April 23, 2007. DCB approval of promenade improvements on 12/17/09. RPC certified EIR on 3/10/10 and recommended approval of Plan Amendment, CDP, CUP and Variance to BOS. LCP Amendments were included in the LCP map and text amendment which was approved by the BOS on 2/1/11; on April 26, 2011, the BOS indicated its intent to approve the project and recertified the EIR; Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Effective certification of the amended LCP was granted by the CCC on 02/08/12; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as certified by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Final approval of the project was granted by the BOS on 5/15/12. The project was appealed to the CCC on 06/07/12. On 7/12/12, the CCC found no substantial issue on the appeals. On January 21, 2015, the final project design was approved by the Design Control Board.	
6	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Frank Hickman	* 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza	<b>Massing</b> -- One 56' tall commercial building with view corridor/community park <b>Parking</b> -- A Six-level parking structure (447 spaces) to contain: all project required parking, 94 (replacement for OT) spaces and Parcel 20 boater parking	Proprietary -- Lease option documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for up to a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement. Regulatory -- DCB conceptual approval on August 2005. RPC filing September 2006. DCB approval of promenade on 2/17/10. RPC certified EIR and approved CDP, CUP, and Parking Permit on 4/28/10. Appeal to BOS filed 5/12/10. On April 26, 2011, the BOS approved the project and certified the EIR. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. On 12/8/11, the CCC denied the appeal of the BOS 10/17/11 determination and the approval was final. Final DCB approval granted on 4/18/12. Demolition began on February 10, 2014.	
9	43 -- Marina del Rey Hotel Anchorage	Jeff Pence	* Demolition of a 349-slip marina and construction of a 277-slip marina.	<b>Massing</b> -- <b>Parking</b> -- 163 Boater Parking spaces	Proprietary -- Term sheets initialed; Parcel 42 on 9/7/09 and Parcel 43 on 8/31/09. On 5/17/11 BOS approved Option to bifurcate Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years. On 8/29/13 BOS approved bifurcation of Parcels 42 and 43 into separate leaseholds, expand Parcel 43 water premises, and extend lease for 39 years at Parcel 42. Parcel 43 lessee has extended the option agreement for six months to have enough time to procure building permits from DPW. Regulatory -- MND public review period ended 12/20/10. SCHC reviewed MND and Option on 3/9/11. BOS certified MND on 5/17/11. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Dock replacement will be phased during a 5-year period beginning in 2015.	No Variance proposed. Parking Permit for reduced parking.
10	44 - Pier 44/Pacific Marina Venture	Michael Pashaie/ David Taban	* Build 5 new visitor serving commercial and dry storage buildings * 91,760 s.f. visitor serving commercial space * 141 slips + 5 end ties and 57 dry storage spaces	<b>Massing</b> -- Four new visitor-serving commercial buildings, maximum 36' tall and one dry stack storage building, 65' tall. 771.5 lineal feet view corridor proposed <b>Parking</b> -- 381 at grade parking spaces will be provided with shared parking agreement (402 parking spaces are required)	Proprietary -- The lessee initialed a term sheet in May 2013 and initialed a revised Term Sheet on July 9, 2015. Regulatory -- Initial DCB review during the October 2008 meeting, but project will be revised. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. Conceptual project approved by DCB on 7/16/13. DEIR filed with DRP in March 2014. The Notice of Completion and Availability for the DEIR was released on February 13, 2015. The public review period for the DEIR will last from February 13, 2015 to March 31, 2015. A hearing for the purpose of taking public testimony is scheduled before the Los Angeles County Hearing Examiner for March 4, 2015. The project was approved by the RPC on August 26, 2015. The RPC's decision was appealed to the Board of Supervisors. On November 24, 2015 the Board of Supervisors denied the appeal of the Regional Planning Commission's approval of the project, certified the Final Environmental Impact Report, and adopted associated Mitigation Monitoring and Reporting Program, Final Findings of Fact, and Statement of Overriding Considerations. On February 9, 2016, the BOS will consider the project on consent.	Shared Parking Agreement No Variance proposed
11	52 -- Boat Central/ Pacific Marina Development	Jeff Pence	* 345-vessel dry stack storage facility * 30-vessel mast up storage space * 5,300 s.f. County Boatwright facility	<b>Massing</b> -- 81.5' high boat storage building partially over water and parking with view corridor <b>Parking</b> -- All parking required of the project to be located on site	Proprietary -- Term sheet action by BOS on July 2006; Option to lease approved by SCHC March 2007 and by BOS May 2007. BOS granted extension and modification of Option on 11/10/09. Lease Option Agreement and extension for 6 months approved on 5/14/13. An extension to the Option was approved at the 11/12/13 BOS meeting. Regulatory -- DCB review continued on March 2007, project denied on May 2007. DRP application filed December 2008. Proposed marina replacement was included in the County's master waterside CDP application approved by the CCC on 11/3/11. LCP map and text amendment also approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012. Public review of DEIR from 1/5/12 to 3/5/12 and public hearing for testimony on DEIR only was scheduled for 2/8/12 in Chace Park, MdR; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 took effect 4/19/12. Project was approved by RPC on 4/24/13. A CDP for the waterside portion of the project was filed with the Coastal Commission in May of 2014. The waterside portion of the project was approved by the Coastal Commission on January 9, 2015.	Variance for reduced setbacks and Architectural Guidelines requiring that structures beat least 15 ft. from bulkhead
12	53 -- The Boatyard	Greg Schem	* New 921 s.f. ADA Restroom * New 3,916 s.f. carport with 14 garage spaces and boater storage. * Leasehold refurbishment, including new landscaping, hardscape, and waterside walkway.	Massing -- One 38' tall commercial warehouse building and 15' tall office buildings. New carport storage and office buildings will be 15' tall. Parking -- Parking proposed is 147 spaces. The code requires 134 spaces for this use.	Proprietary -- On 11/6/2012 the Lessee initialed a term sheet for an extension of the leasehold. Regulatory -- DCB conceptual approval obtained on 8/21/13. The Regional Planning Commission approved the project CDP and adopted the MND at the March 25, 2015 hearing. The DCB reviewed the final design of the project on October 21, 2015. The DCB requested that the applicant make some minor changes and return for final approval at the November 18, 2015 meeting. The DCB approved the final design of the project on December 16, 2015.	
13	55/56/W -- Fisherman's Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	<b>Massing</b> -- Nine mixed use hotel/visitor-serving commercial/retail structures (8 1- and 2-story and 1 60'-tall hotel over ground floor retail/ restaurant), parking structure with view corridor <b>Parking</b> -- On-site parking includes all project required parking, parking for Parcel 61 lessee (Shanghai Reds)	Proprietary -- Lease extension Option approved by BOS December 2005. Option expired. Lessee reconfiguring project. The lessee provided the SCHC with project updates at the March and May 2015 meetings. Regulatory -- DCB review continued on May 2006, conceptual approval in July 2006. DRP application filed May 2007. Screen check DEIR in review. Lessee has indicated intent to submit a revised project. The Department of Regional Planning had considered a design concept, which would relocate the launch ramp to Fisherman's Village. In June 2014, Supervisor Knabe announced that moving the launch ramp would no longer be part of the visioning process.	Shared Parking Agreement Variance for reduced setbacks (side and waterfront)
1	113 -- Mariner's Village	Michael Sondermann	* Complete leasehold refurbishment of 981 apartments * Retail space increase from 2,070 s.f. to 9,000 s.f. * New 92-slip anchorage will be constructed * New 28 foot-wide pedestrian promenade and public amenities	<b>Massing</b> -- Thirty existing buildings varying from 1 to 4 stories high <b>Parking</b> -- Existing parking structure will be expanded. Parking required is 1,556 spaces and 1,931 spaces are proposed.	Proprietary -- A term sheet was initialed 9/23/2013 to create the economic terms of a lease extension. Regulatory -- EIR Scoping meeting held on 12/10/13. NOP for EIR public review from 11/19/13 through 12/19/13. On 3/26/14, DCB denied the conceptual design proposal and asked that the applicant return for review. A new EIR scoping meeting was held on 09/16/14 in Chace Park. The revised scope includes the environmental analysis for a CDP, to cover the removal of unoccupied nests, which occurred in November 2013.	
8	147 (OT) -- Oceana Retirement Facility/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 5-story, 114-unit senior accommodation units plus ancillary uses * 3,500 square feet of retail space * Replacement of 92 public parking spaces on site * Public accessway from Washington to Admiralty	<b>Massing</b> -- One 5-story residential (senior) building over ground-floor retail and parking; 65' tall <b>Parking</b> -- On-site parking includes all required project parking, 92 public parking spaces (94 public parking spaces to be replaced off site near Marina Beach)	Proprietary -- Lease documents approved by BOS July 2008. Approval of Renewal of Lease Option Agreement for up to a 66-month extension approved by BOS on 10/4/11. Lessee has extended its option (2 years) for which Lessee has paid \$30,000 under the terms of the option agreement. Regulatory -- DCB conceptual approval on August 2005; RPC filing May 2006. DCB approval of pedestrian plaza on 2/17/10. RPC continued project on 10/21/09 to 12/16/09. RPC certified EIR 4/28/10 and recommended approval of Plan Amendment, CDP, CUP, and Parking Permit to BOS. Project was included in the LCP map and text amendment approved by the BOS on 2/1/11; On 4/26/11, the BOS approved the project and certified the EIR; LCP map and text amendment approved by CCC on 11/3/11 with modifications as suggested by Coastal staff. BOS accepted CCC changes to LCPA & CDP on 11/29/11. Final amendment report was provided to CCC in February 2012; on 3/20/12 the BOS approved Counsel's final resolution on the LUP as suggested by the CCC, the ordinance amendments to Title 22 were effective 4/19/12. Final DCB approval on 4/18/12. The BOS approved the project on 06/12/12.	
Construction in Process						
4	13 -- Villa del Mar	David Canzoneri	* Complete leasehold refurbishment of 198 apartments * Existing 209-slip anchorage will be renovated commencing no later than 2029 * Improved pedestrian promenade and public amenities will be renovated.	<b>Massing</b> -- Four existing buildings up to 3 stories high <b>Parking</b> -- Existing open air parking and parking structure will be renovated. Total parking provided on site is 572 spaces.	Proprietary -- The Lessee initialed the term sheet 6/1/12. On 8/1/12, the Board provided instruction to proceed with negotiations for an option agreement and revised lease document based on a term sheet initialed by lessee. At the 1/8/14 meeting, the SCHC endorsed DBH's recommendation to adopt the MND and grant an option and extension of the lease term, which was heard and approved by the Board on 2/4/14. Construction commenced on December 8, 2014. Completion of construction is currently anticipated in December 2016. Regulatory -- DCB conceptual approval obtained on 8/21/13. MND public review period from 12/19/13 through 1/20/14. On 2/4/14, the BOS adopted MND. On 6/18/14, the DCB approved the final design of the renovation project.	
5	15 -- AMLI Residential	Jason Arnison	* Demolish existing facilities and build 585 apartments * New 8,000 s.f. commercial space * New 241 boat slip marina * New 1,271-parking space garage	<b>Massing</b> -- Six buildings up to 5 stories and 70' high <b>Parking</b> -- All parking to be provided on site within new 1,271-space parking garage.	Proprietary -- The Board of Supervisors approved the assignment of the lease on December 17, 2013. The sale/assignment closed on 1/30/14. Construction commenced on July 1, 2014, and anticipated completion date is July 1, 2018. Regulatory -- DCB conceptual approval on 2/17/00. On 12/6/00 project obtained CDP/CUP/Parking Permit/Variance No. 98-134 from DRP. On 2/13/01 CCC determined that appeal failed to raise substantial issue. On 10/9/01 the CCC issued permit No. 5-01-0143 for 241-slip marina. Original DCB approval on 2/21/02 and 3/21/02. On 2/19/14, DCB approved final redesign of project. On June 30, 2014, demolition of the site commenced.	
7	28 -- Mariners Bay	Cathleen Hayes	* Complete leasehold refurbishment of 379 apartments * New bicycle depot for public use * Improvements to existing promenade and dock gates and public amenities * Replacement of existing docks within 6 months of completed of landside renovation	<b>Massing</b> -- Seven buildings up to 3 stories high <b>Parking</b> -- Existing subterranean parking structure contains 947 parking spaces.	Proprietary -- The lessee initialed a term sheet in August 2013. The MND for the project was adopted by the BOS at the March 24, 2015 meeting. Board also approved a future assignment to Legacy. Option was exercised and lease executed on 9/25/15. Regulatory -- DCB conceptual approval obtained on 11/20/13. On June 3, 2015, Regional Planning approved the plot plan. On July 15, 2015, the DCB approved the final design of the project.	





## Project Status Report - Key Map







Caring for Your Coast


**Gary Jones**  
Director

**Kerry Silverstrom**  
Chief Deputy

**John Kelly**  
Deputy Director

**Brock Ladewig**  
Deputy Director

February 11, 2016

TO: Design Control Board  
FROM:  Gary Jones, Director  
SUBJECT: **AGENDA ITEM 7C – MARINA DEL REY SPECIAL EVENTS**

**BURTON CHACE PARK WALKING CLUB**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey  
Tuesdays & Thursdays  
10:30 a.m. – 11:30 a.m.

The Department of Beaches and Harbors (Department) is sponsoring a FREE one-hour walking club. Get your exercise while taking in the beautiful view of the Marina del Rey harbor. Please RSVP by calling (310) 305-9595.

For more information: Call (310) 305-9595

**BURTON CHACE PARK AEROBICS CLASS**

Burton Chace Park ♦ Lobby ♦ 13650 Mindanao Way ♦ Marina del Rey  
Wednesdays  
6:00 p.m. – 7:00 p.m.

The Department is offering FREE indoor group aerobics classes that combine rhythmic aerobic exercise with stretching and strength training routines with the goal of improving all elements of fitness. Come get in shape with an experienced instructor at beautiful Burton Chace Park. Ages 13 and up. Please RSVP by calling (310) 305-9595.

For more information: Call (310) 305-9595





**MARINA DEL REY FARMERS' MARKET**

Parking Lot #11 ♦ 14101 Panay Way ♦ Marina del Rey  
Saturdays  
9:00 a.m. – 2:00 p.m.

The Department, in collaboration with Southland Farmers' Markets Association, is offering the Marina del Rey Farmers' Market on Saturdays. The Marina del Rey Farmers' Market offers fresh, locally-grown organic and conventionally grown fruits and veggies. Also available are prepared and packaged foods, hand-crafted products and much more! Paid parking is available for 25 cents for every 10 minutes.

For more information: Call Marina del Rey Visitor's Center at (310) 305-9545

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

13755 Fiji Way ♦ Marina del Rey  
Sponsored by Pacific Ocean Management, LLC  
All concerts are from 1:00 p.m. – 4:00 p.m.

Saturday, February 13<sup>th</sup>  
Bob DeSena, playing Latin Jazz

Sunday, February 14<sup>th</sup>  
Jimi Nelson and The Drifting Cowboys, playing Country

Saturday, February 20<sup>th</sup>  
Blue Breeze, playing R&B

Sunday, February 21<sup>st</sup>  
Susie Hansen Latin Band, playing Salsa

Saturday, February 27<sup>th</sup>  
Jimbo Ross and the Bodacious Blues Band, playing Blues

Sunday, February 28<sup>th</sup>  
2 Azz 1, playing Jazz Funk

For more information: Call Pacific Ocean Management at (310) 822-6866

**LOS ANGELES BOAT SHOW (IN- WATER PORTION)**

Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey  
February 25 – 26, 2016, 12:00 p.m. – 5:00 p.m.  
February 27 – 28, 2016, 10:00 a.m. – 5:00 p.m.



Adults: \$12 (16 & older)  
Kids: Free (15 & younger)  
Active Military: Free with Military ID

The Los Angeles Boat Show is the ultimate destination for boating and outdoor lifestyle enthusiasts, featuring sport fishing vessels, brokerage yachts, performance boats, sailboats, ski boats, cruisers, jet skis, pontoons, motorboats, catamarans, cabin cruisers, inflatables, canoes, kayaks, Stand Up Paddleboards and more. With the addition of the in-water portion of the show at Burton Chace Park in Marina del Rey, visitors can also find new super-sized brokerage yachts — both power and sail — available for on-board tours and cruising “test drives.” Complimentary round trip shuttle transportation will be available to and from the LA Convention Center and Marina del Rey.

For more information: Visit [www.losangelesboatshow.com](http://www.losangelesboatshow.com)

**HOUSEHOLD HAZARDOUS WASTE AND E-WASTE ROUNDUP**

Dock 52 Parking Lot ♦ 13483 Fiji Way ♦ Marina del Rey  
Saturday, February 20, 2016  
9:00 a.m. – 3:00 p.m.

The County of Los Angeles Department of Public Works and the Sanitation Districts of Los Angeles are sponsoring the annual Household Hazardous Waste and E-Waste Roundup for the proper disposal of environmentally harmful household substances and electronic waste.

For more information: Call Sanitation Districts of Los Angeles County at (800) 238-0173 or visit their website at [www.lacsd.org](http://www.lacsd.org)

**2016 POLAR PLUNGE**

Marina Beach ♦ 4101 Admiralty Way ♦ Marina del Rey  
Saturday, February 27, 2016  
9:00 a.m. – 1:00 p.m.

Participate in the Polar Plunge to benefit Special Olympics Southern California athletes. Brave men, women and children will take the plunge to raise money, win awards, and have a good time. Registration begins at 8:00 a.m.

For more information: Call Brandon Tanner at (562) 502-1041, email at [btanner@sosc.org](mailto:btanner@sosc.org), or visit [www.sosc.org/laplunge](http://www.sosc.org/laplunge)