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## BLUEWater Design Group

July 30, 2013

**Mr. Gary Jones, Deputy Director**  
**Department of Beaches and Harbors (DBH)**  
**Design Control Board (DCB)**  
13837 Fiji Way  
Marina del Rey, CA 90292

Attn: Planning

Subj: P125 Marina City Club (MCC) Promenade Improvements for DCB Hearing

Dear Mr. Jones,

The purpose of this letter is to present the proposed improvements for the rehabilitation of Marina City Club promenade for DCB in August.

Per the lease agreement between DBH and Essex Marina City Club, the existing marina floating docks is currently in the process of being replaced. In order to provide a first class marina, Essex has planned to make improvements to the existing promenade and fire access lane. The project area spans from FantaSea yachts on the western corner, past the MCC apartments, to the end of the Ritz Carlton on the eastern side totaling approximately 2,300'. Landside improvement limits will be from the face of the seawall to the buildings, and varies in widths from 20' to 37' plus or minus. Waterside improvement limits currently underway stretch from the face of the seawall to the interior channel which is 200'.

The promenade improvements in front of FantaSea will have varying widths from 20' to 30' and improvements will include new stamped concrete, lighting, and handrails along the seawall.

Improvements in front of the MCC apartments will widen the existing 8' public promenade to a 12' public promenade and install a decorative fence to separate the 20' fire access lane adjacent to the apartment buildings from the public promenade. The public promenade will be widened to 19'-6" at the transition between the apartments and the Ritz Carlton and gradually taper, parallel to the apartments down to 12', maintaining the 20' fire access lane. Improvements in this area will include new stamped concrete, landscaping, fencing, and seating areas with decorative flags, themed to be consistent with improvements to the new marina gangway access gates. The 20' fire access lane will be gated as is the existing

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condition. Further, the LA County Fire Department requires the 20' fire access lane to be adjacent to the buildings as in the existing condition. As part of the marina improvements currently underway, new handrails along seawall, gangway access gates, and lighting are being installed.

Improvements in front of the Ritz Carlton will be kept to a minimum as the existing promenade meets the current promenade guidelines for Marina del Rey. The existing promenade in this reach has varying widths of 20' to 28' with landscaping. Some improvements will include replacing the gangway access gates to match the new marina.

The promenade improvement plans are attached for your review and approval. As discussed, we would appreciate your efforts to have this project added to the Design Control Board agenda for their August 2013 hearing.

Please feel free to contact us with any questions or for additional information.

Best regards,  
**BLUE**Water Design Group

Tim Bazley, P.E.  
Sr. Engineer

Attachments: (14) Fourteen sets of 11x17 Promenade Improvement Design Drawings

Cc: Michael Tripp, DBH  
Ismael Lopez, DBH  
Adam Berry, Essex Marina City Club



# MARINA CITY CLUB

## PROMENADE IMPROVEMENTS

### 4333 ADMIRALTY WAY, MARINA DEL REY, CA 90292

Printed On: Jul 29, 2013 - 12:23pm

**SHEET INDEX:**

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  - LS-0.1 EXISTING SITE
  - LS-0.2 EXISTING SITE
  - LS-1 EXISTING PROMENADE AREA 1
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  - LS-17 PROPOSED FLAG POLE DETAILS
  - LS-18 PROPOSED PROMENADE RENDERINGS ALONG MCC APARTMENTS
  - LS-19 PROPOSED PROMENADE SITTING AREA LANDSCAPE ALTERNATIVES

**PROJECT DESCRIPTION**

LANDSIDE IMPROVEMENTS INCLUDE A WIDER AND IMPROVED PUBLIC PROMENADE, IMPROVED FIRE ACCESS LANE, WITH NEW FENCING, PAVEMENT, AND LANDSCAPING.

**OWNER:**

LA COUNTY DEPARTMENT OF BEACHES AND HARBORS  
 13837 FIJI WAY  
 MARINA DEL REY, CA 90292  
 (310) 305-9533 - MAIN  
 (310) 821-6315 - FAX  
 ATTN: PAUL WONG

**LESSEE:**

ESSEX MARINA CITY CLUB  
 925 EAST MEADOW DRIVE  
 PALO ALTO, CA 94303  
 (650) 849-1611 - MAIN  
 (650) 858-0139 - FAX  
 ATTN: ADAM BERRY

**CIVIL ENGINEER:**

BLUEWATER DESIGN GROUP  
 2500 VIA CABRILLO MARINA, SUITE 200  
 SAN PEDRO, CA 90731  
 (310) 548-3132 - MAIN  
 (310) 548-1924 - FAX  
 ATTN: TIM BAZLEY, P.E.

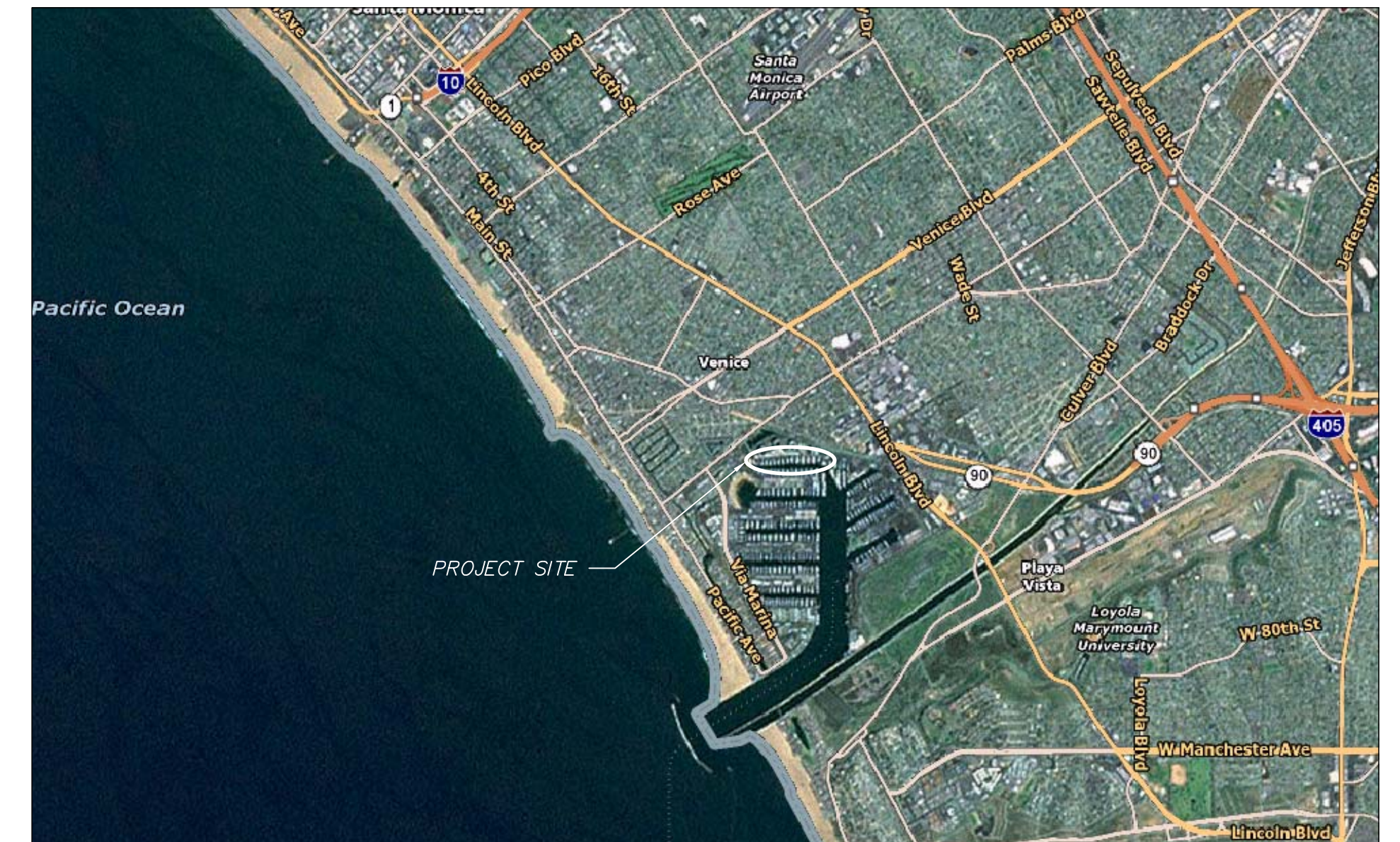
**GEOTECHNICAL ENGINEER:**

ASSOCIATED SOILS ENGINEERING, INC.  
 2860 WALNUT AVENUE  
 SIGNAL HILL, CA 90755  
 (562) 426-7990 - MAIN  
 (562) 426-1842 - FAX  
 ATTN: LAWRENCE CHANG, P.E., G.E.

**CONTRACTOR:**

TBD

**REVISIONS:**



VICINITY MAP

**PROJECT DATA:**

LA COUNTY ZONING: (M) MARINA  
 ASSESSORS PARCEL NUMBER: 4224-006-907  
 PROJECT ADDRESS: 4333 ADMIRALTY WAY  
 MARINA DEL REY, CA 90292

TOTAL LANDSIDE = 79622 SF  
 HARDSCAPE = 65101 SF (82%)  
 LANDSCAPE = 14521 SF (18%)

**APPLICABLE CODES:**

BUILDING DWELLING CODE	IBC 2006 (CBC 2007)	AMMENDMENTS
STRUCTURAL CODE	IBC 2006 (CBC 2007)	LACBC 2008
PLUMBING CODE	UPC 2006 (CPC 2007)	LACPC 2008
MECHANICAL CODE	UMC 2006 (CMC 2007)	LACMC 2008
ELECTRICAL CODE	NEC 2005 (CEC 2007)	LACEC 2008
FIRE/LIFE SAFETY CODE	IFC 2006 (CFC 2007)	LACFC 2008
ACCESSIBILITY CODE	CBC 2007 (TITLE 24, PART 2)	LACBC 2008
ENERGY CODE	CEC 2007 (TITLE 24, PART 6)	LACEC 2008

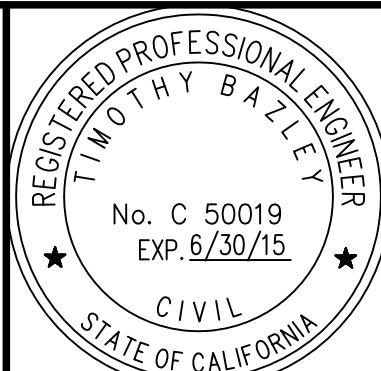
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 STATUS  
 CONCEPT  
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PROJECT  
**MARINA CITY CLUB**

CONTRACTOR  
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2500 Via Cabrillo Marina, Suite 200  
 San Pedro, CA 90731  
 Tel: 310 548 3132  
 Fax: 310 548 1924



DESIGNED BY: JW/JH  
 DRAWN BY: JH  
 CHECKED BY: TB

**TITLE SHEET**

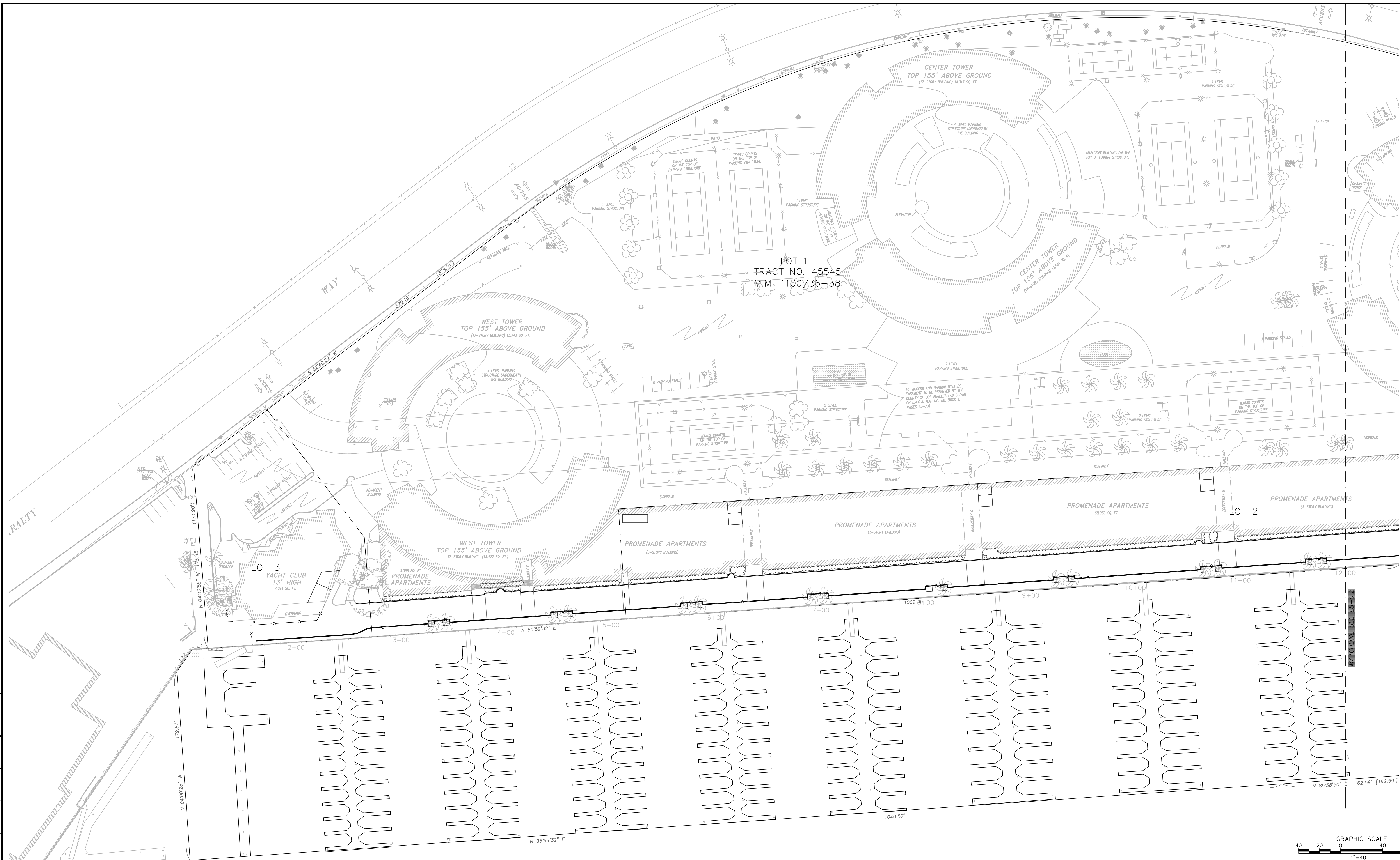
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 JOB NO.: 2104-C  
 SHEET: T-1  
 SHEET #:







STATUS	CONCEPT	X
	100%	



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REGISTERED PROFESSIONAL ENGINEER  
TIMOTHY BAILEY  
No. C 50019  
EXP. 6/30/15  
CIVIL  
STATE OF CALIFORNIA

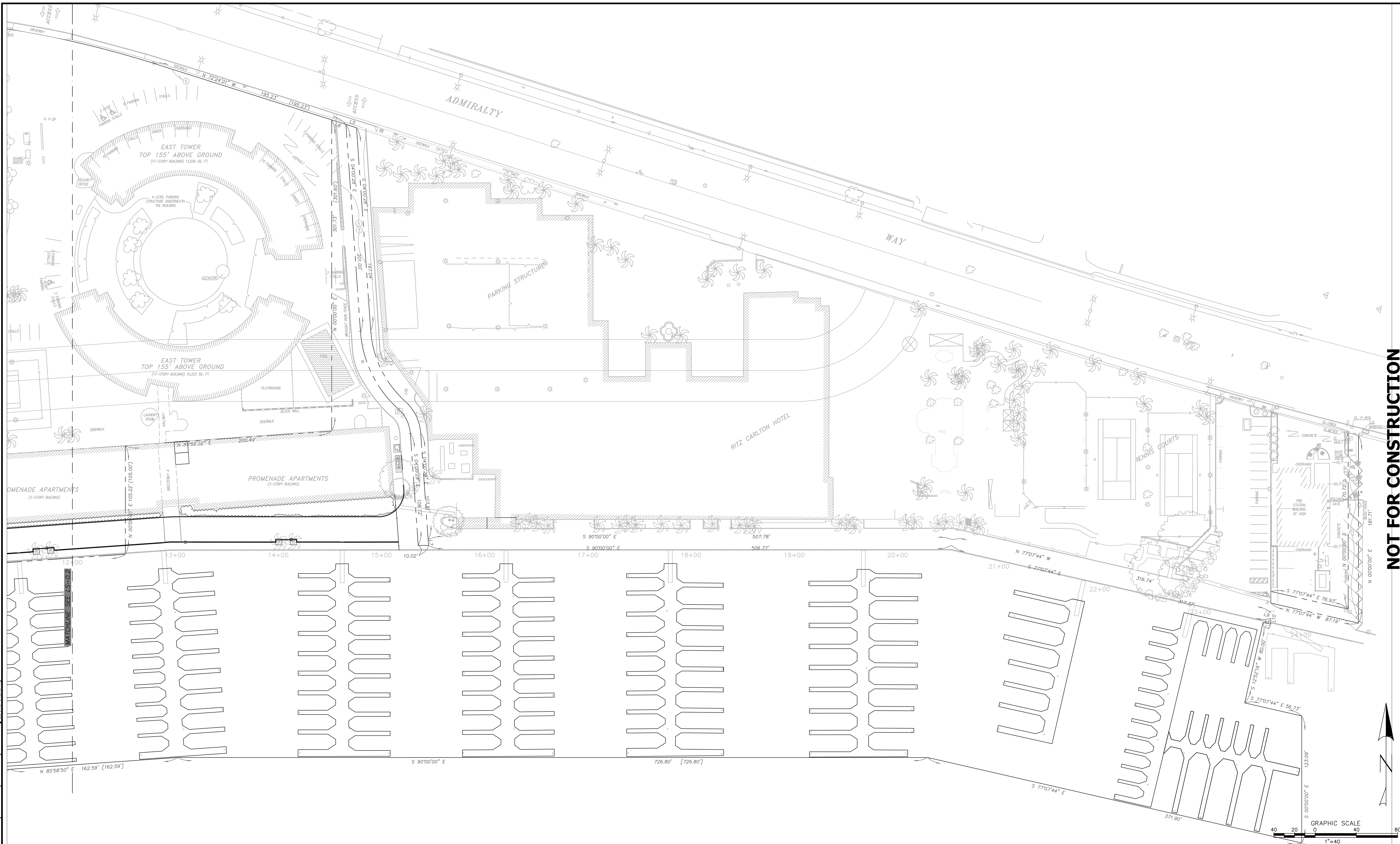
**BLUEWATER**  
Design Group  
Planning and Engineering Services  
For Marinas and Waterfront Resorts

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Tel: 310 548 3132  
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1" = 40'	05-23-13
JOB NO.	2104-C
SHEET	LS-0.1
SHEET #	



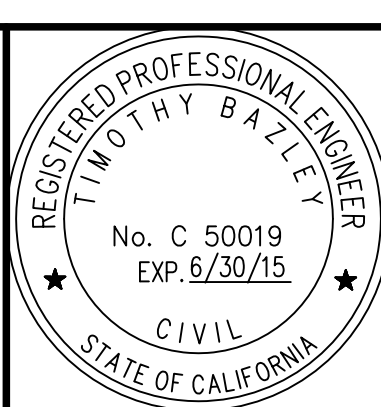


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EXISTING SITE
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1" = 40'	05-23-13
JOB NO.	2104-C
SHEET	LS-0-2
SHEET #	





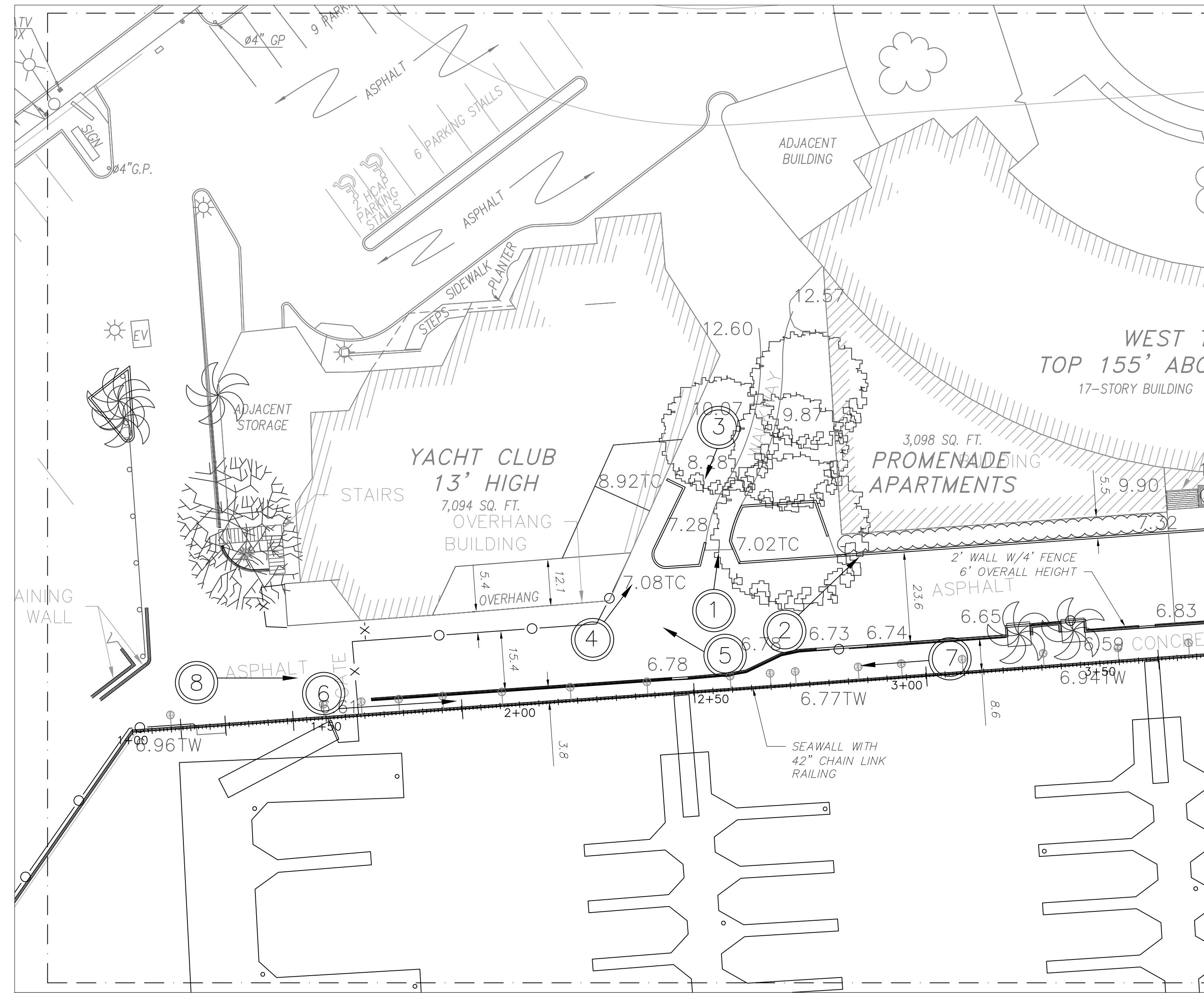
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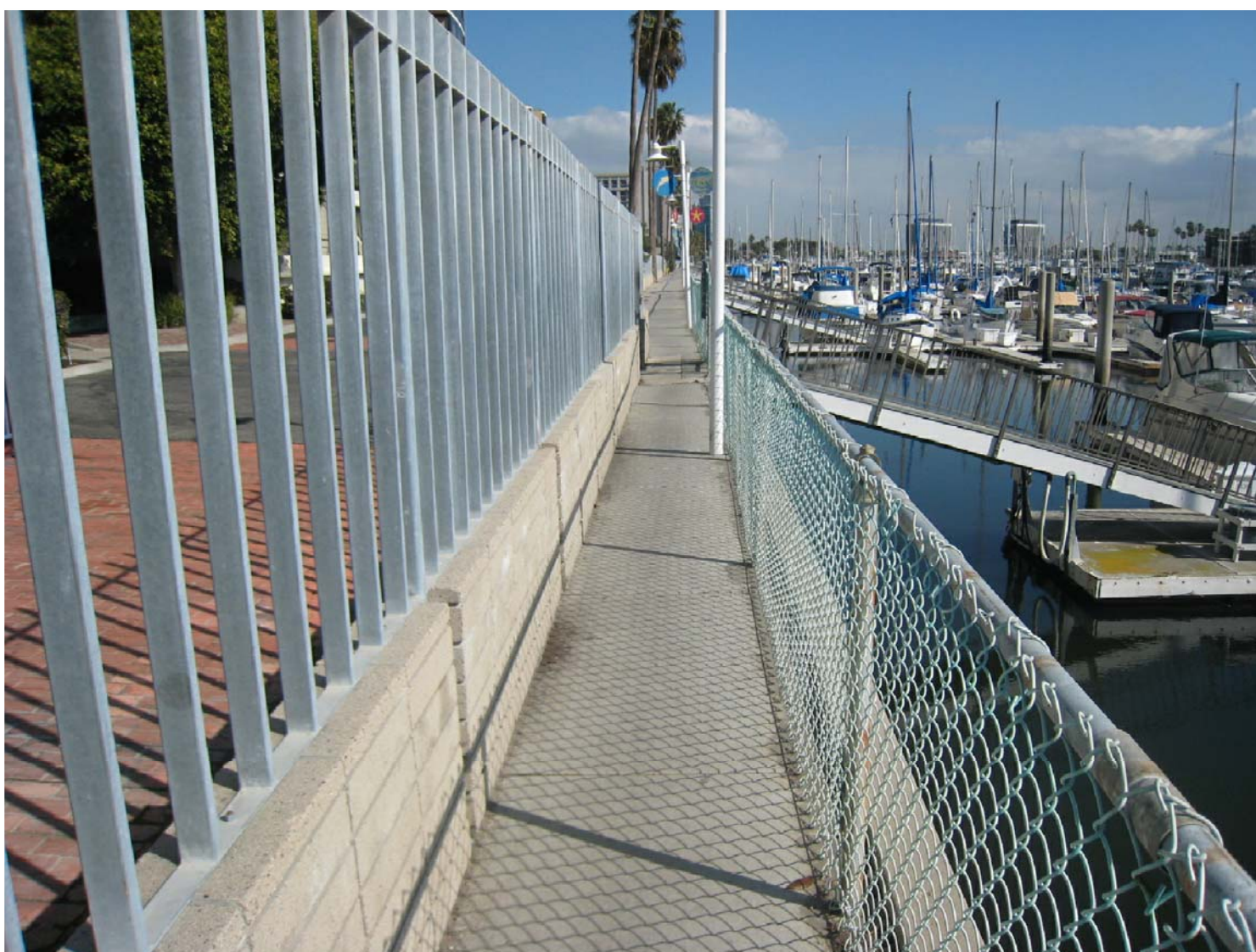
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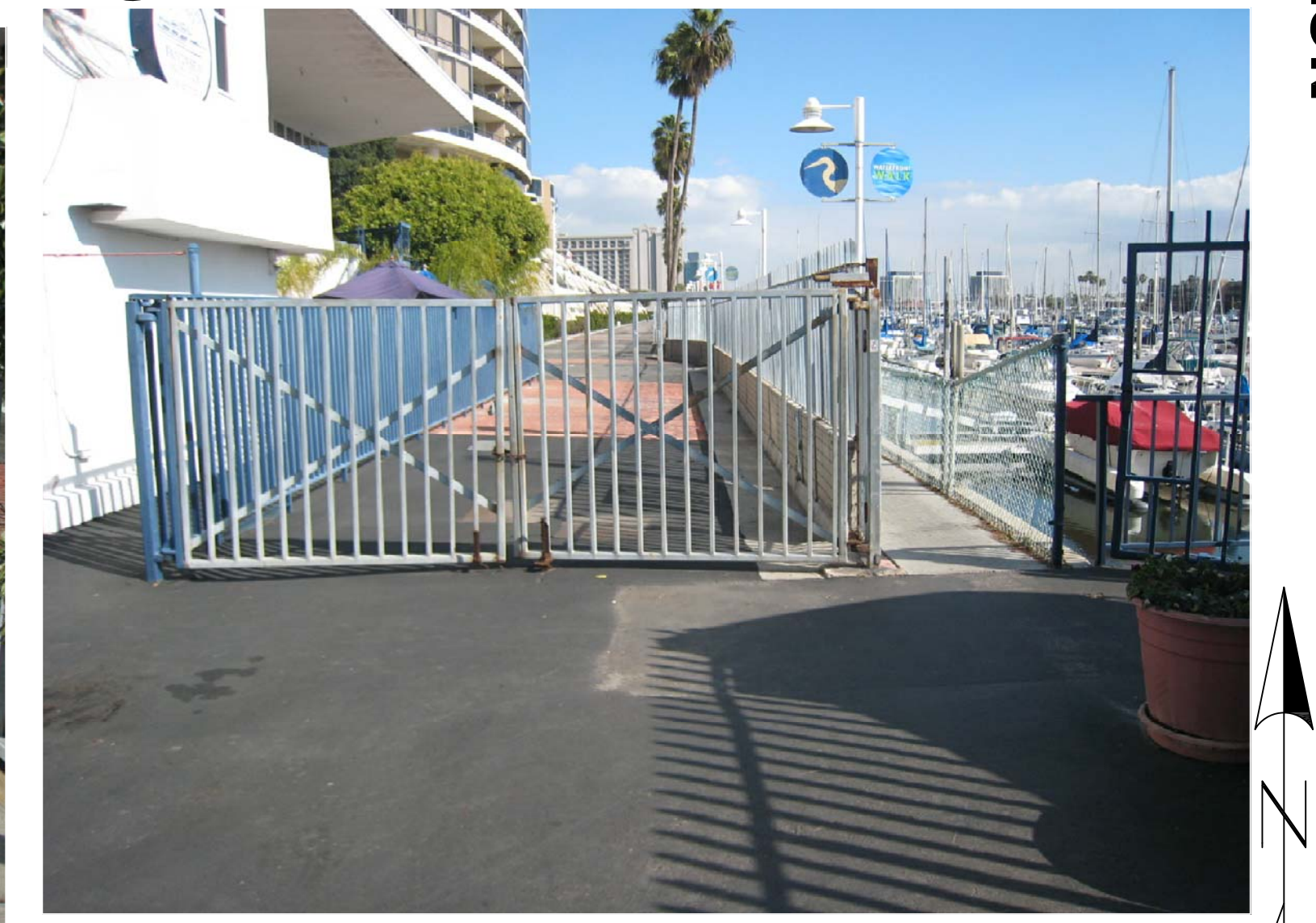
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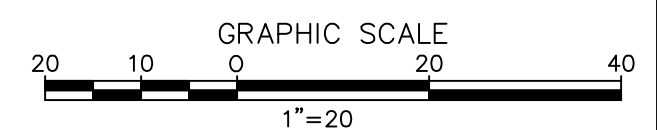


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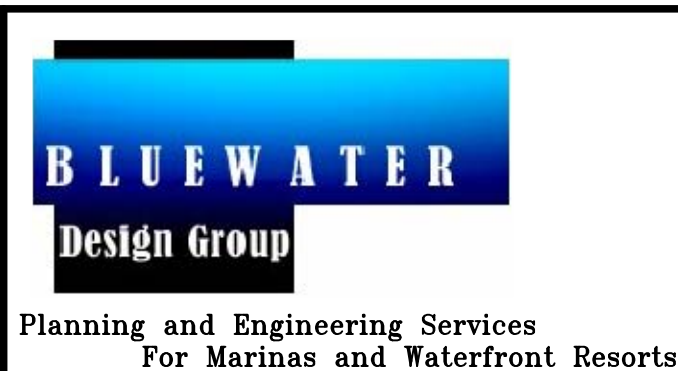
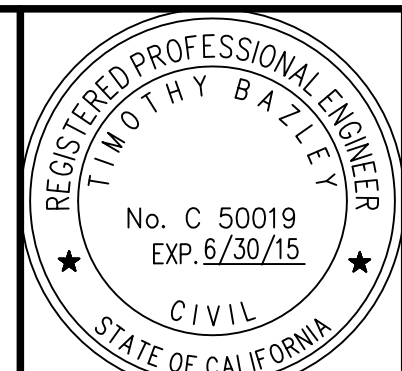
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1. ELEVATIONS BASED ON NGVD29 DATUM.



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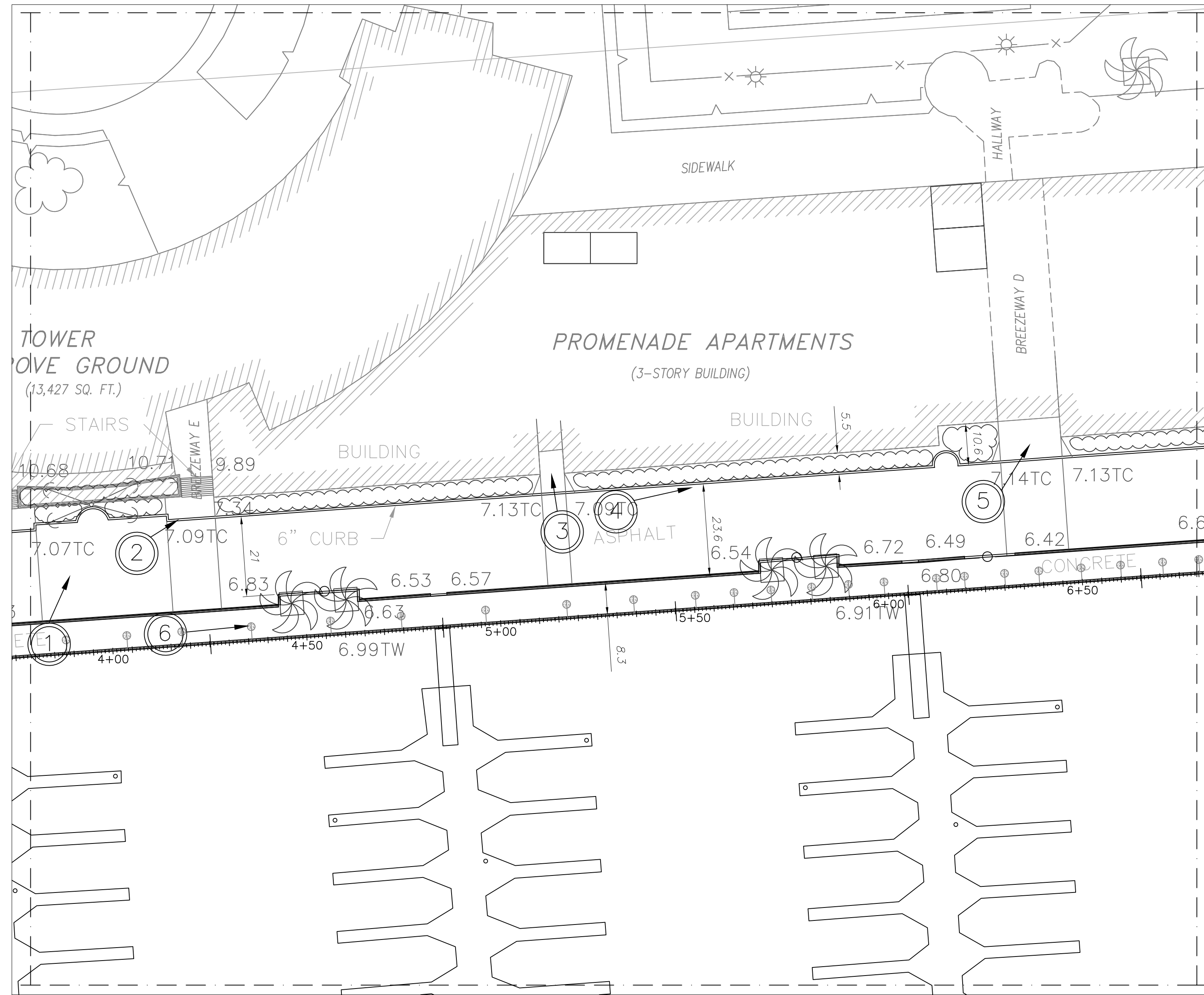
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SHEET: LS-1  
SHEET #:





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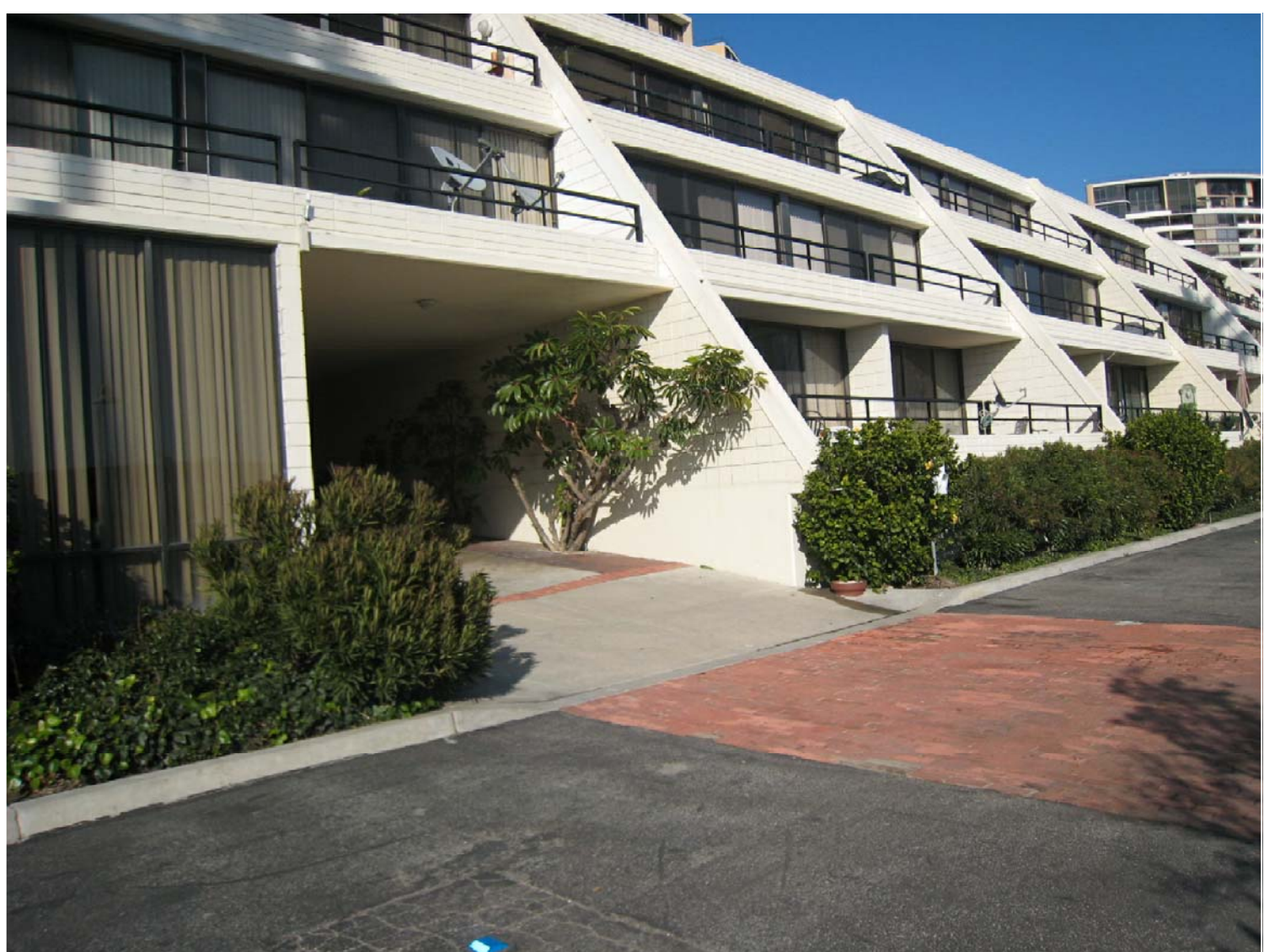


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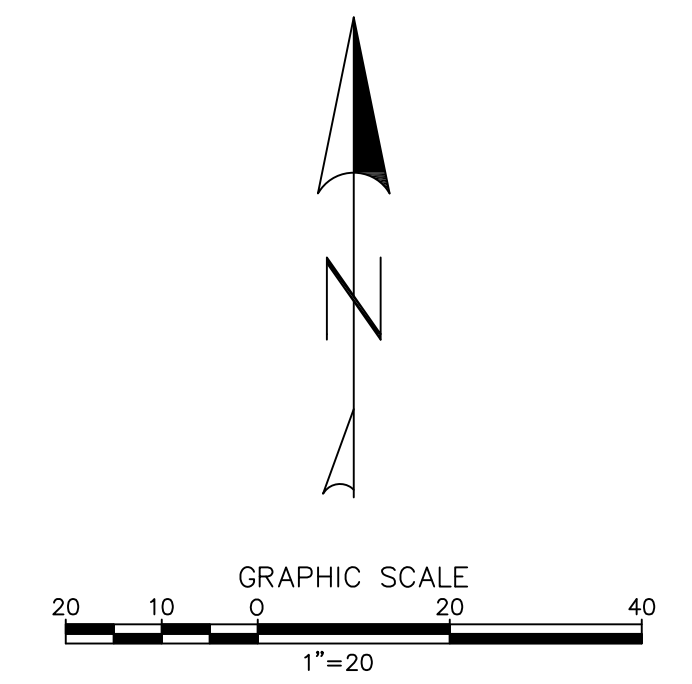
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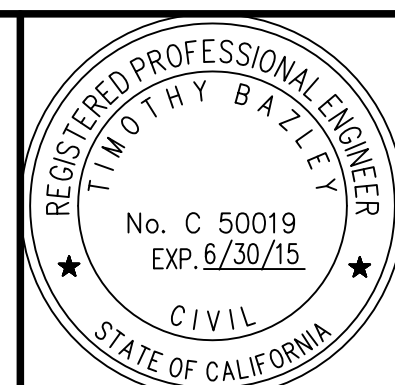
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DRAWN BY: JH
CHECKED BY: TB

<b>EXISTING PROMENADE AREA 2</b>
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SCALE: 1" = 20'	DATE: 05-23-13
JOB NO.: 2104-C	
SHEET: LS-2	
SHEET #	













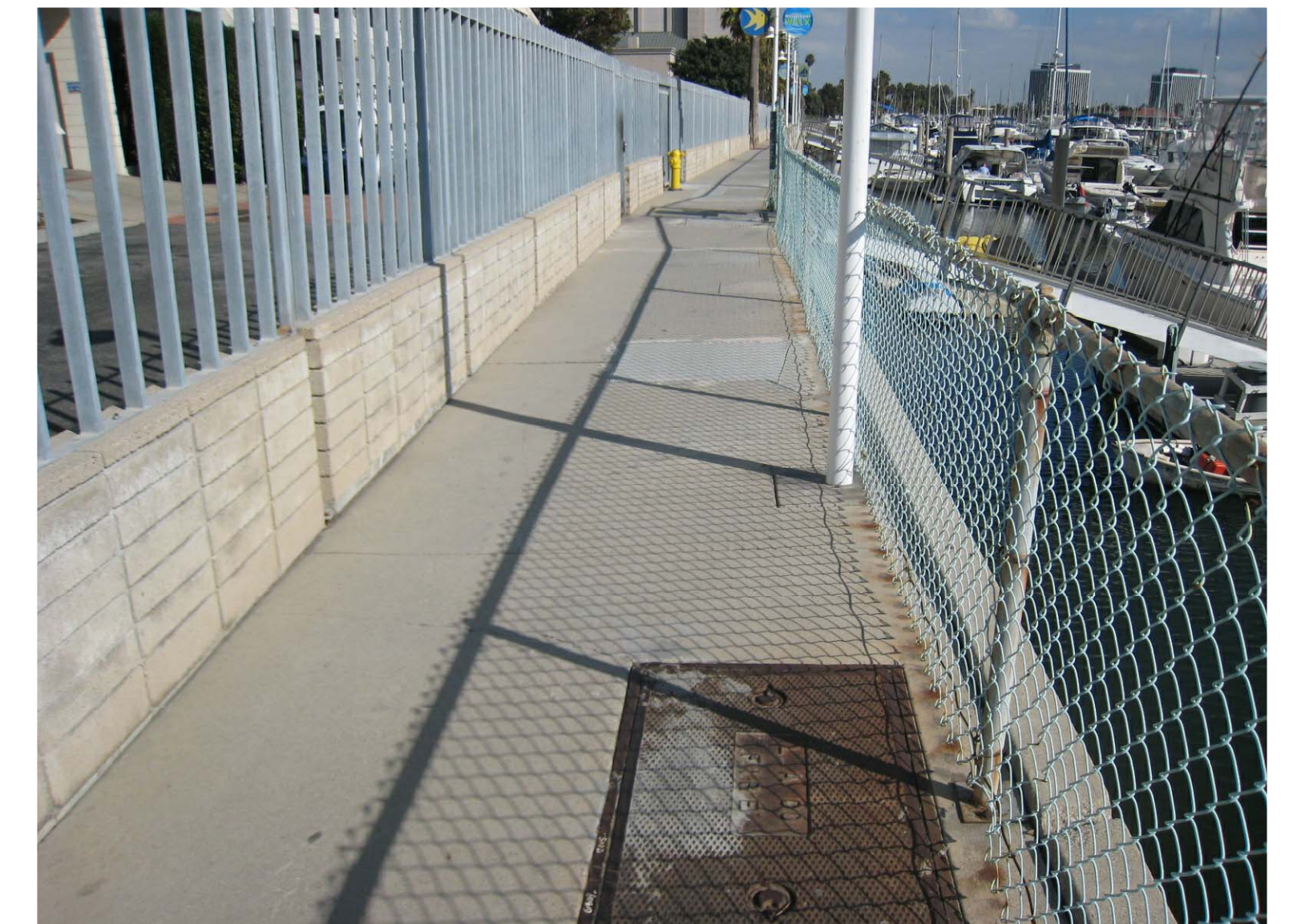
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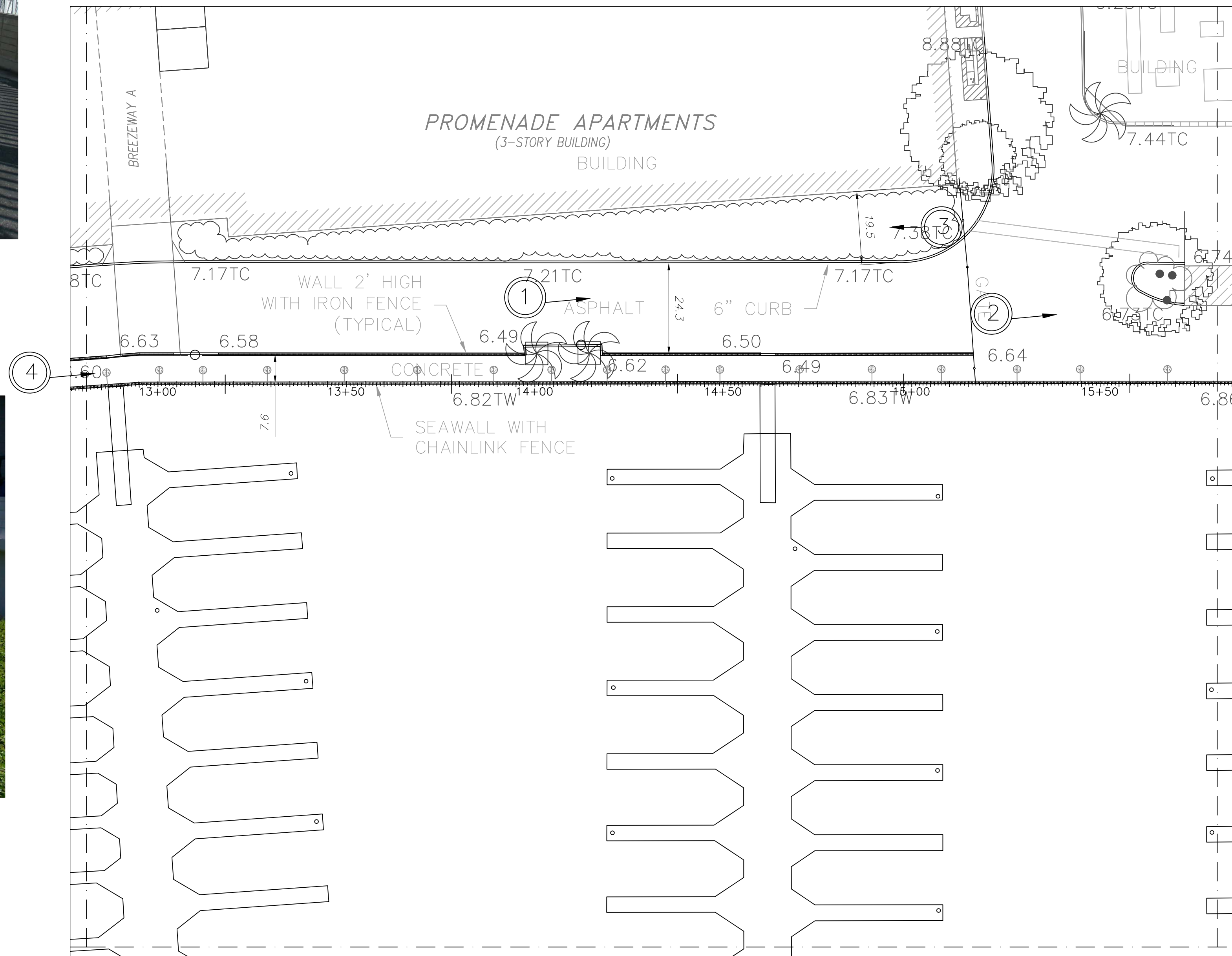
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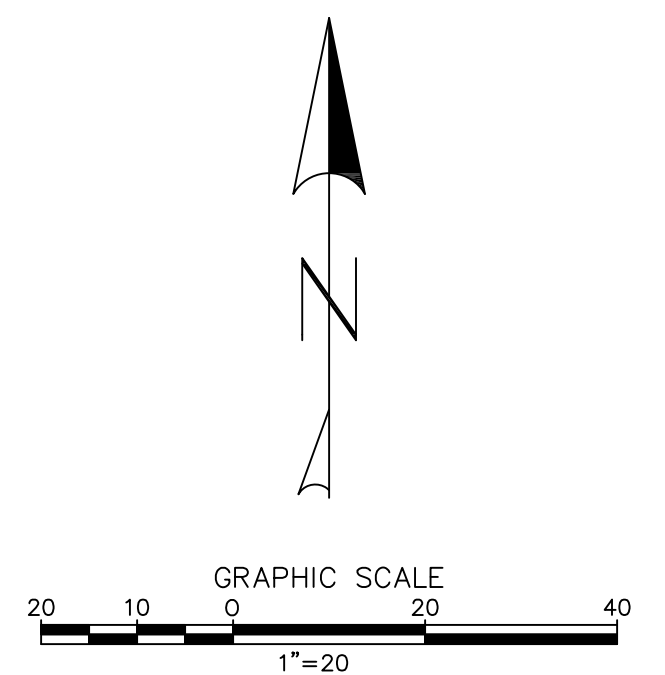
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NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

STATUS	CONCEPT	X
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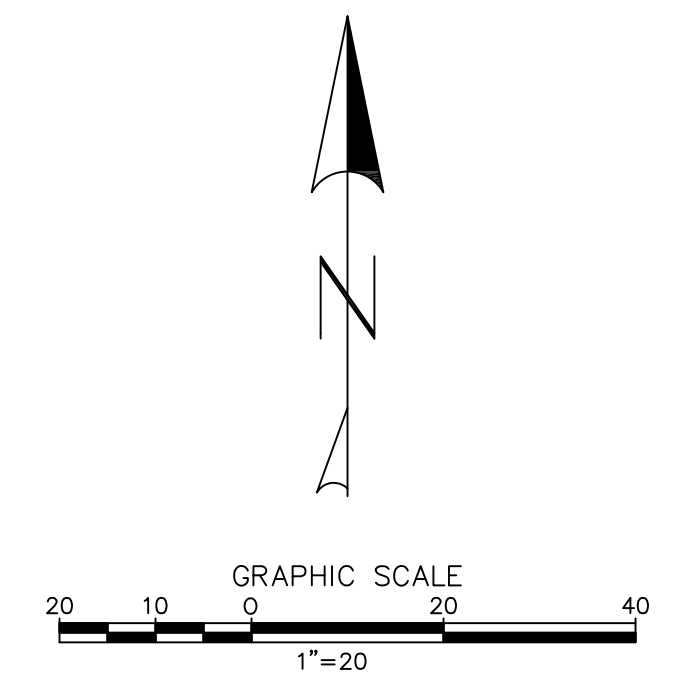
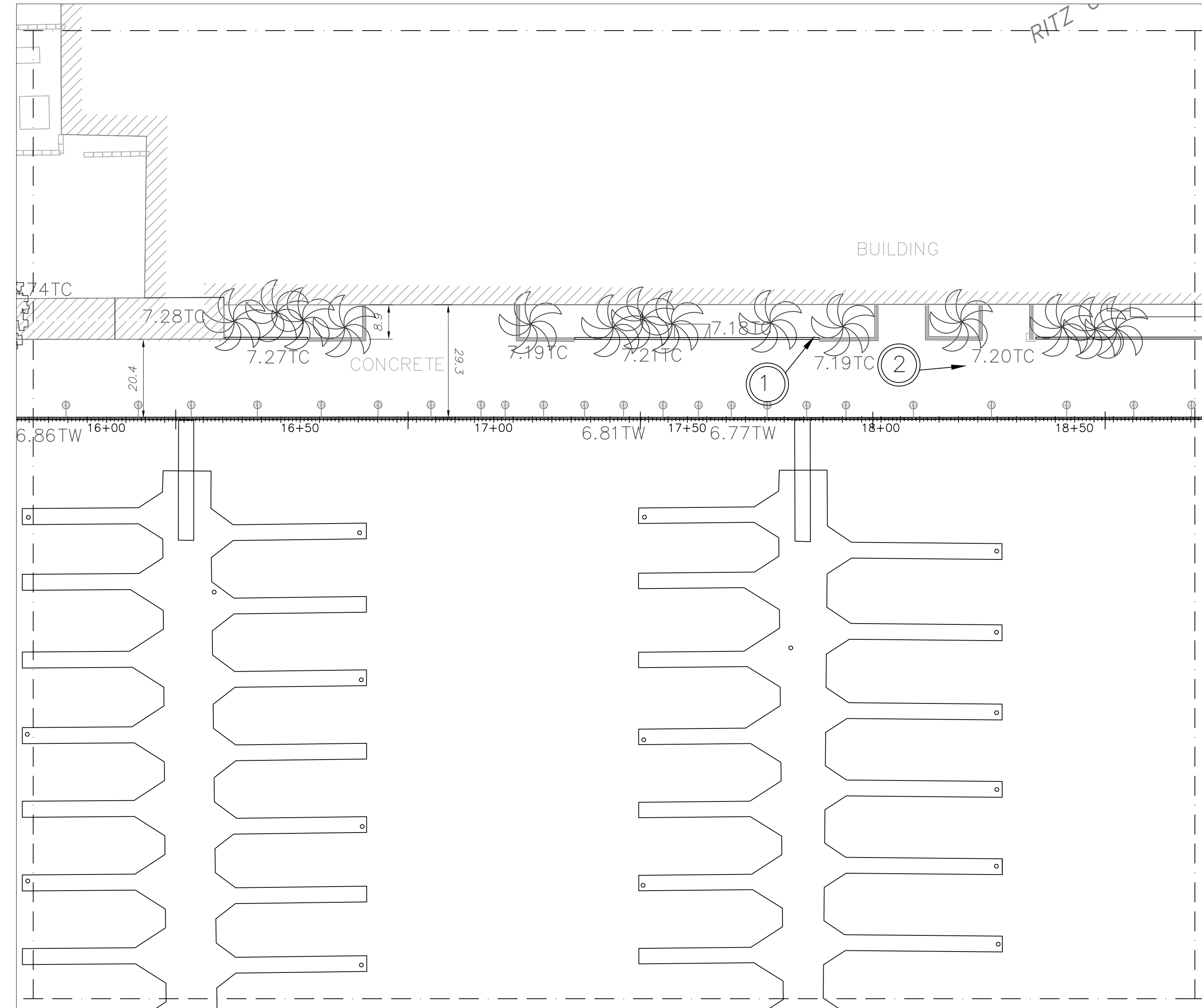
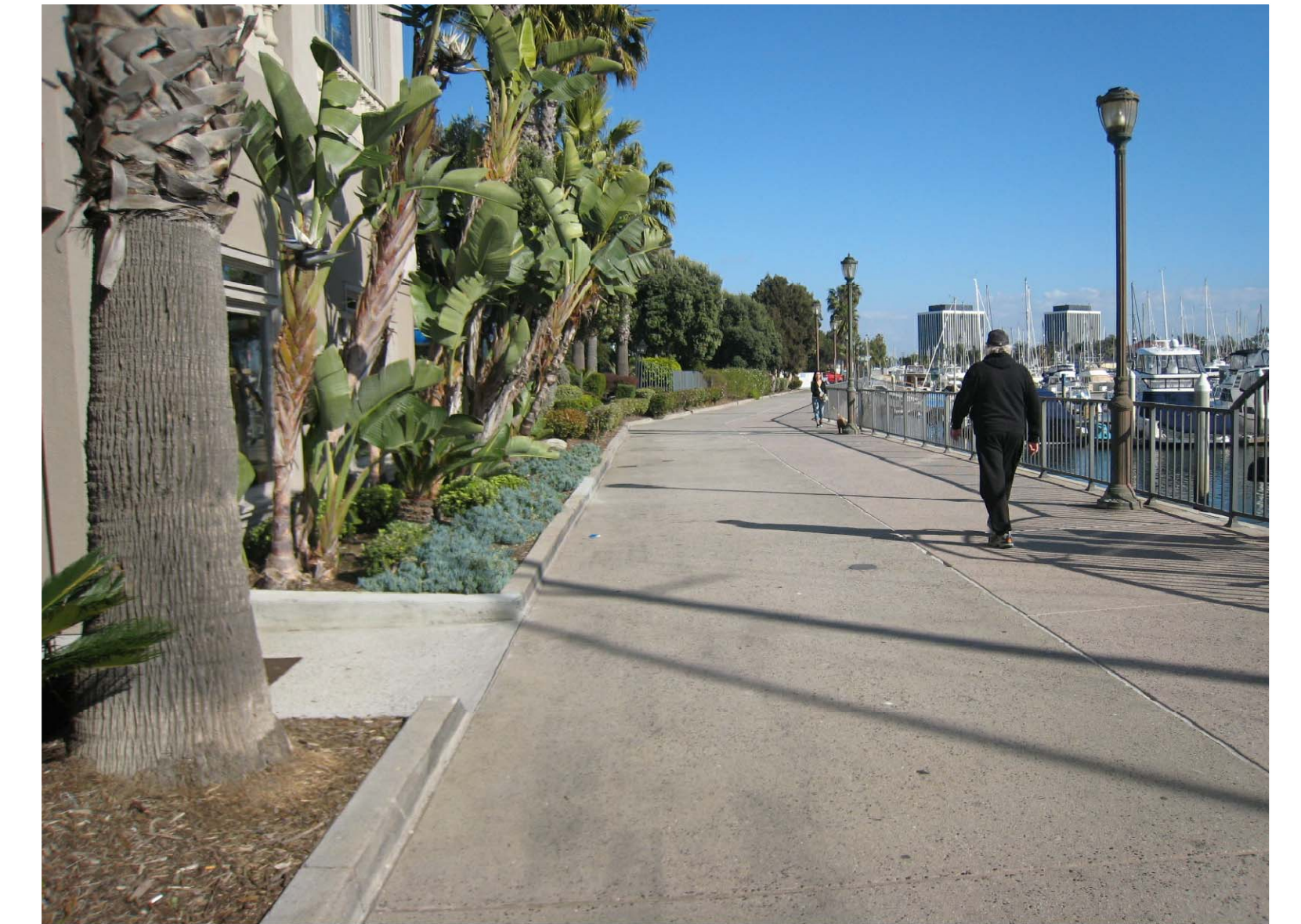
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DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

EXISTING PROMENADE AREA 5
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SCALE	1" = 20'
DATE	05-23-13
JOB NO.	2104-C
SHEET	LS-5
SHEET #	





NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

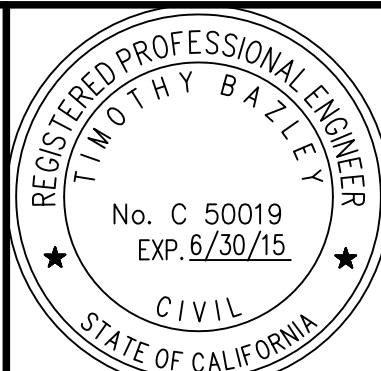
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STATUS	CONCEPT	X
	100%	
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	20%	
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EXISTING PROMENADE AREA 6
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SCALE	1" = 20'
DATE	05-23-13
JOB NO.	2104-C
SHEET	LS-6
SHEET #	





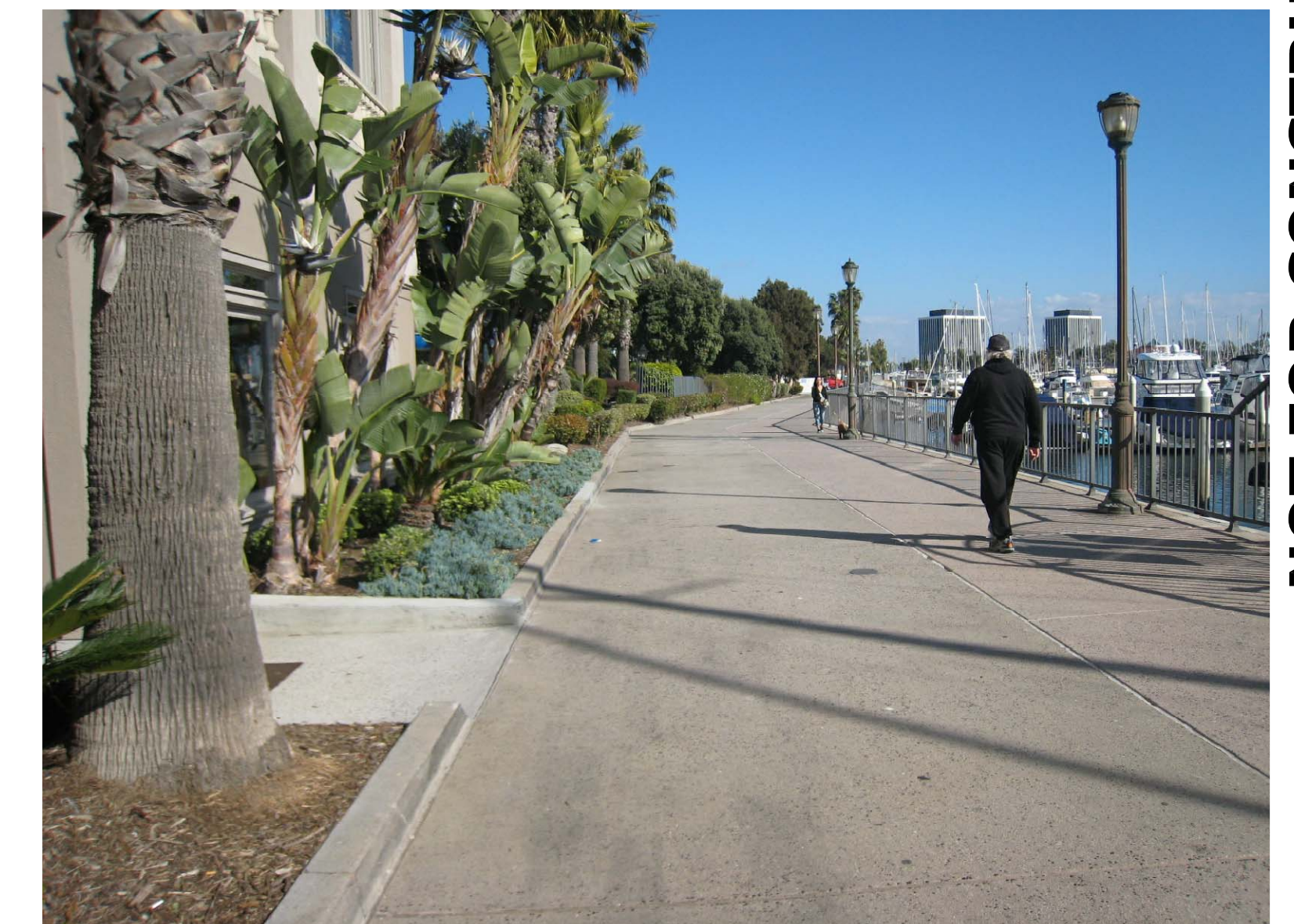
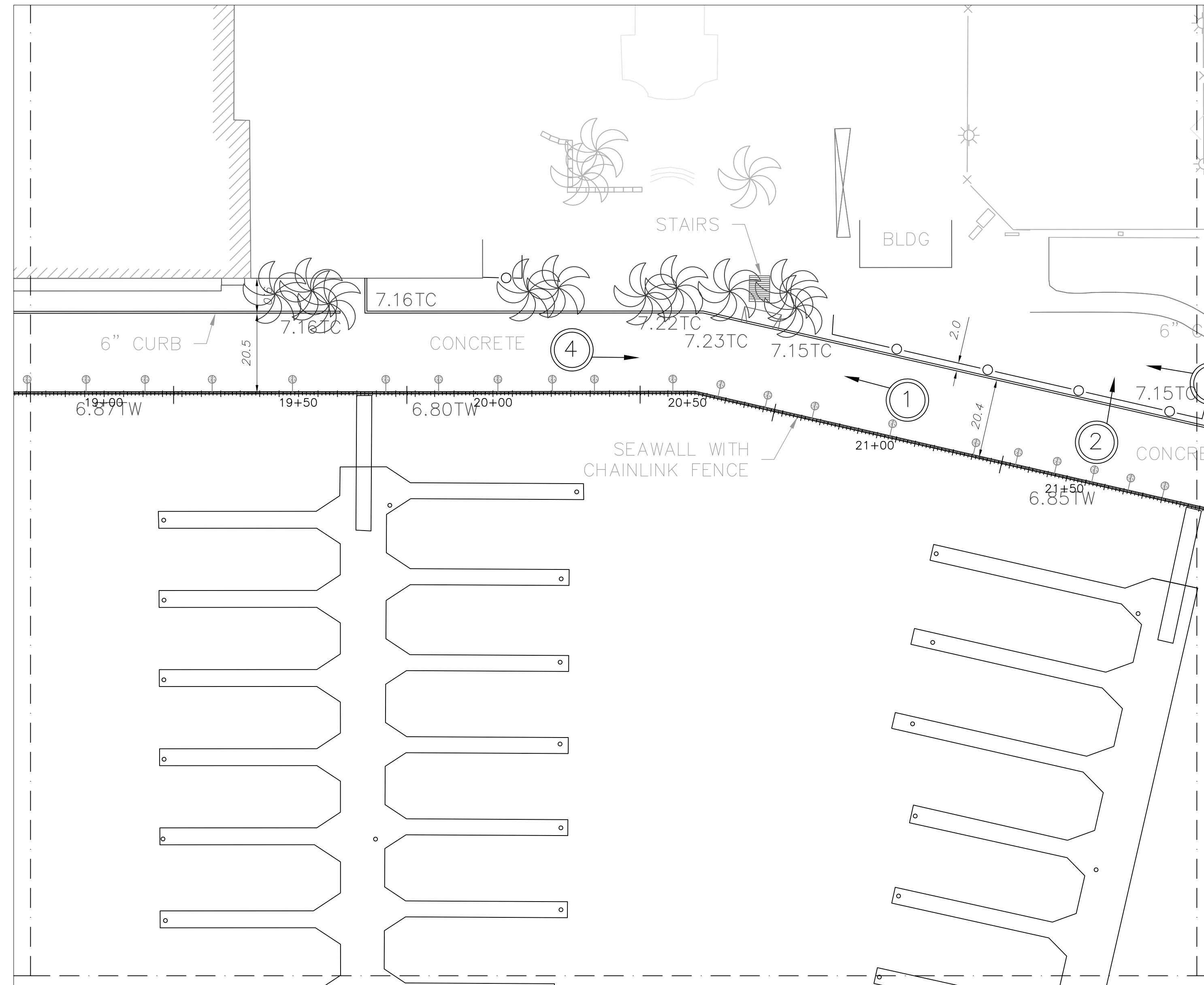
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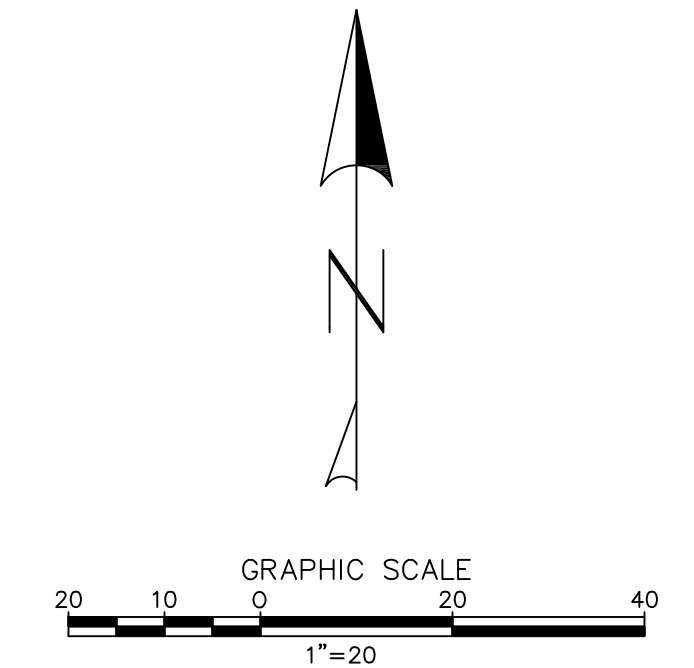


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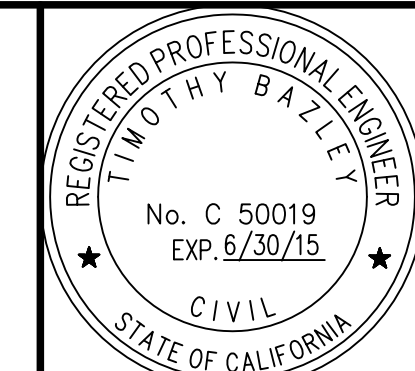
NOTES:  
1. ELEVATIONS BASED ON NGVD29 DATUM.

LS1-LS8 landscaping plan existing.dwg

STATUS: CONCEPT X

PROJECT: **MARINA CITY CLUB**

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San Pedro, CA 90731  
Tel: 310 548 3132  
Fax: 310 548 1924

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CHECKED BY: TB

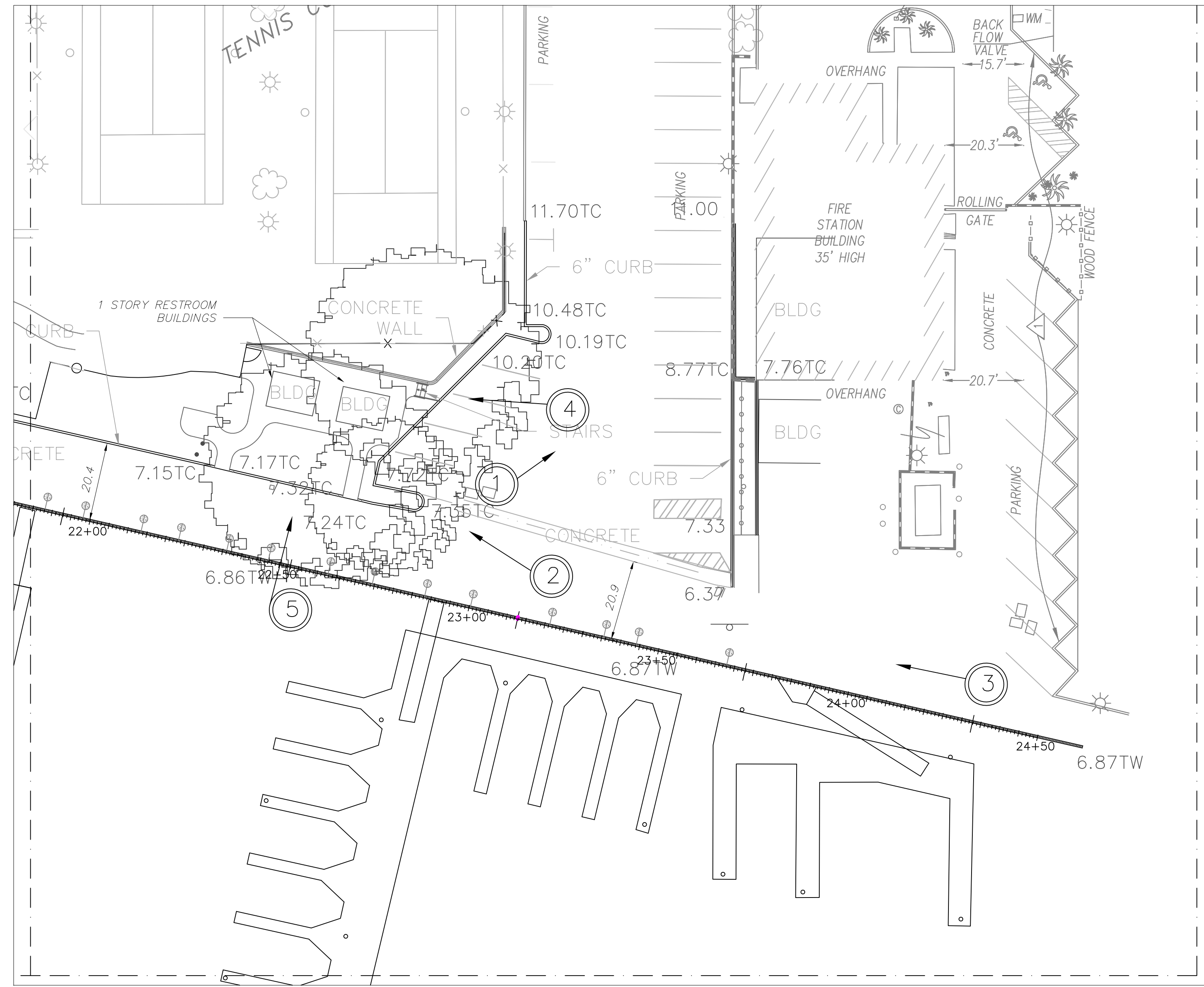
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JOB NO.: 2104-C  
SHEET: LS-7  
SHEET #:





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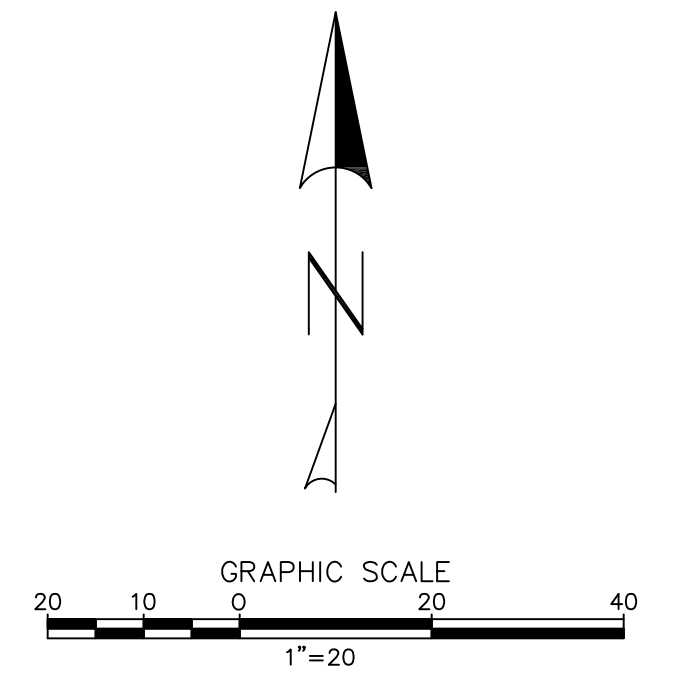


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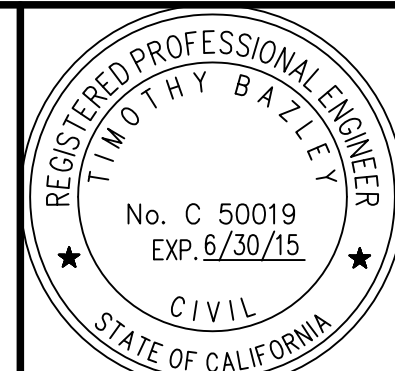
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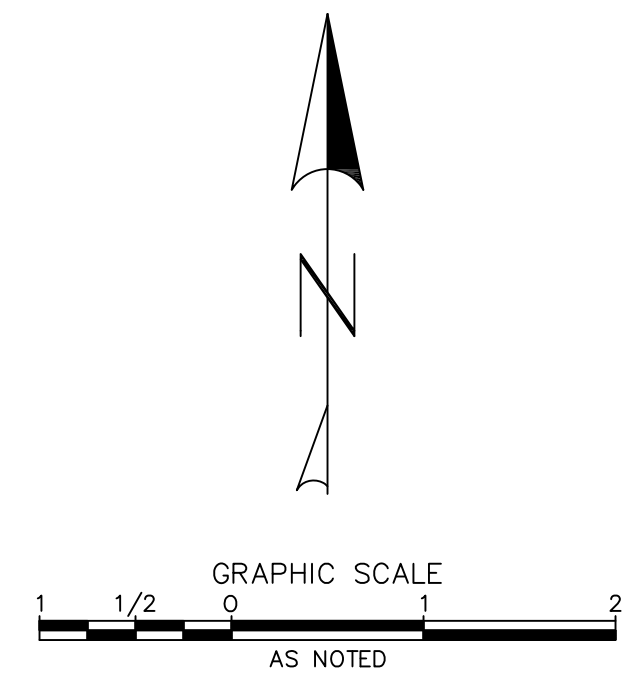
2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924
DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

<b>EXISTING PROMENADE AREA 8</b>
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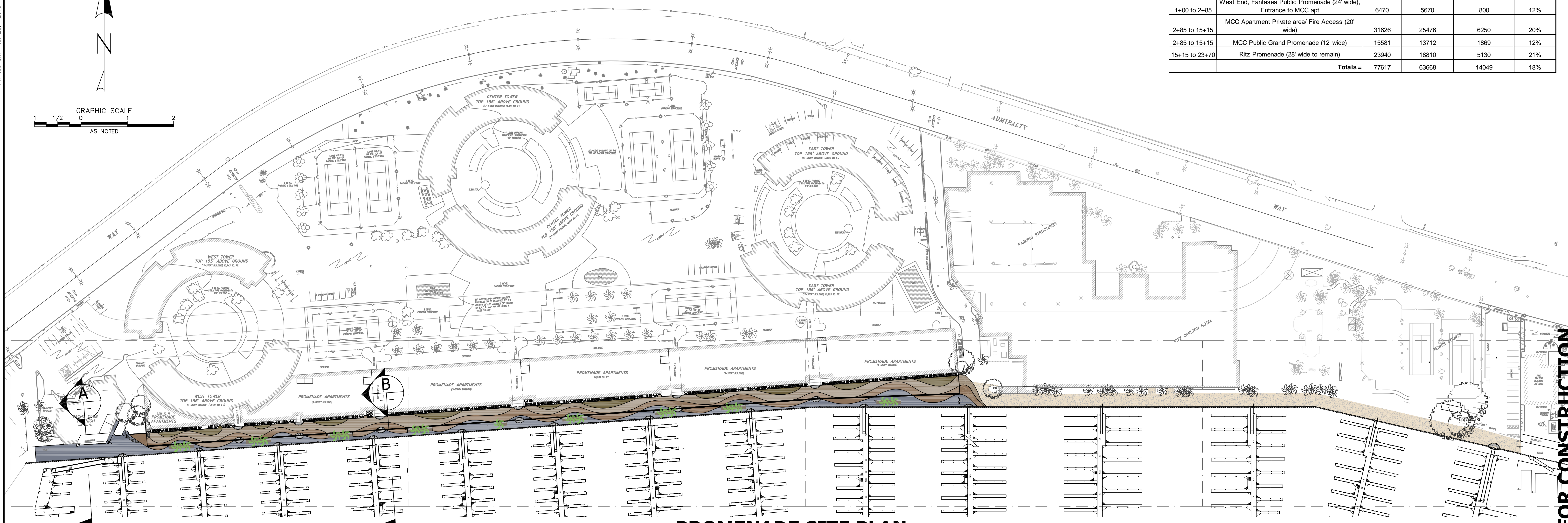
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JOB NO.: 2104-C	
SHEET: LS-8	
SHEET #	



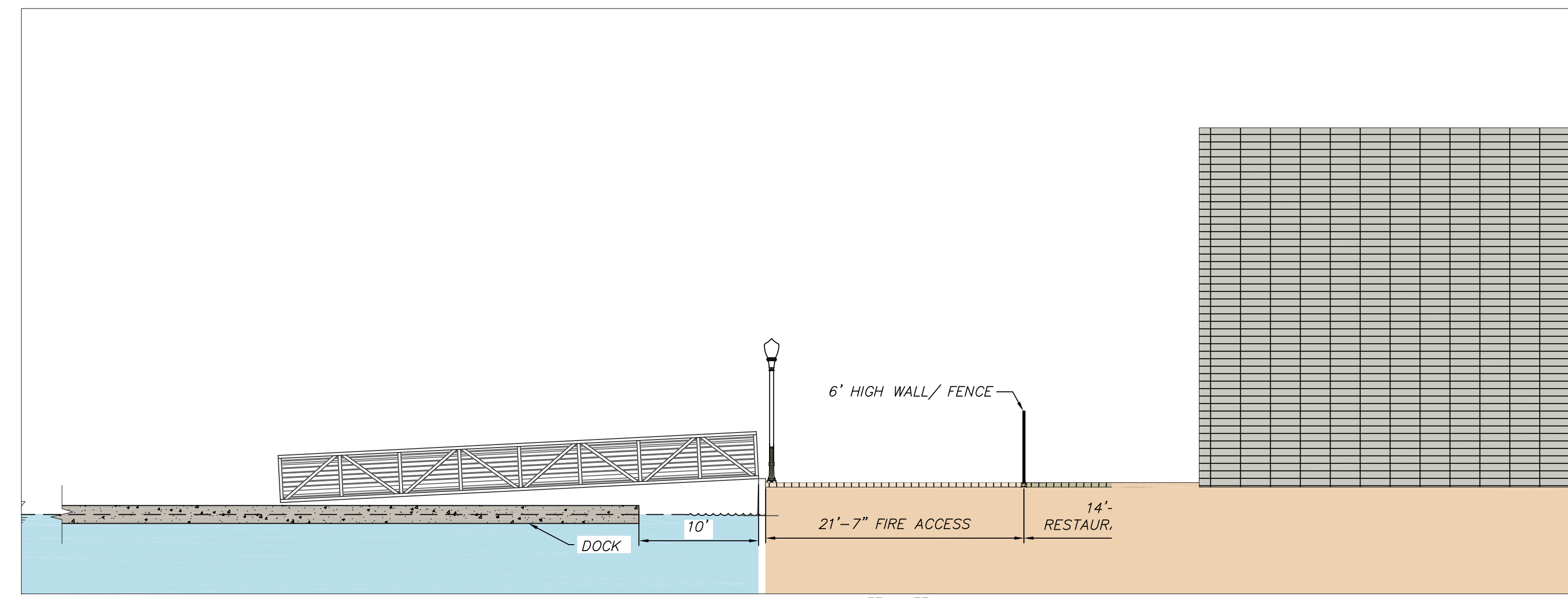
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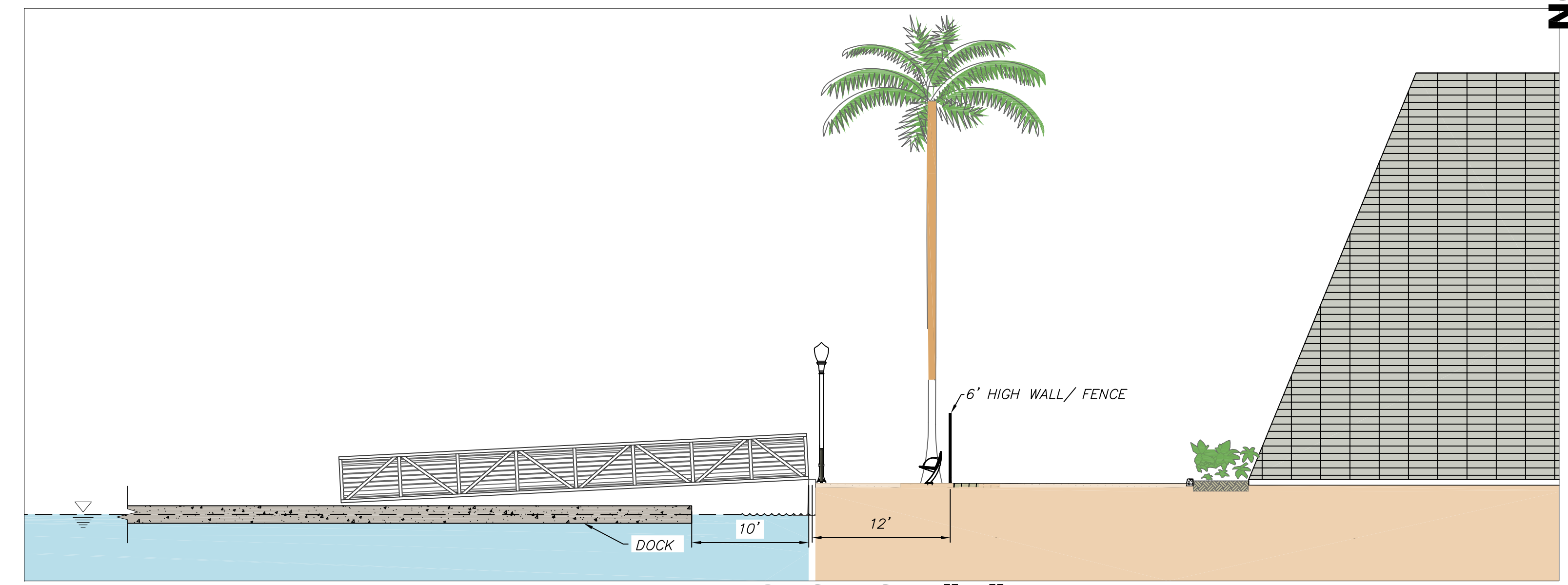
Station	Description	Total Area	Hardscape Area	Landscaped Area	LS Percent
1+00 to 2+85	West End, Fantasea Public Promenade (24' wide), Entrance to MCC apt	6470	5670	800	12%
2+85 to 15+15	MCC Apartment Private area/ Fire Access (20' wide)	31626	25476	6250	20%
2+85 to 15+15	MCC Public Grand Promenade (12' wide)	15581	13712	1869	12%
15+15 to 23+70	Ritz Promenade (28' wide to remain)	23940	18810	5130	21%
<b>Totals =</b>		<b>77617</b>	<b>63668</b>	<b>14049</b>	<b>18%</b>



**PROMENADE SITE PLAN**  
SCALE 1"=70'



**SECTION "A"**  
SCALE 1"=8'



**SECTION "B"**  
SCALE 1"=8'

NOT FOR CONSTRUCTION

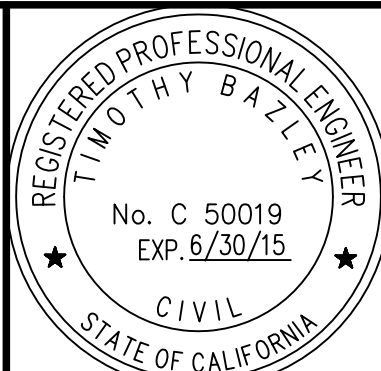
LS9-LS19 landscaping plan proposed 2013-06-19.dwg

STATUS	CONCEPT	X
	100%	
	50%	
	20%	
	FINAL	

PROJECT	MARINA CITY CLUB
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DESIGNED BY	JW/JH
DRAWN BY	JH
CHECKED BY	TB



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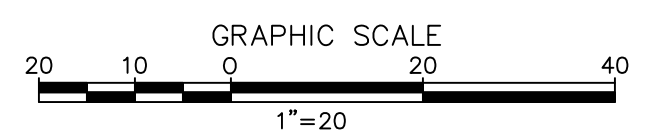
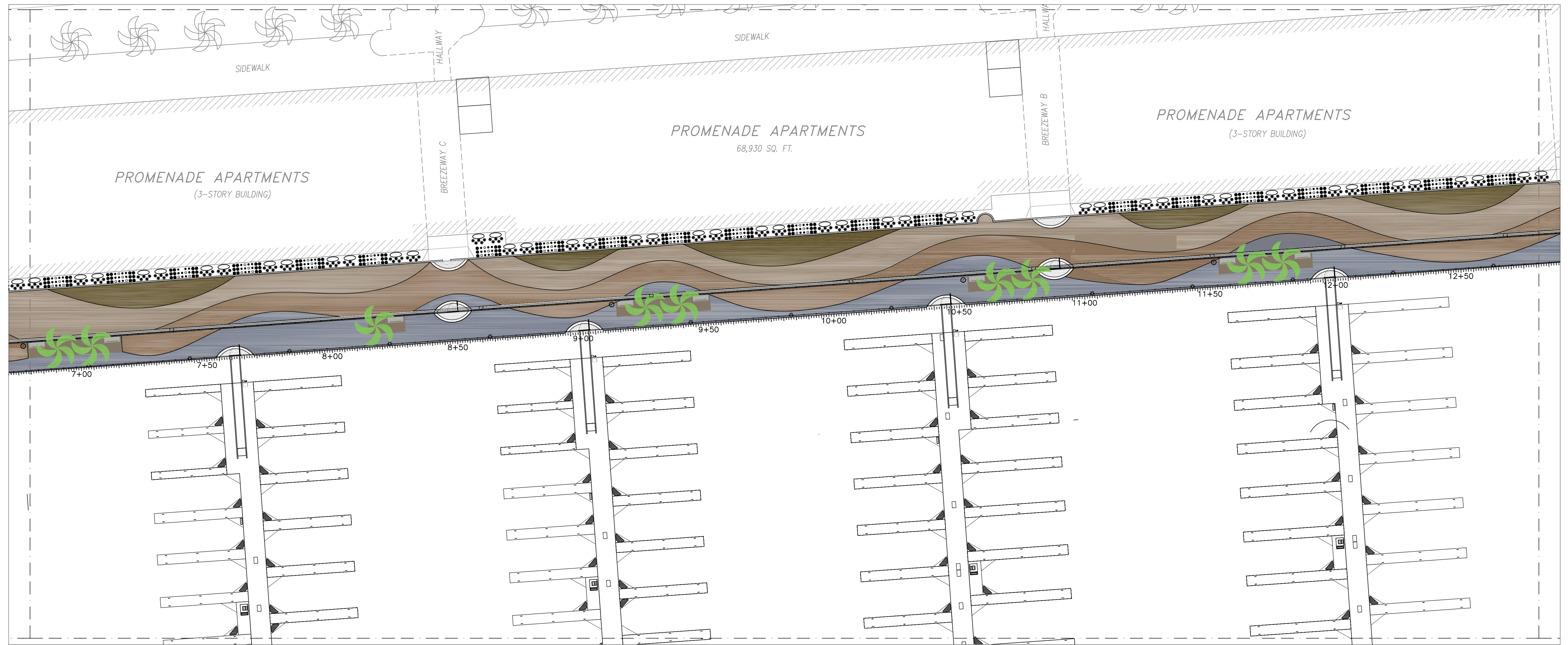
<b>PROPOSED PROMENADE PLAN</b>	
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JOB NO.	2104-C		
SHEET	LS-9		
SHEET #			









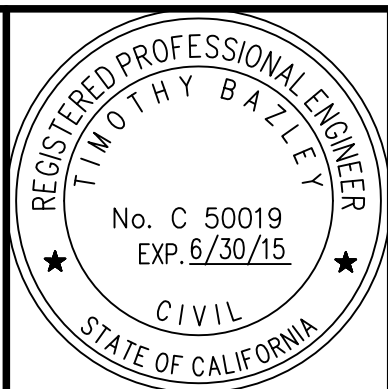
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STATUS	CONCEPT	X
	FINAL	

PROJECT	MARINA CITY CLUB
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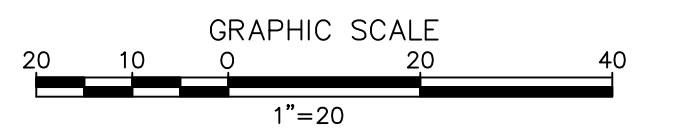
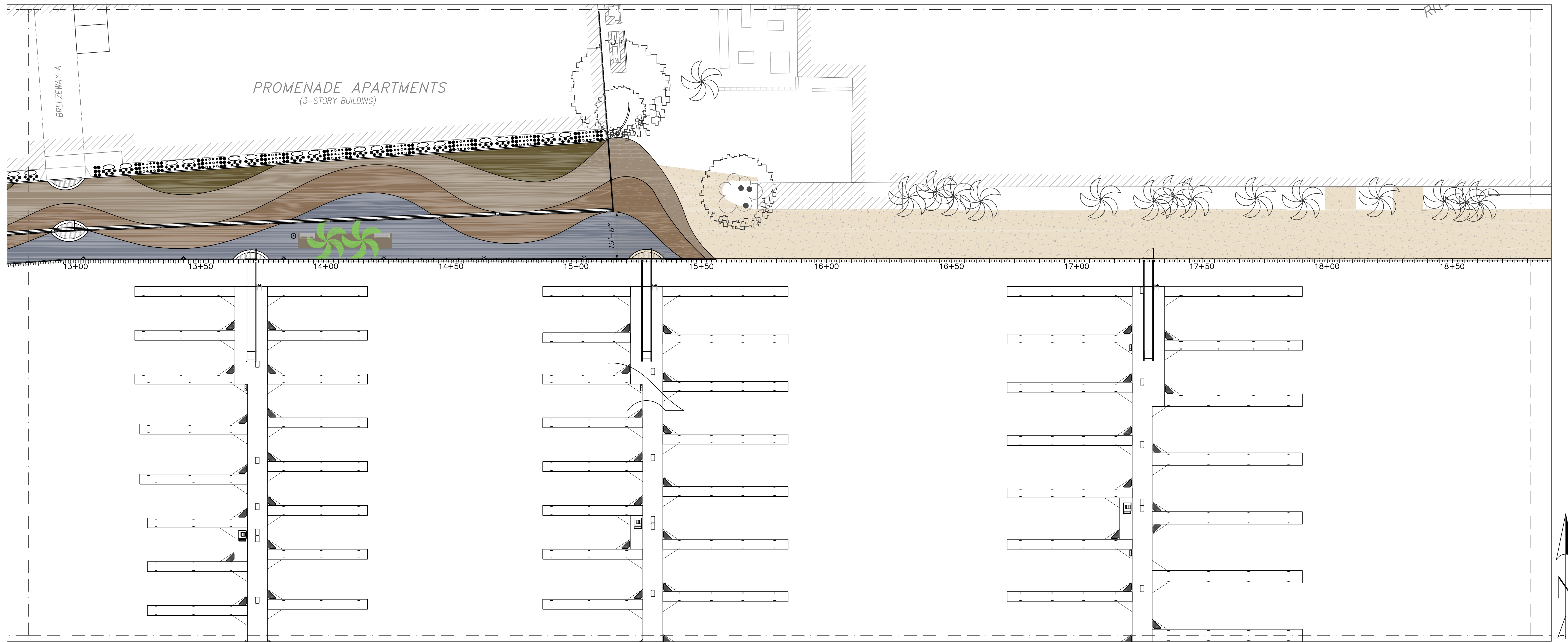
**BLUEWATER**  
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DESIGNED BY	JW/JH
DRAWN BY	JH
CHECKED BY	TB

**PROPOSED PROMENADE PLAN  
AREA 2**

SCALE	1" = 20'	DATE	05-23-13
JOB NO.	2104-C		
SHEET	LS-11		
SHEET #			





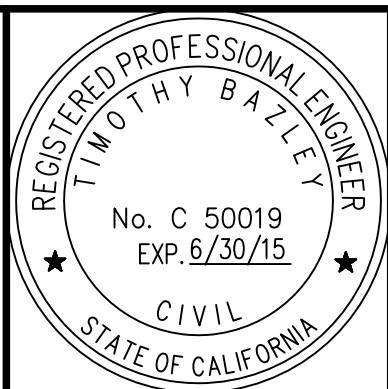
NOT FOR CONSTRUCTION

STATUS	CONCEPT	FINAL
	X	

PROJECT	MARINA CITY CLUB
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Planning and Engineering Services  
For Marinas and Waterfront Resorts

2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924	
DESIGNED BY	JW/JH
DRAWN BY	JH
CHECKED BY	TB

<b>PROPOSED PROMENADE PLAN AREA 3</b>	
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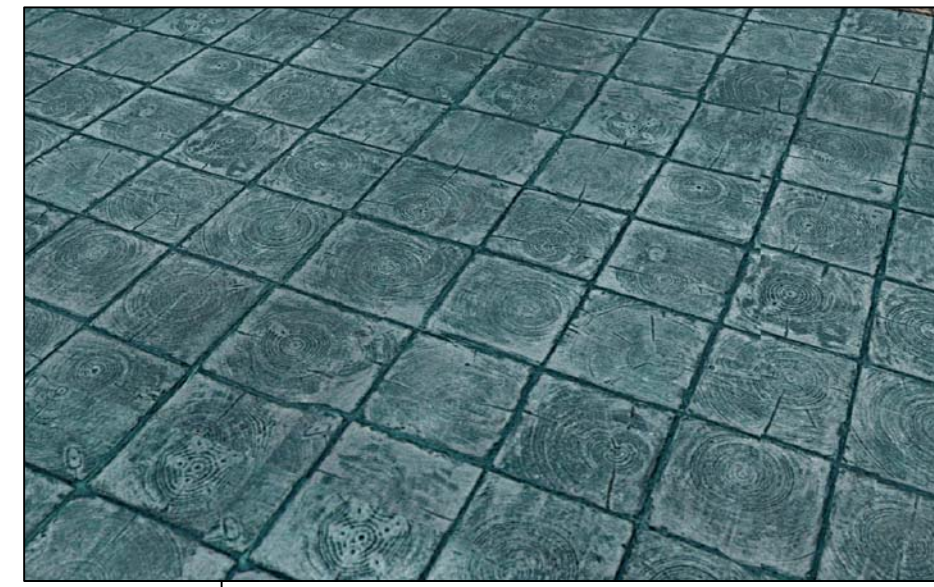
SCALE	DATE
1" = 20'	05-23-13
JOB NO.	2104-C
SHEET	LS-12
SHEET #	



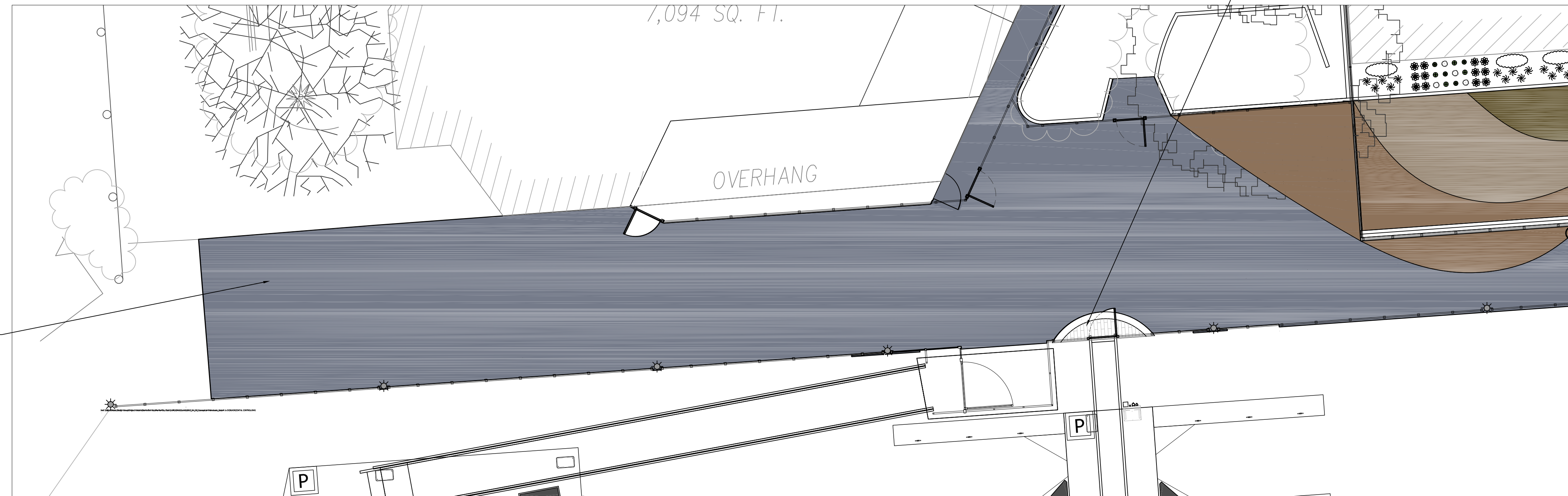
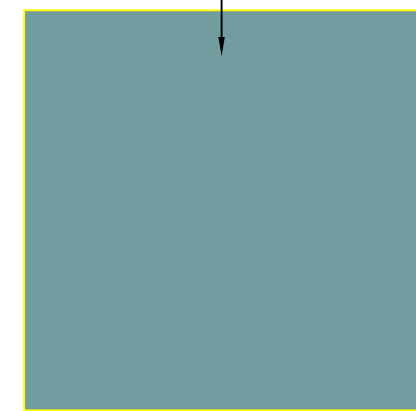




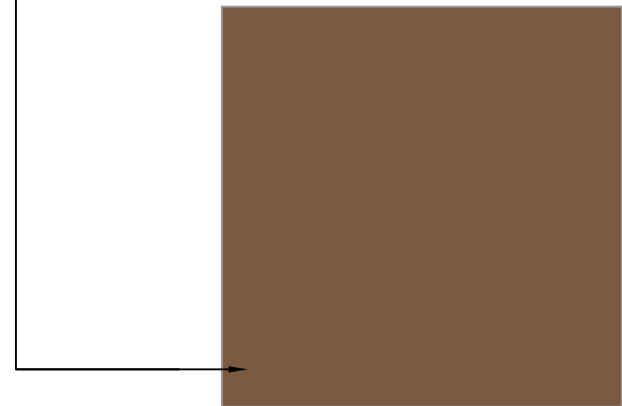
STATUS	CONCEPT	X
	100%	



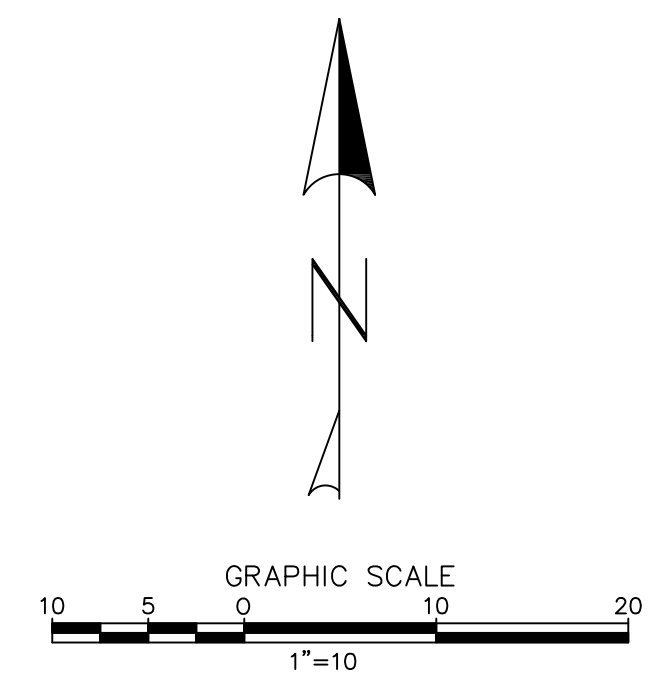
DAVIS COLOR:  
NAME: EUROBLUE  
NO. 418



STAMPED CONCRETE



COLOR NUMBER: CUSTOM COLOR:  
PANTONE COLOR: 7505C

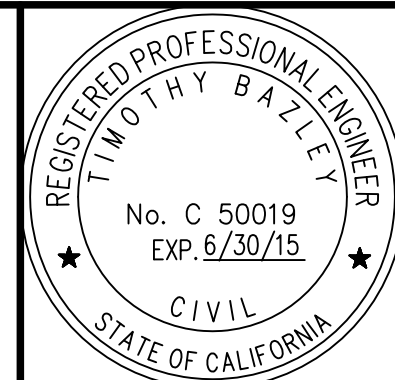


NOT FOR CONSTRUCTION

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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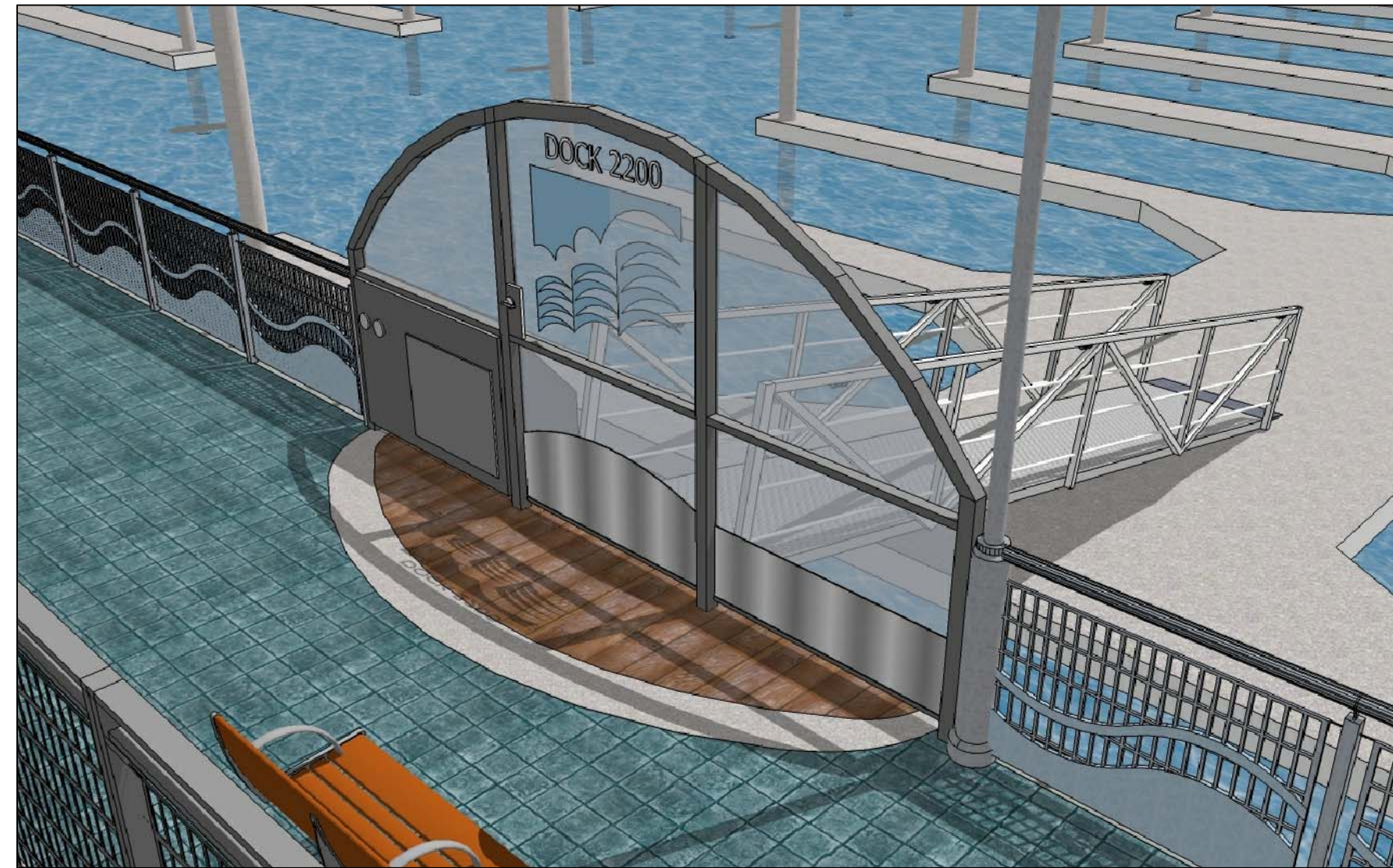
**BLUEWATER**  
Design Group  
Planning and Engineering Services  
For Marinas and Waterfront Resorts

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DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

<b>PROPOSED PROMENADE DETAILS AT FANTASEA</b>
---

SCALE: 1" = 10'	DATE: 05-23-13
JOB NO.: 2104-C	
SHEET: LS-14	
SHEET #	





GANGWAY ENTRANCE GATES AND RAILING BY CRANEVEYOR CORP.  
NO OF GATES = 8  
LENGTH OF RAILING = 1415 LF



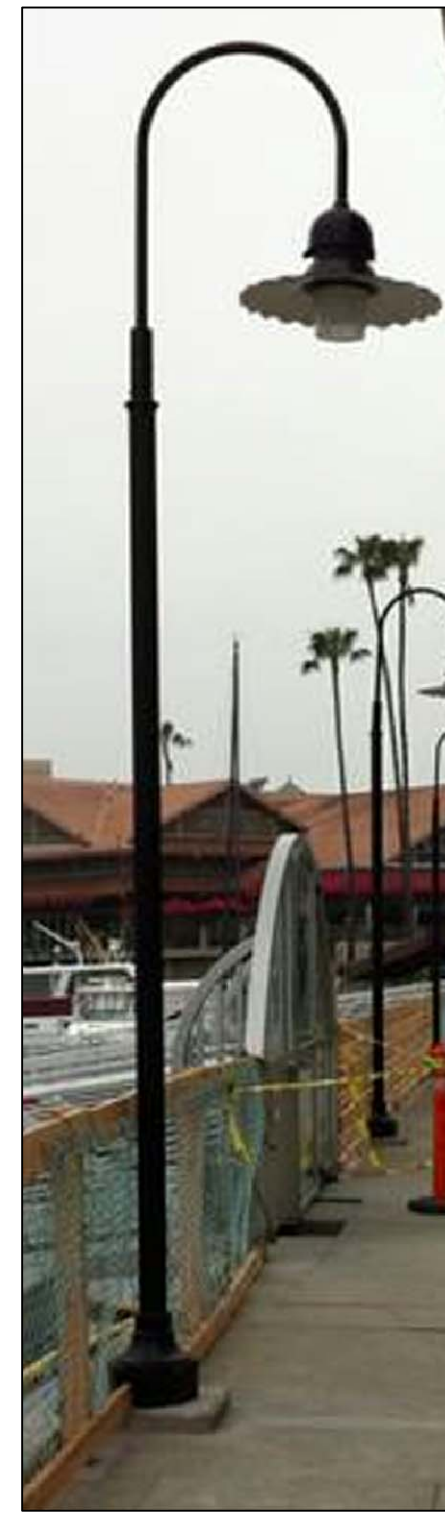
PROMENADE FENCE BY CRANEVEYOR CORP.  
NO OF GATES = 7  
TOTAL LENGTH OF 6" HIGH FENCE = 1230'



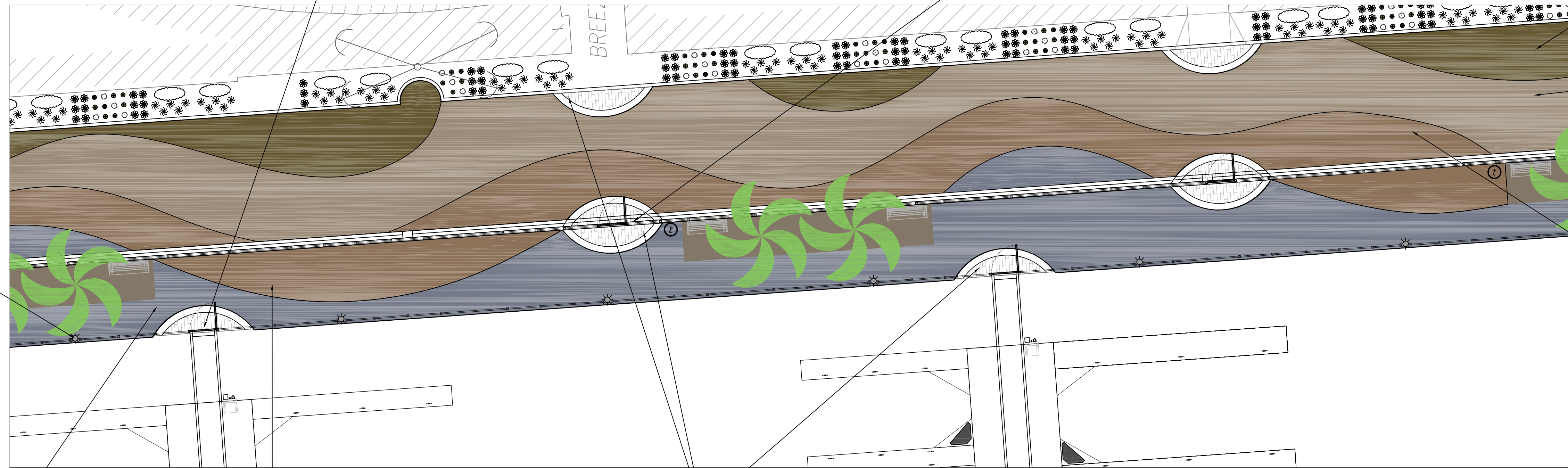
WIRE MESH EXAMPLE



WIRE MESH EXAMPLE



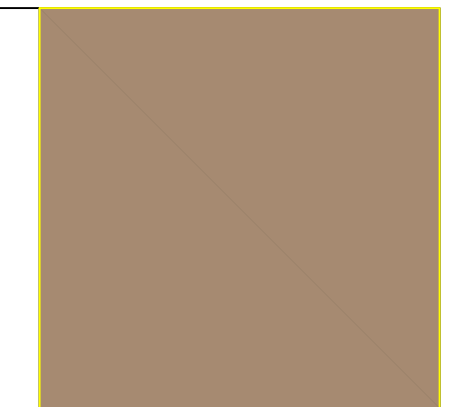
MAKER : HOLOPHANE  
MODEL : GLASWERKS II



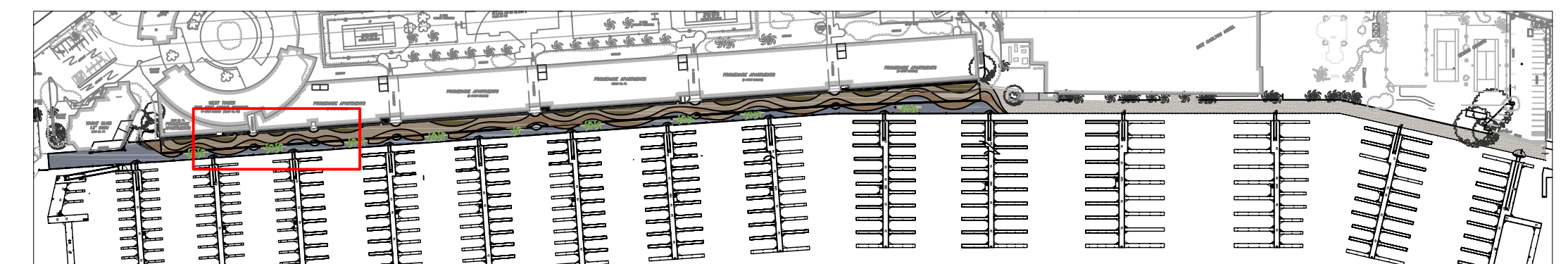
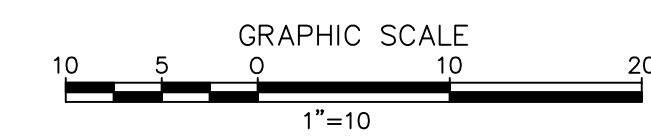
PROLINE DURA COLOR:  
MOJAVE 605



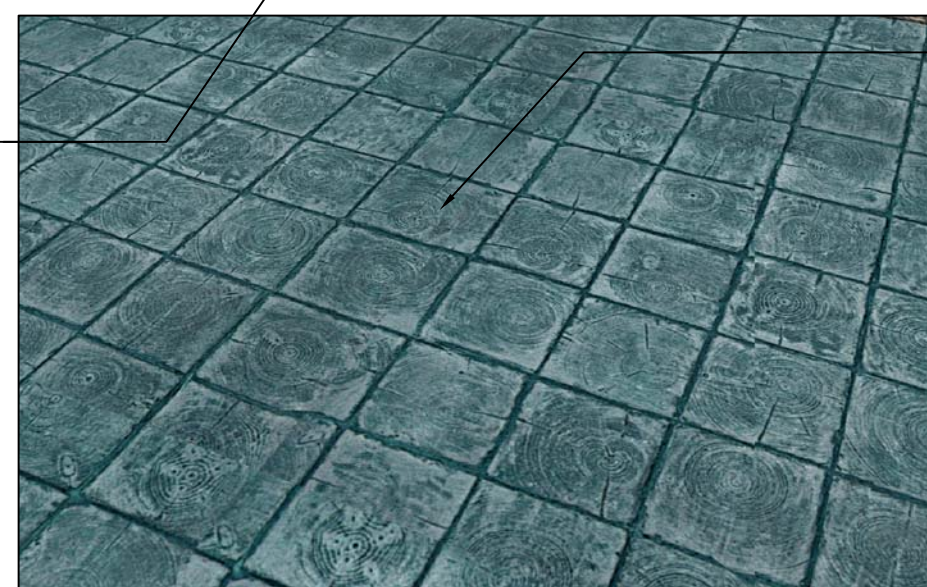
PROLINE DURA COLOR:  
SAGE 607



PROLINE DURA COLOR:  
SADDLE SOAP 632



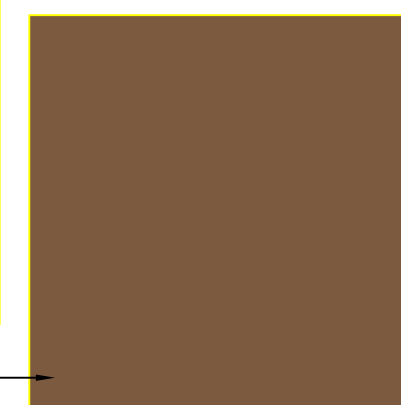
INDEX MAP



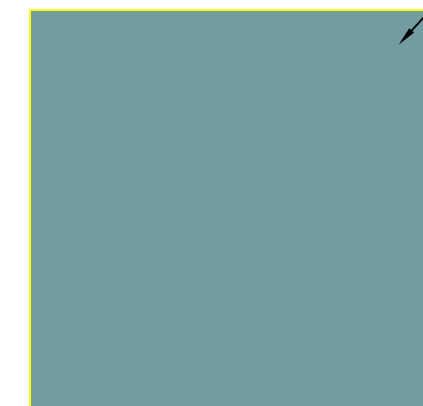
STAMPED CONCRETE SURFACE,  
TYPICAL OF ALL COLORS.



STAMPED CONCRETE



PROLINE DURA COLOR:  
MOJAVE 605



DAVIS COLOR:  
NAME: EUROBLUE  
NO. 418

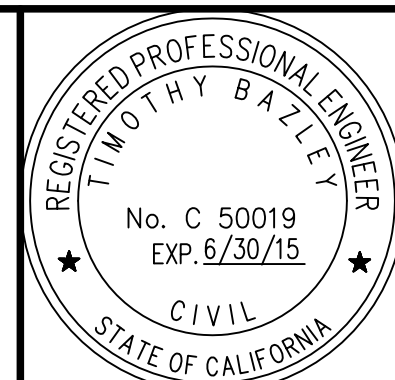
NOT FOR CONSTRUCTION

STATUS	CONCEPT	X
	100%	

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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DRAWN BY: JH
CHECKED BY: TB

<b>PROPOSED PROMENADE DETAILS AT MCC</b>
--

SCALE: 1" = 10'	DATE: 05-23-13
JOB NO: 2104-C	
SHEET: LS-15	
SHEET #	





HEMEROCALLIS - DAY LILY



EUPHORBIA CHARCAIAS WULFENII



PHLOMIS FRUCTICOSA - JERUSALEM SAGE



ROSMARINUS OFFICINALIS - ROSEMARY



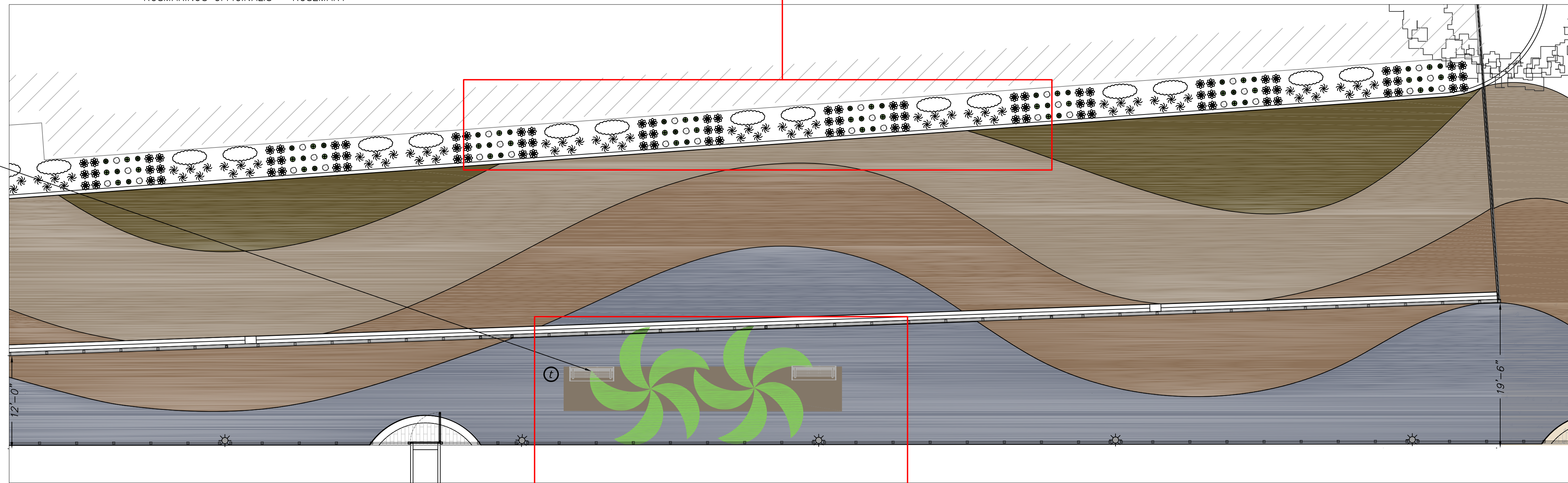
BOUGANVILLEA



PENNISETUM MESSIACUM - RED BUNNY TAILS



EXISTING PALMS TO REMAIN IN PLACE



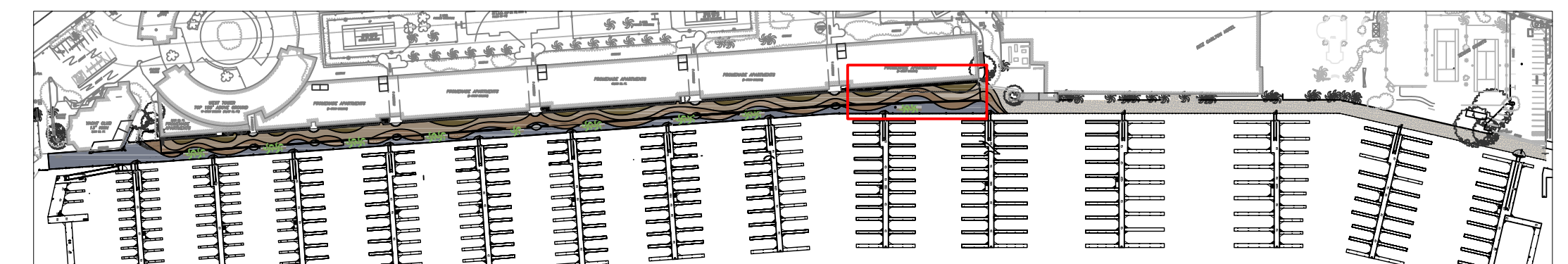
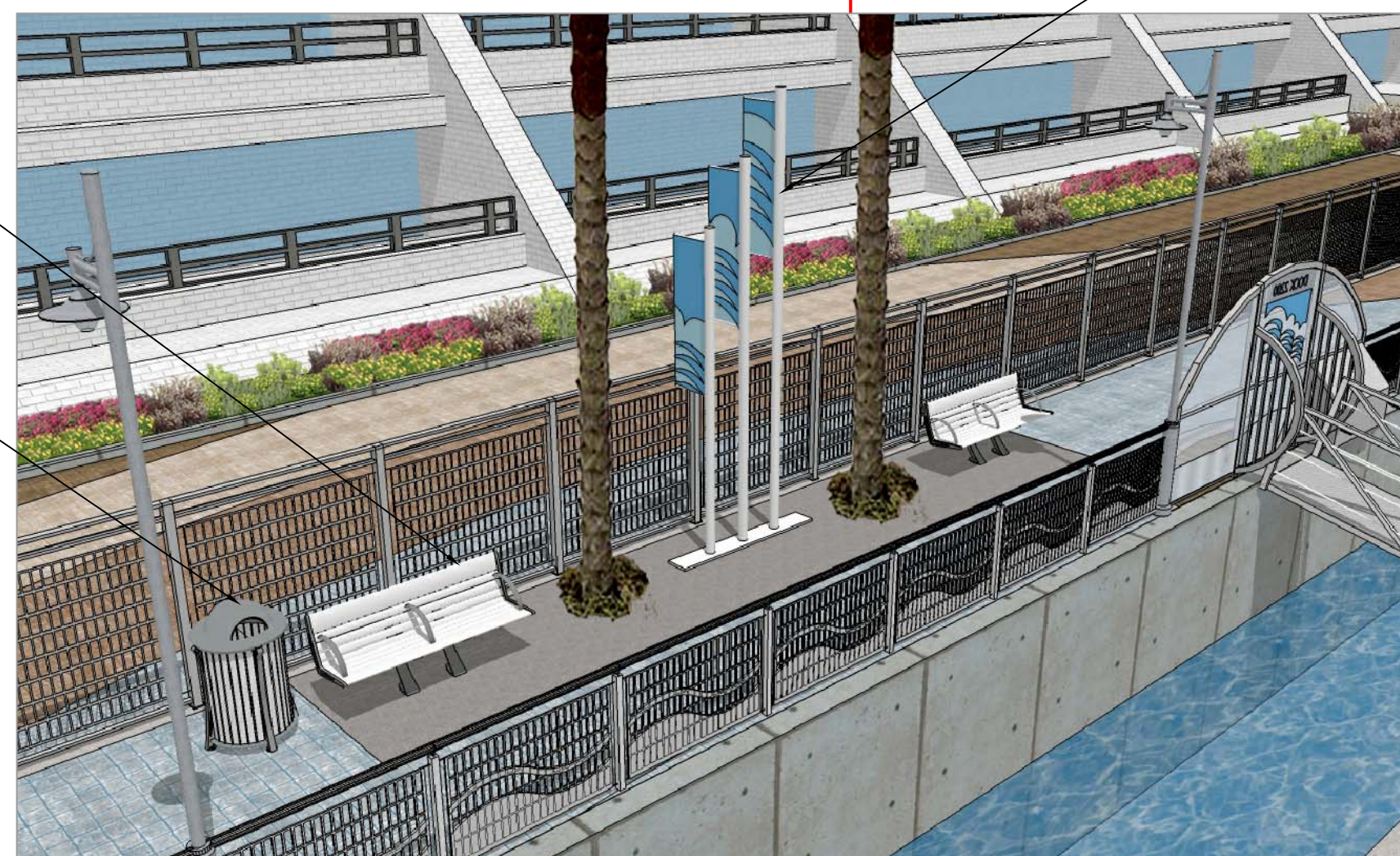
FLAG POLES DETAILS, SEE SHEET LS-17 FOR DETAILS



BENCH BY : LANDSCAPE FORMS INC.  
MODEL : AUSTIN BENCH  
FINISH : METALLIC



BENCH BY : LANDSCAPE FORMS INC.  
MODEL : PLAIN WELL  
FINISH : METALLIC



INDEX MAP

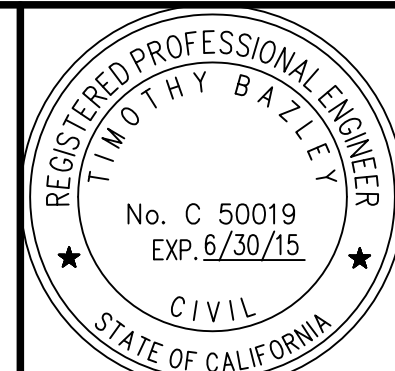
NOT FOR CONSTRUCTION

FINAL
100%
X
CONCEPT
STATUS

PROJECT
<b>MARINA CITY CLUB</b>

CONTRACTOR
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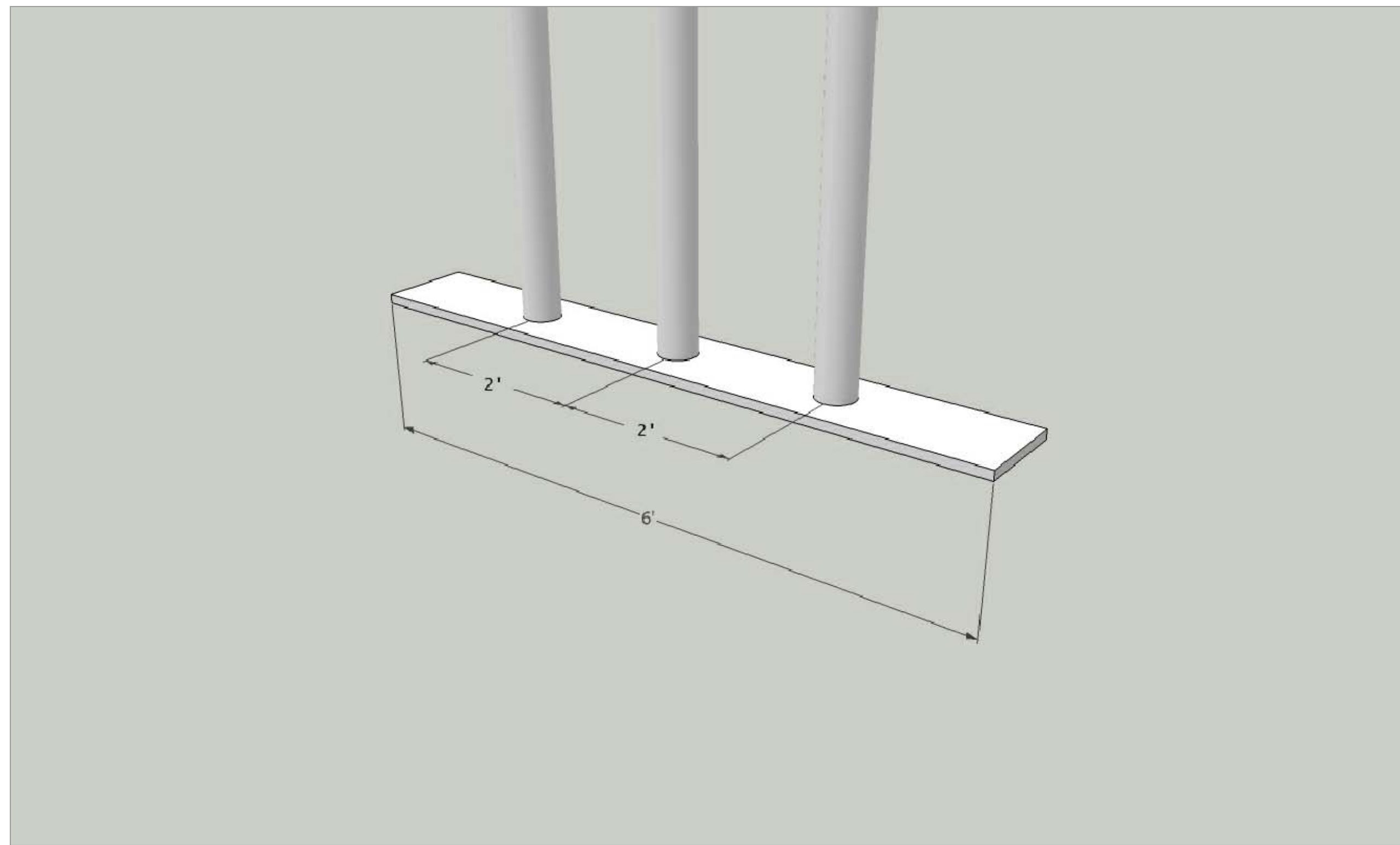
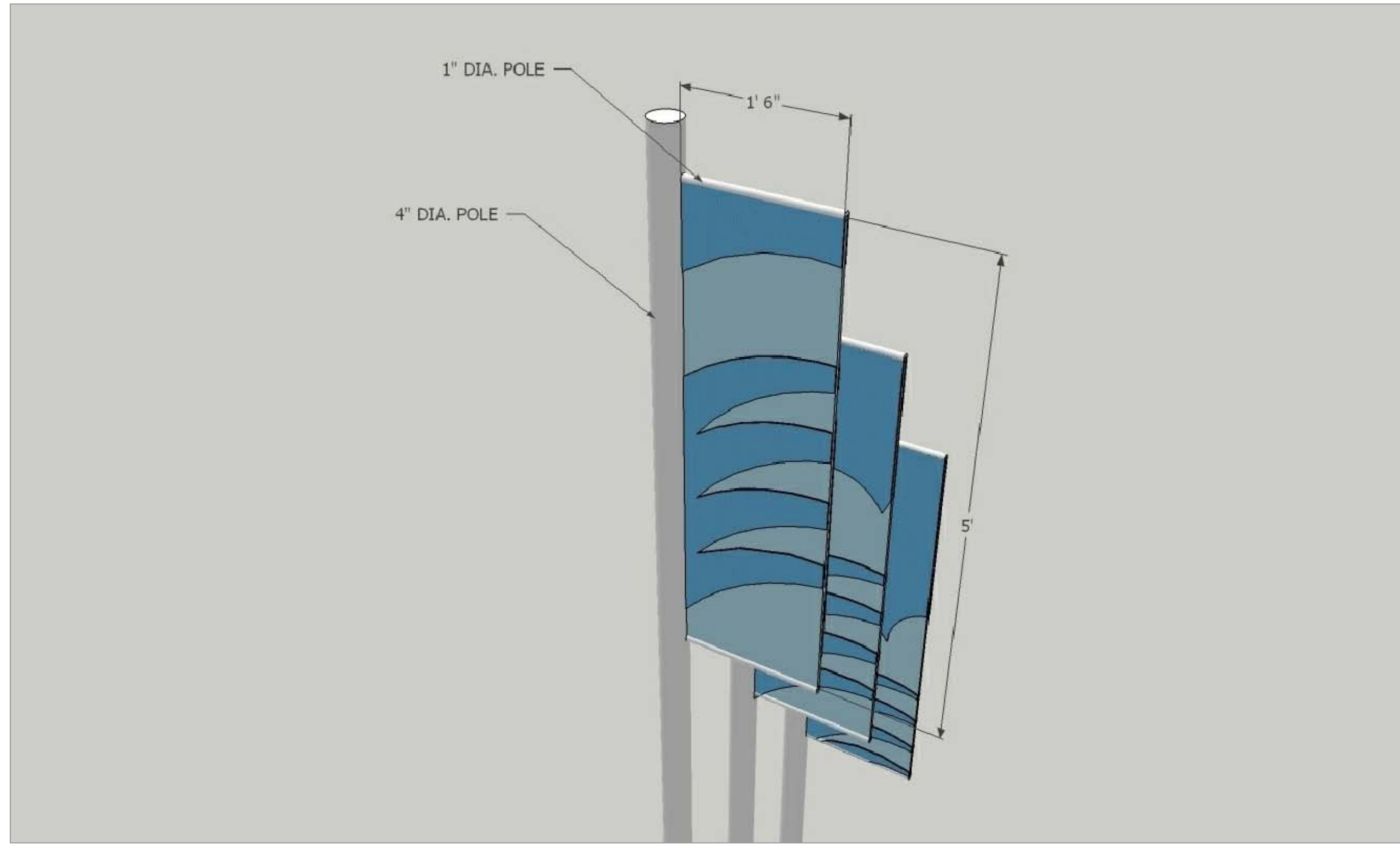
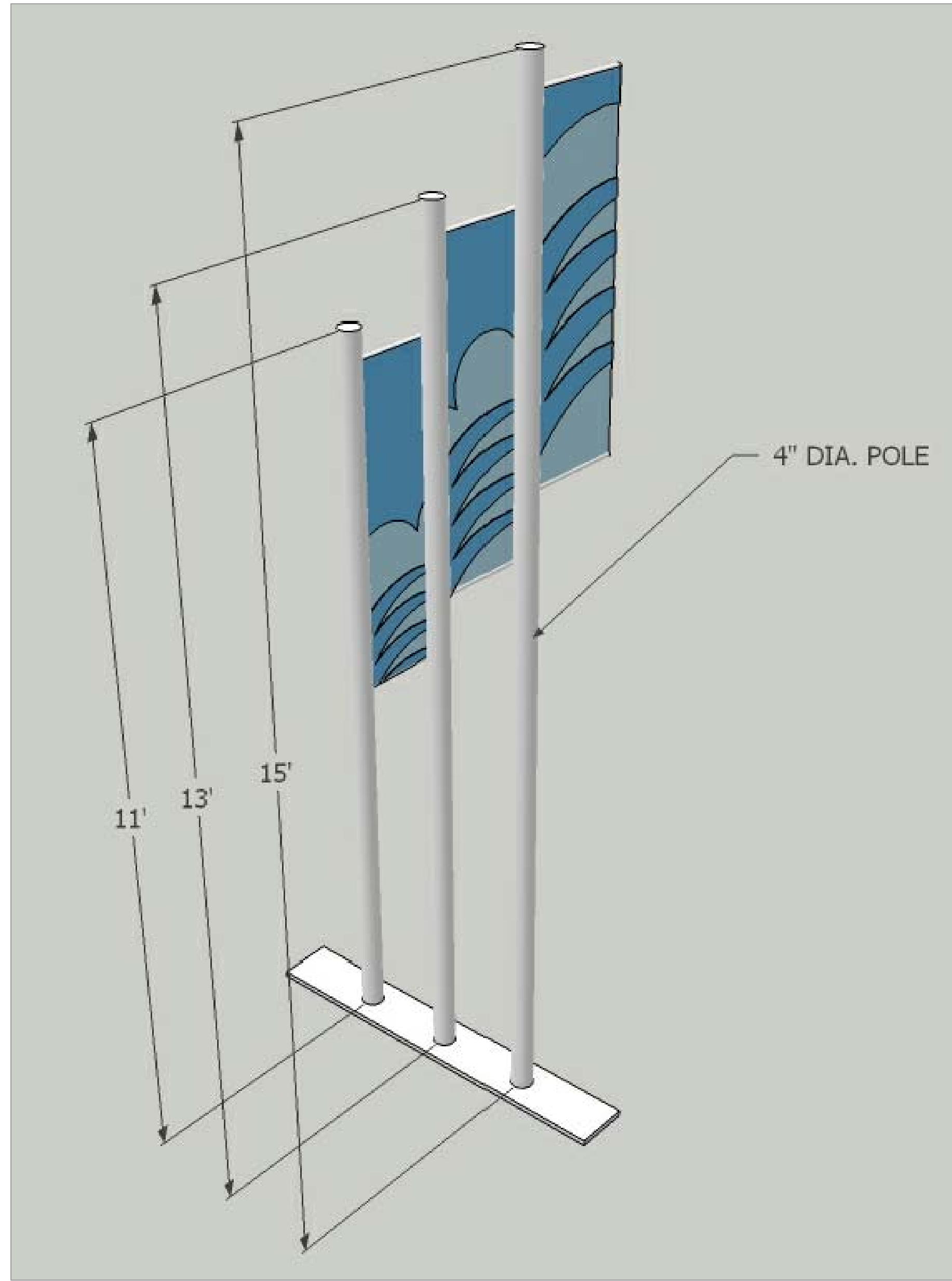
2500 Via Cabrillo Marina, Suite 200 San Pedro, CA 90731 Tel: 310 548 3132 Fax: 310 548 1924
DESIGNED BY: JW/JH
DRAWN BY: JH
CHECKED BY: TB

<b>PROPOSED PROMENADE PLANTING DETAILS AT MCC</b>	
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SCALE: NTS	DATE: 05-23-13
JOB NO.: 2104-C	
SHEET: LS-16	
SHEET #	



STATUS	CONCEPT	X	100%	5	5	FINAL
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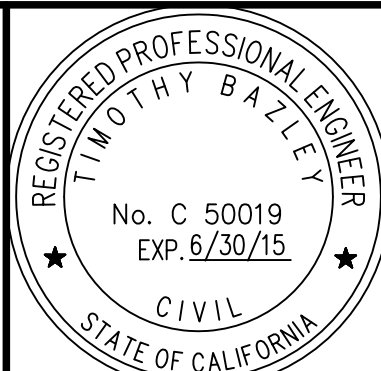


NOT FOR CONSTRUCTION

PROJECT	MARINA CITY CLUB
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CONTRACTOR	-
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DESIGNED BY: JW/JH  
DRAWN BY: JH  
CHECKED BY: TB

**PROPOSED PROMENADE  
FLAG POLE DETAILS**

SCALE	NTS	DATE	05-23-13
JOB NO.	2104-C		
SHEET	LS-17		
SHEET #			









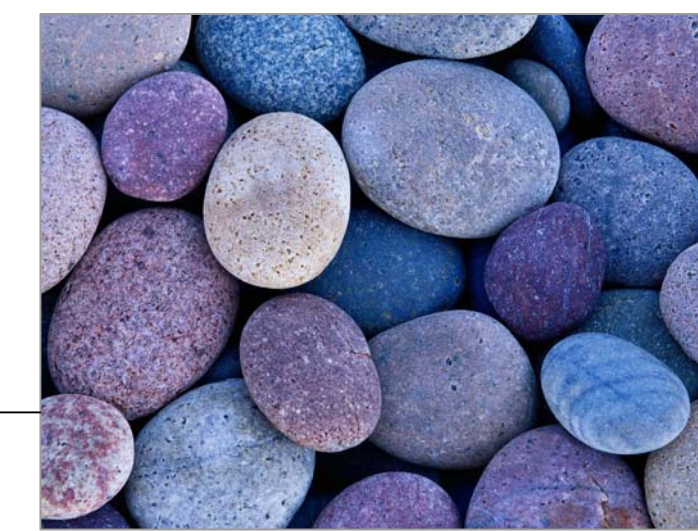
SITTING AREA ALTERNATIVE .1



SITTING AREA ALTERNATIVE .3



SITTING AREA ALTERNATIVE .2



ROCKS ( 2 & 3 )



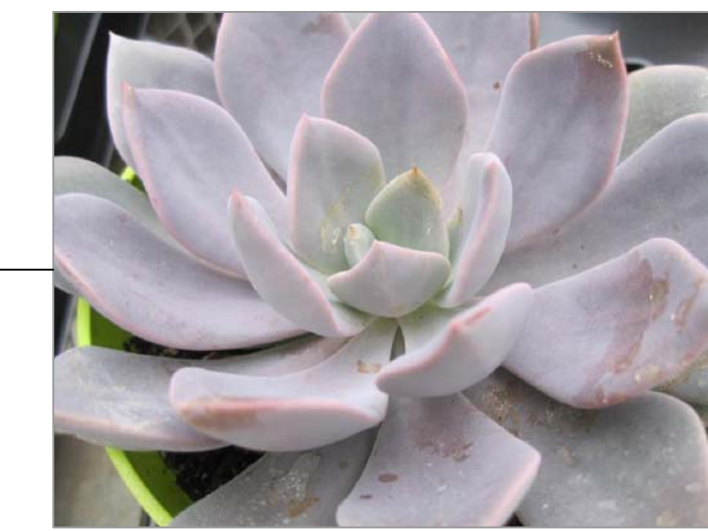
DECOMPOSED GRANITE ( ALL )



DEER GRASS ( 2 & 3 )



RED BUNNY TAIL GRASS ( 2 & 3 )



VARIETY OF SUCCULENTS ( 2 & 3 )

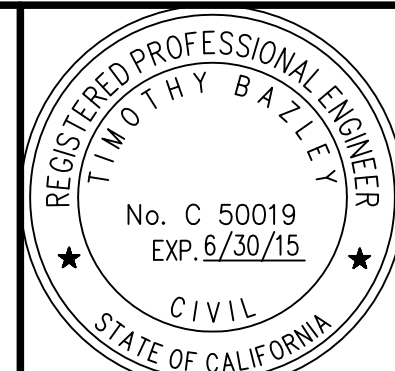
NOT FOR CONSTRUCTION

STATUS	CONCEPT	X
	100%	
	FINAL	

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CONTRACTOR	-
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DRAWN BY: JH  
CHECKED BY: TB

**PROPOSED PROMENADE SITTING AREA LANDSCAPE ALTERNATIVES**

SCALE	NTS	DATE	05-23-13
JOB NO.	2104-C		
SHEET	LS-19		
SHEET #			